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RETAIL LAND FOR LEASE

- ± 1.23 acres (± 55,140 SF) of land at the corner of South Street.
- Zoned: C5/C2 (Neighborhood retail commercial district/limited office district).
- Great location for potential drive though concept, with high density, and adjacent to a strong neighborhood community in Falls Church.

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LOCATION

3023 ANNANDALE ROAD

3023 ANNANDALE ROAD, FALLS CHURCH, VA 22042, FAIRFAX COUNTY



DEMOGRAPHICS | 2020:

	3-MILE	5-MILE	7-MILE
Population	165,461	516,540	886,202
Daytime Population	66,686	262,998	495,816
Households	59,819	209,676	365,880
Average HH Income	\$165,062	\$154,549	\$163,388

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Route 50	51,000 ADT
Annandale Road	17,000 ADT
South Street	6,100 ADT

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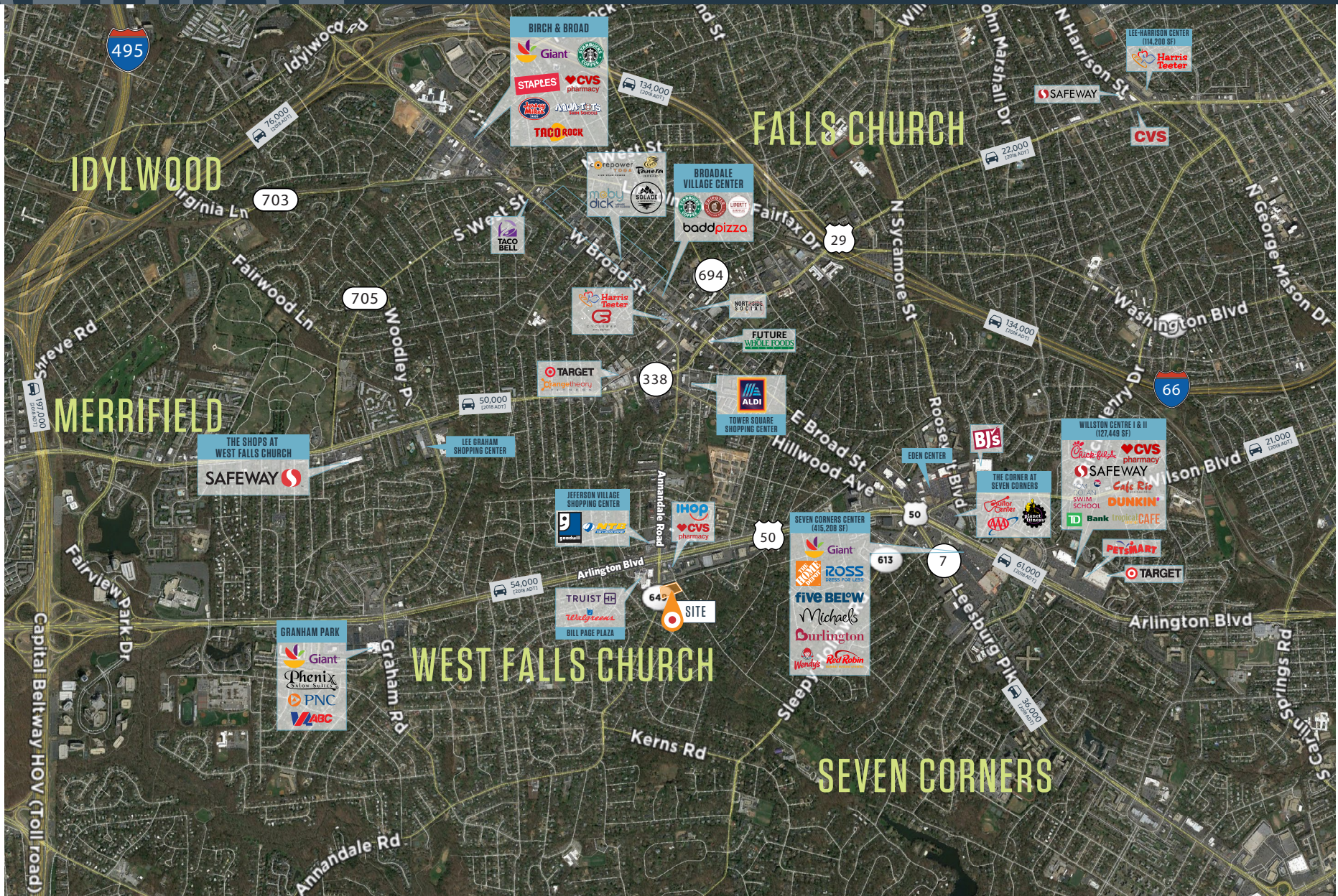
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ZOOM-IN AERIAL

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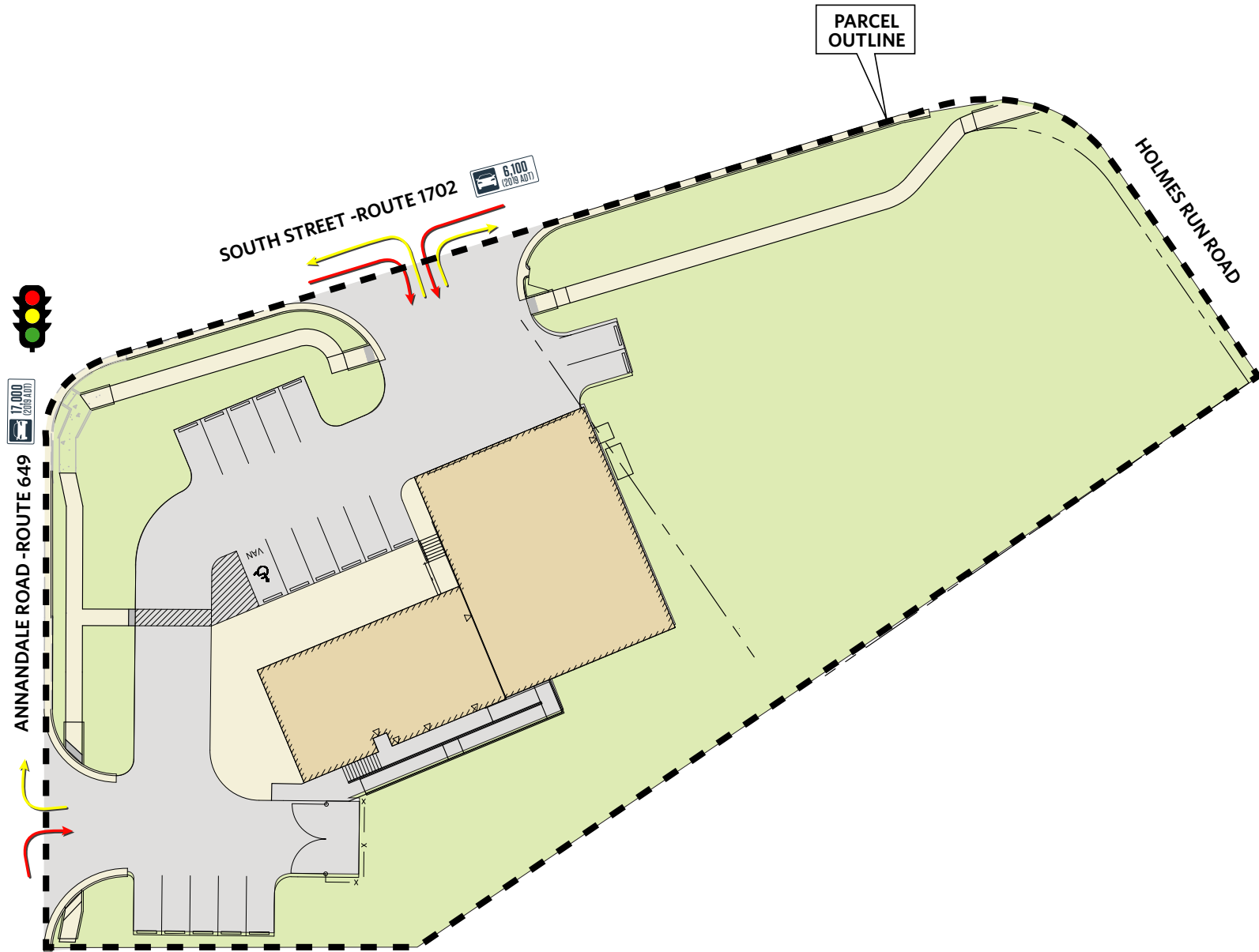
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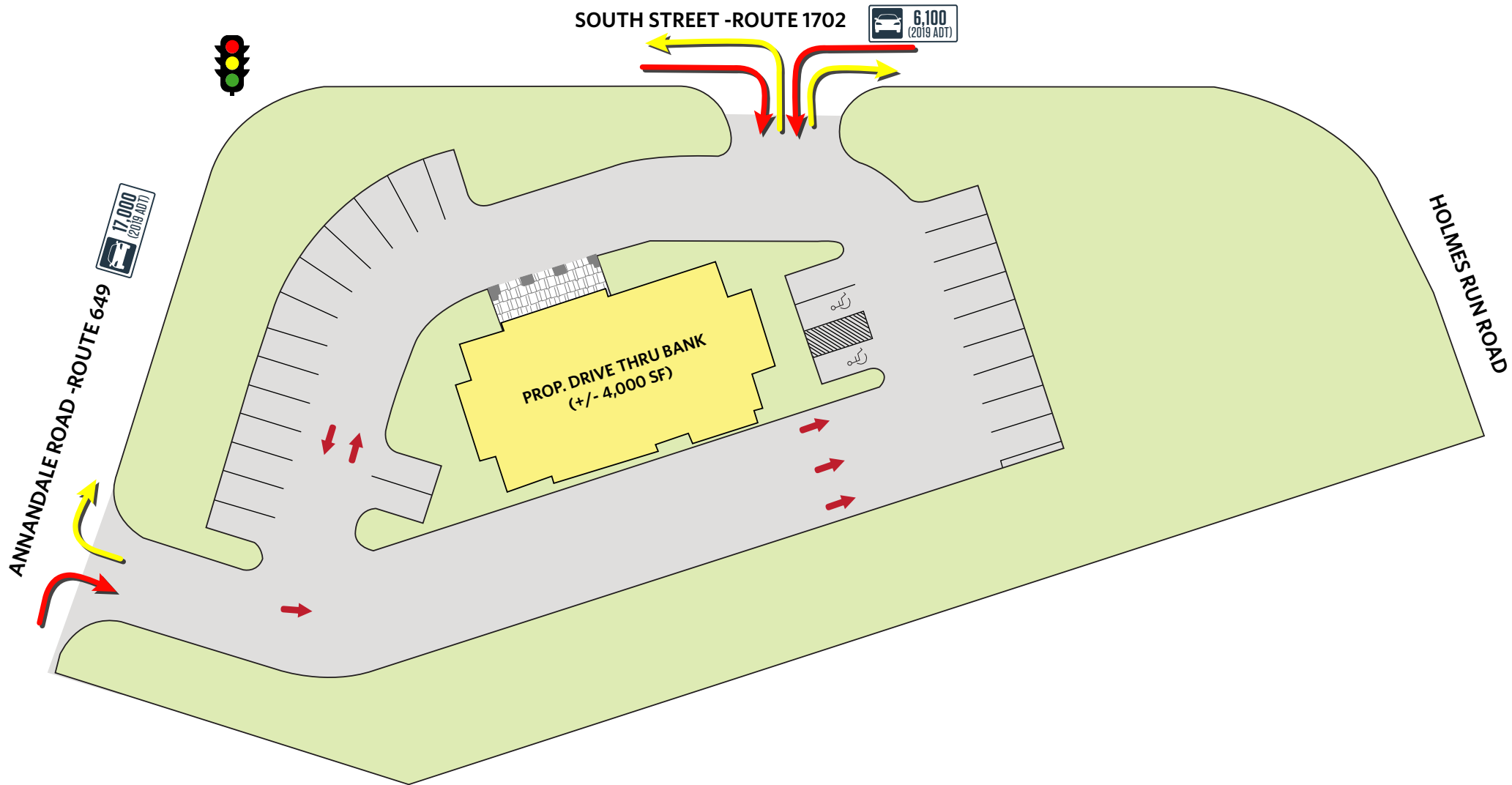
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PROPOSED SITE PLAN

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FOR MORE INFORMATION, PLEASE CONTACT:

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