



**Broad and Washington**  
Falls Church, VA

2,800 SF available

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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







**West Falls**  
525 residential units  
125K SF of Office



**Falls Plaza**  
Giant Staples CVS pharmacy

**Founders Row**  
ROL PINY SEOL PRIME HASTIN TATS  
55+ Residential Units





# Site Plan

2800 SF available

Space #	Sq. Ft.	Tenant
1	42634	Whole Foods Market
2	2800	Available
3	2883	Little Beast Cafe & Bistro
4	-	Creative Cauldron



● Space Available

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