



6326 ARLINGTON BLVD

WEST FALLS CHURCH 22042

25,000 SF ON 2.54 ACRE SITE
AVAILABLE FOR LEASE



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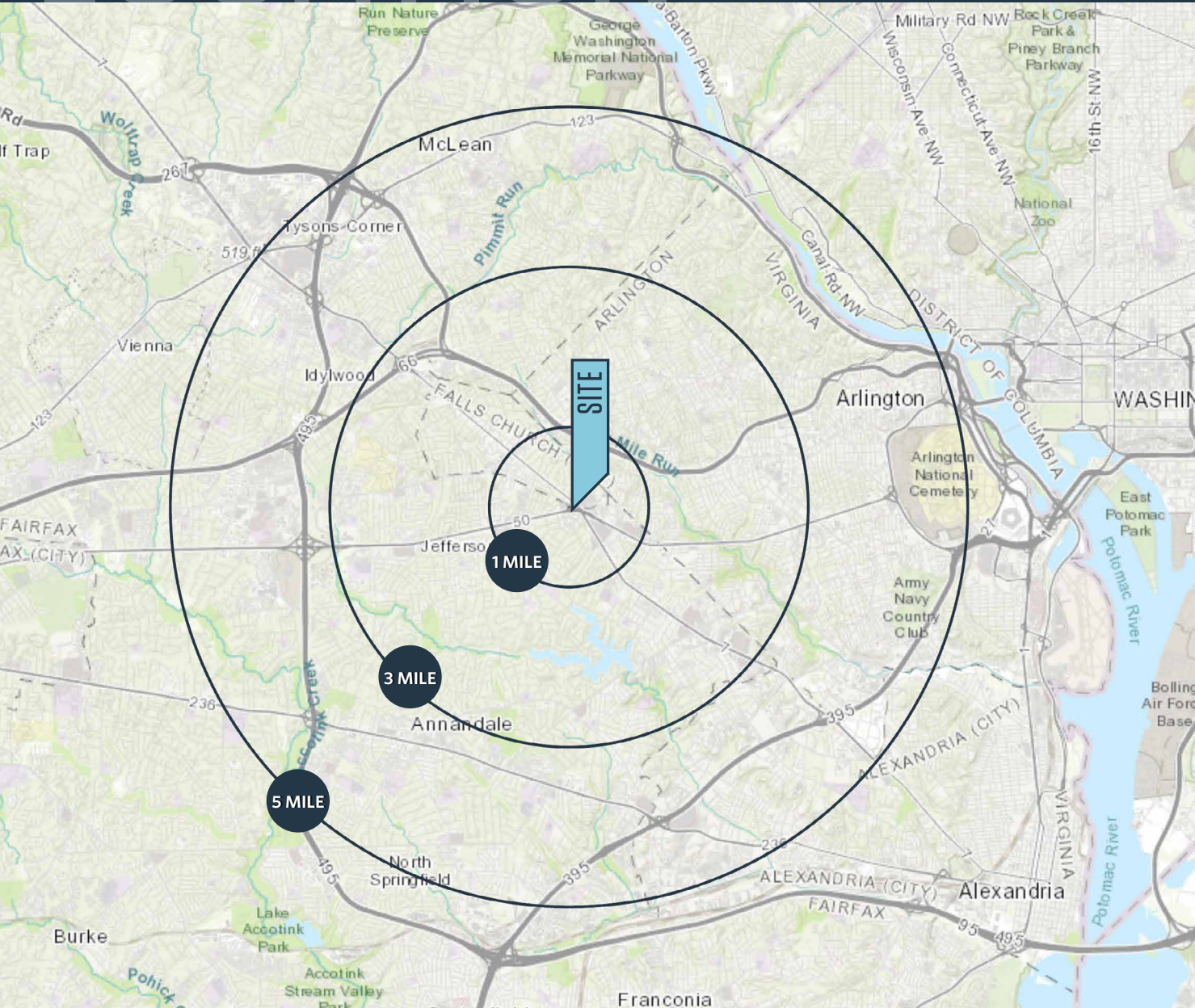
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LOCATION

6326 ARLINGTON BLVD

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SITE DETAILS

- Land:** 2.54 Acres (111,012 SF)
- Building:** 20,000 SF Street Level
5,000 Sf Mezzanine
- Zoning:** C-7 In Fairfax County
B-3 In City Of Falls Church (15,600 SF portion the site)
- Current Parking Count:** 7.5/1,000 Sf (188 spaces)

DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population		
23,081	203,392	549,553
Daytime Population		
12,267	75,140	278,772
Households		
8,609	78,782	232,391
Average HH Income		
\$155,746	\$162,630	\$153,131

TRAFFIC COUNTS | 2020:

Arlington Boulevard (RTE.50)	50,000 ADT
Hillwood Avenue	10,000 ADT

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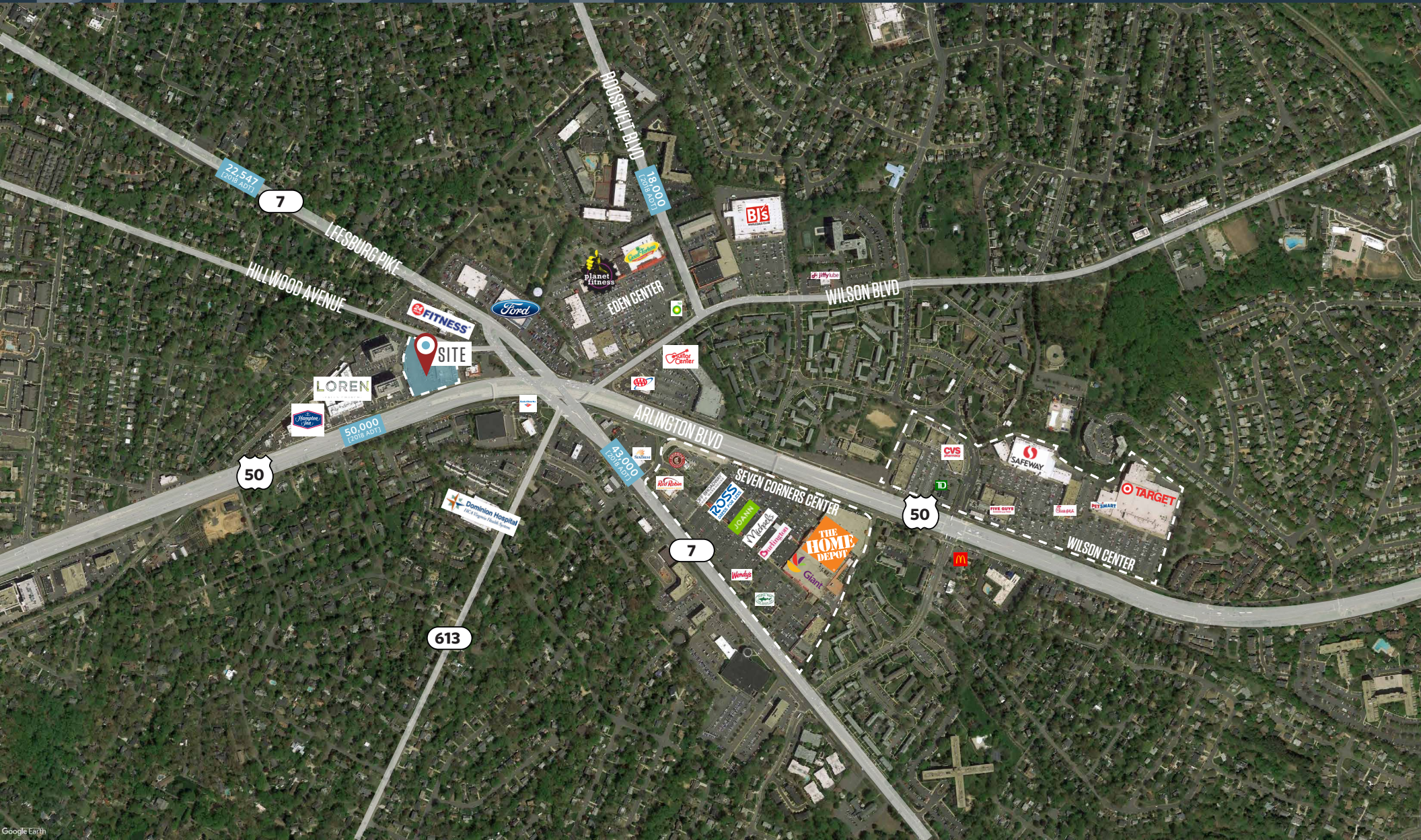
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BIRD'S EYE

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FOR MORE INFORMATION, PLEASE CONTACT:

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