

 **455**  
at TINNER HILL

klnb



418 SF





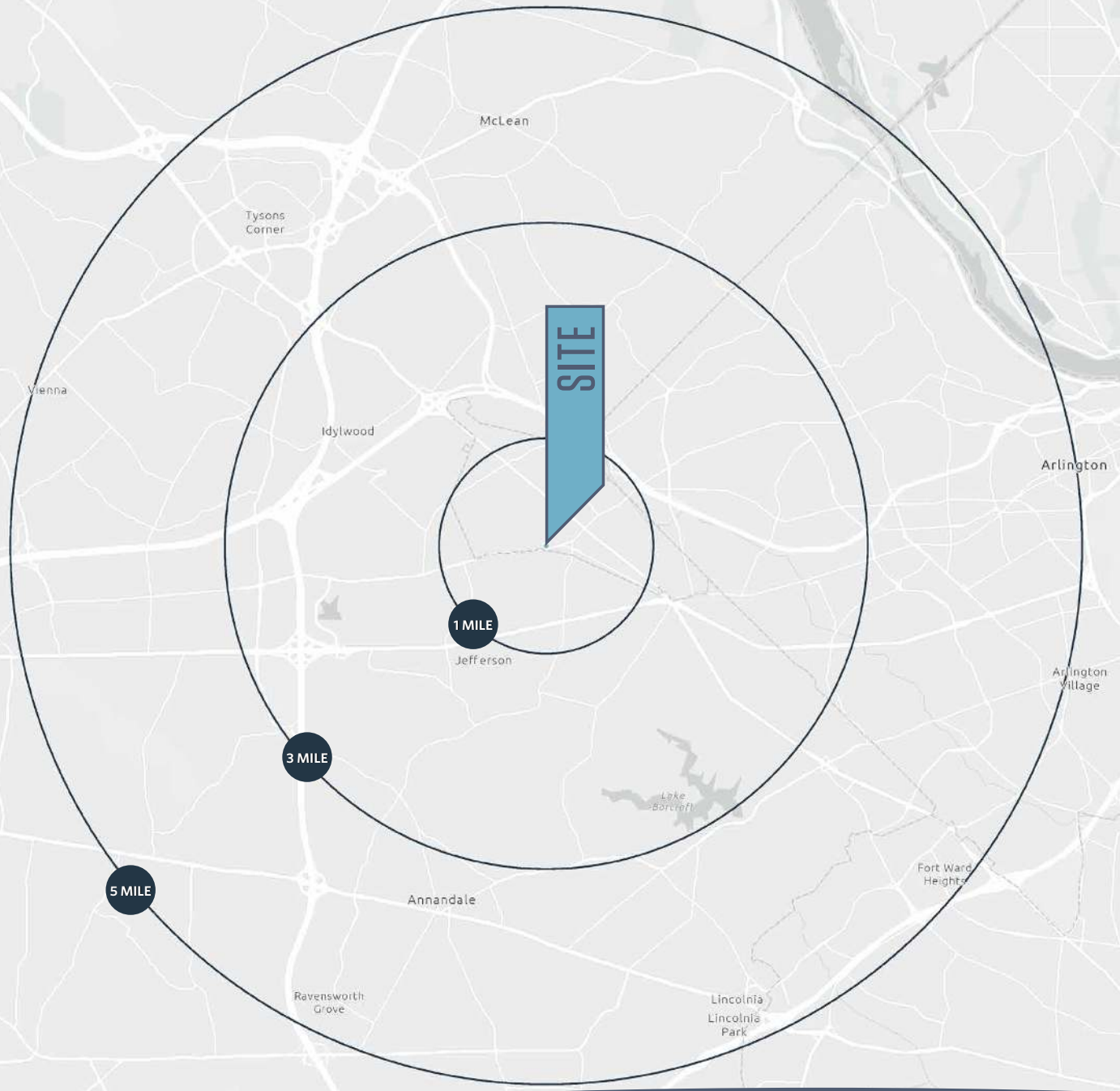
NEARBY RETAILERS:

**GROCERYOUTLET**  
*bargain market*



PROPERTY HIGHLIGHTS

klnb



## PROPERTY HIGHLIGHTS:

- 418 SF space for lease.
- 97%+ leased, 233 unit luxury apartment building
- Multiple marquee signage opportunities
- Free ample deck parking for retail access

## DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
23,221	164,570	488,233
Daytime Population		
24,562	151,275	544,472
Households		
8,389	59,007	191,044
Average HH Income		
\$202,599	\$208,257	\$192,636

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2022:

S Washington St	16,761 ADT
Leesburg Pike	17,587 ADT

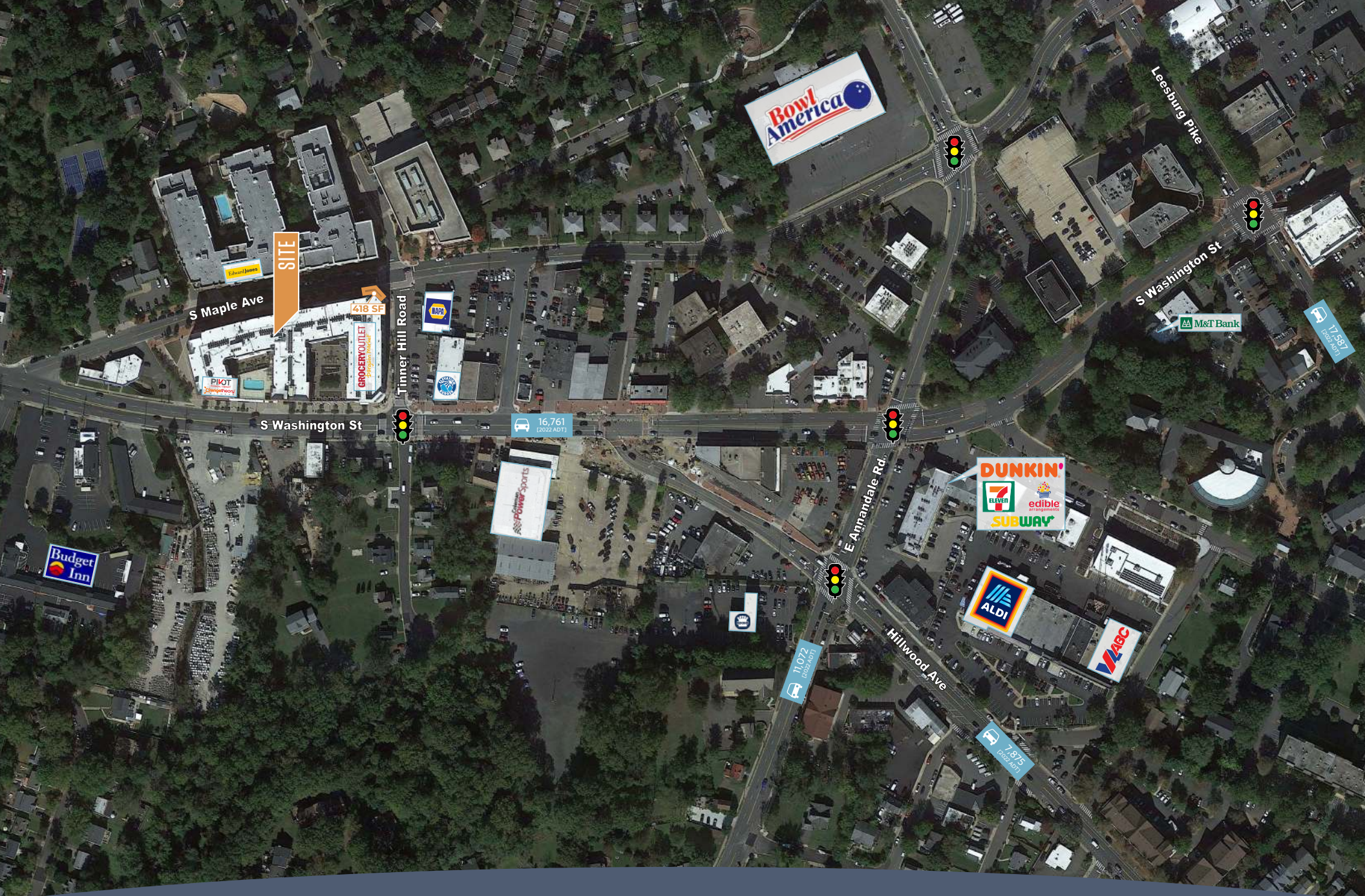
DEMOS

klnb









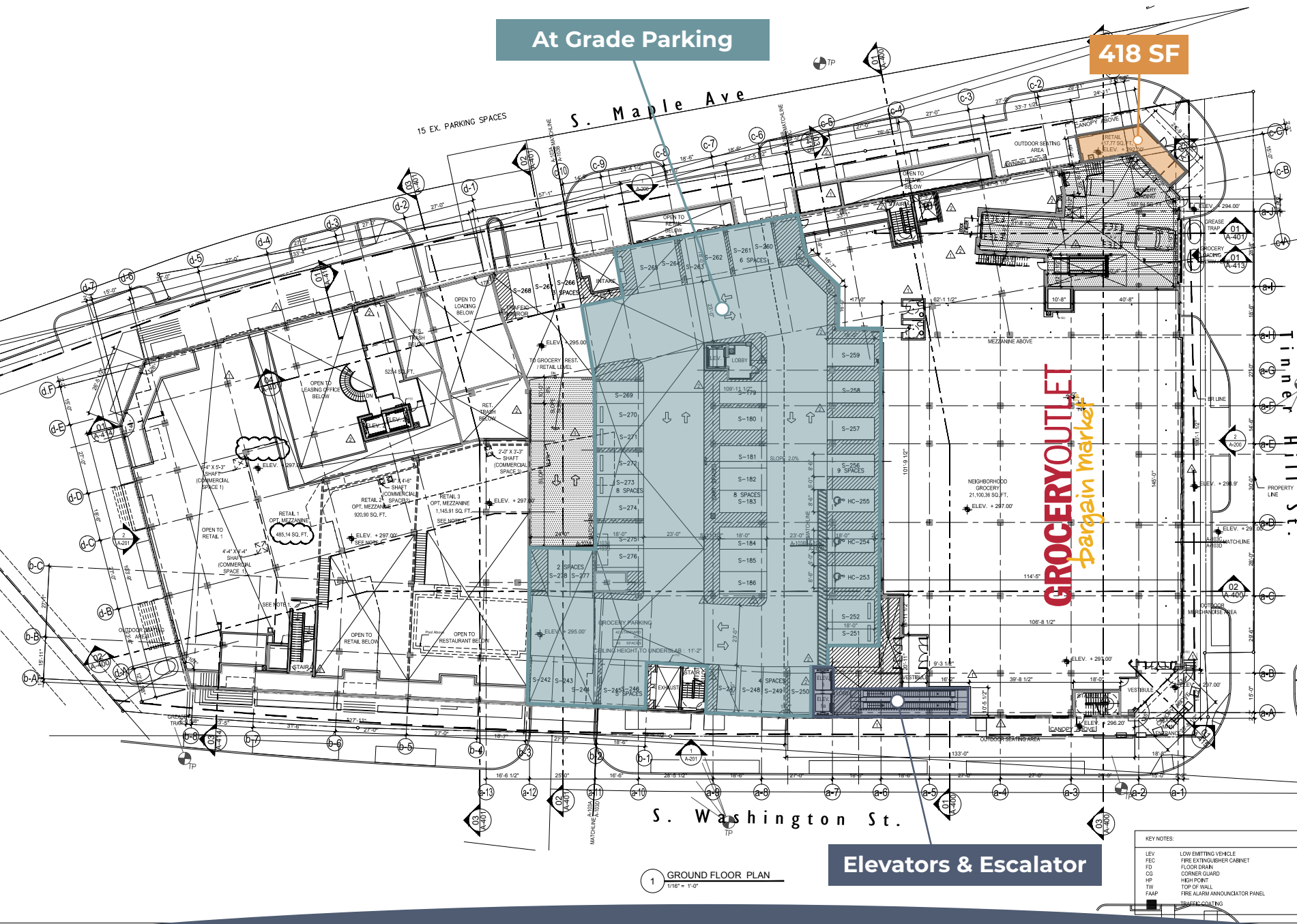
MID VIEW

klnb



At Grade Parking

418 SF



**GROCERY OUTLET**  
bargain market

Elevators & Escalator

1 GROUND FLOOR PLAN  
1/8" = 1'-0"

KEY NOTES:

LEV	LOW EMITTING VEHICLE
FEC	FIRE EXTINGUISHER CABINET
FD	FLOOR DRAIN
CG	CORNER GUARD
HP	HIGH POINT
TW	TOP OF WALL
FLAP	FIRE ALARM ANNUNCIATOR PANEL
	TRANSFER COATING

ARCHITECTURE-PLANNING  
1000 Washington Center Drive, Suite 100  
Falls Church, VA 22044  
Tel: 703-434-1900  
www.lincolnapts.com

CLIENT: LINCOLN F. CHURCH VA LLC

CONTRACT:

PROJECT NUMBER: 20110707

DESIGN DELIVERABLE: CD SET

ISSUE DATE: 09/02/2014

DRAWN BY: KTFP

CHECKED BY: KTFP

Copyright © by KTFP Group, Inc. All Rights Reserved.

SHEET TITLE: GROUND FLOOR PLAN

SHEET NUMBER: A-103

PROJECT NAME: THE RESERVE AT TINNER HILL

ADDRESS: 540 AND 580 SOUTH WASHINGTON STREET FALLS CHURCH, VA

CLIENT: LINCOLN F. CHURCH VA LLC



## FOR MORE INFORMATION, PLEASE CONTACT:

### **MICHAEL GINSBURG**

mginsburg@klnb.com  
443-632-2041

### **RYAN WILNER**

rwilner@klnb.com  
443-632-2058

100 West Road, Suite 505, Towson, MD 21204

---

**klnb.com**

**f** [facebook.com/KLNBCRE](https://facebook.com/KLNBCRE)

**in** [linkedin.com/company/klnb](https://linkedin.com/company/klnb)

**@** [instagram.com/klnbcre](https://instagram.com/klnbcre)

**CLICK TO VIEW PROPERTY WEBSITE**

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

**klnb**