



Broad and Washington
Falls Church, VA

2,800 SF available

RAPPAPORT
CULTIVATING PLACES®

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 multi-family residential units
- In 2024, Forbes ranked Falls Church, VA the second richest county in America



2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	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





Mary Ellen
Henderson Middle
School

West Falls
525 residential units
125K SF of Office
THE FRESH MARKET

bb.q
CHICKEN

Falls Plaza
Giant Staples CVS pharmacy

Founders Row
ROL PINY VIET FOOD THAT LOVES YOU TOO SEOL PRIME KOREAN STEAKHOUSE HASTIN TATS
55+ Residential Units

Tarte
BAKERY & CAFÉ

TACO BELL

Panera
BREAD

THE HONEY BAKED Ham baddpizza
CHIPOTLE MEXICAN GRILL HC HAIR CUTTERY STARBUCKS

dogtopia

pure barre LA CÔTE D'OR CAFÉ

BANK OF AMERICA

Harris Teeter
YOUR NEIGHBORHOOD MARKET

Orangetheory
FITNESS

ABC ALDI edible

Bishop O'Connell
High School

Tuckahole
Elementary School

INTERSTATE-66 95,600 VPD

ROUTE 66

W&OD TRAIL

EAST BROAD ST 18,000 VPD

S WASHINGTON ST 20,000 VPD

Broad and Washington



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



● Space Available

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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