

# **Broad and Washington**

Falls Church, VA

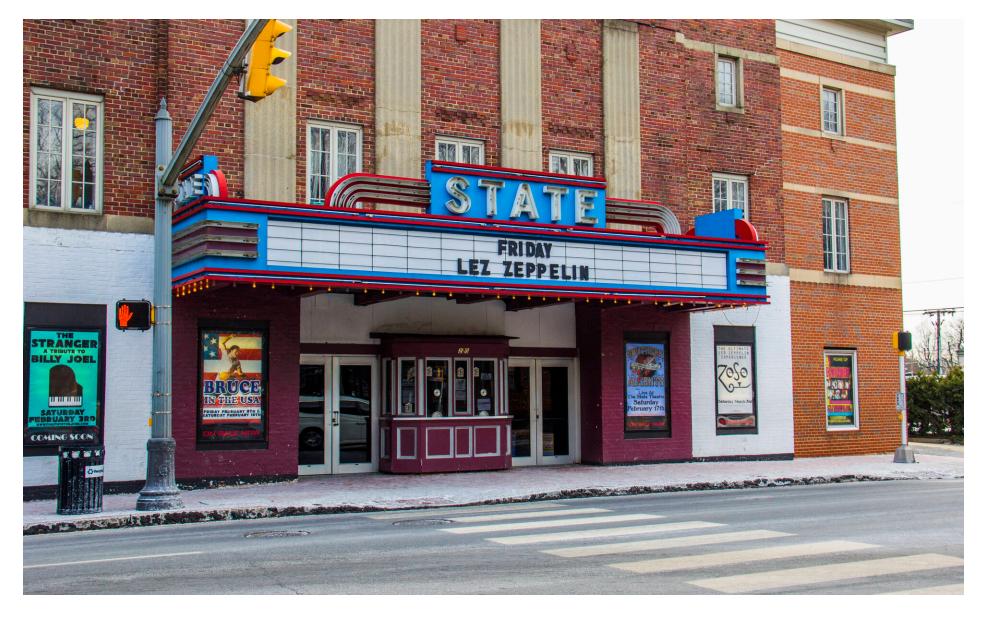
2,800 SF available



### **Falls Church**

#### Virginia

- Ideal location for an upscale casual restaurant, service use, and soft goods retailer
- Prime location at the intersection of Route 7 and Route 29
- Close proximity to East Falls
  Church metro, dedicated
  retail parking spaces, and
  walkable downtown
- Beneath 339 highly amentized luxury multifamily residential units
- In 2024, Forbes ranked Falls Church, VA the second richest county in America





#### **2025 Demographics**

	1 mi.	3 mi.	5 mi.
<b>Population</b>	21,963	169,553	504,724
Daytime Population	15,093	72,209	480,713
Household Income	\$196,775	\$207,897	\$186,727
Traffic Counts	20,000 on S Washington Street 18,000 on E Broad Street		

#### **Area Retailers**















## **Site Plan**

2,800 SF available

Space #	Sq. Ft.	Tenant
1	42,634	Whole Foods Market
2	2,800	Available
3	2,883	Little Beast Cafe & Bistro
4	_	Creative Cauldron







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#### BROAD AND WASHINGTON | 100 N WASHINGTON ST, FALLS CHURCH, VA

Pat O'Meara | pomeara@rappaportco.com | 571.382.1218 Zach Elcano | zelcano@rappaportco.com | 571.382.1228