



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



2026 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



Falls Plaza
Giant Staples CVS pharmacy

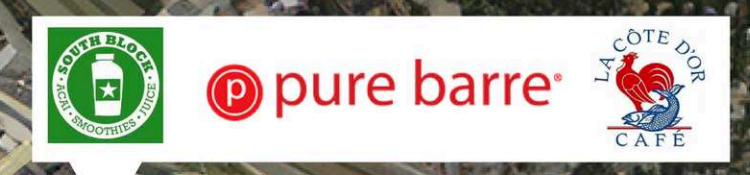
Bishop O'Connell
High School

Tuckahole
Elementary School

W&OD TRAIL

Tatte
BAKERY & CAFÉ

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



Broad and Washington

S WASHINGTON ST 20,000 VPD

EAST BROAD ST 18,000 VPD



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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