



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
  

Bishop O'Connell
High School

Tuckahole
Elementary School

W&O TRAIL

Tatte
BAKERY & CAFÉ

Founders Row
  
55+ Residential Units

ROUTE
66





 
  



  



Broad and Washington

 **Harris Teeter**
YOUR NEIGHBORHOOD MARKET



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

Discover your next retail opportunity at
rappaportco.com



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