

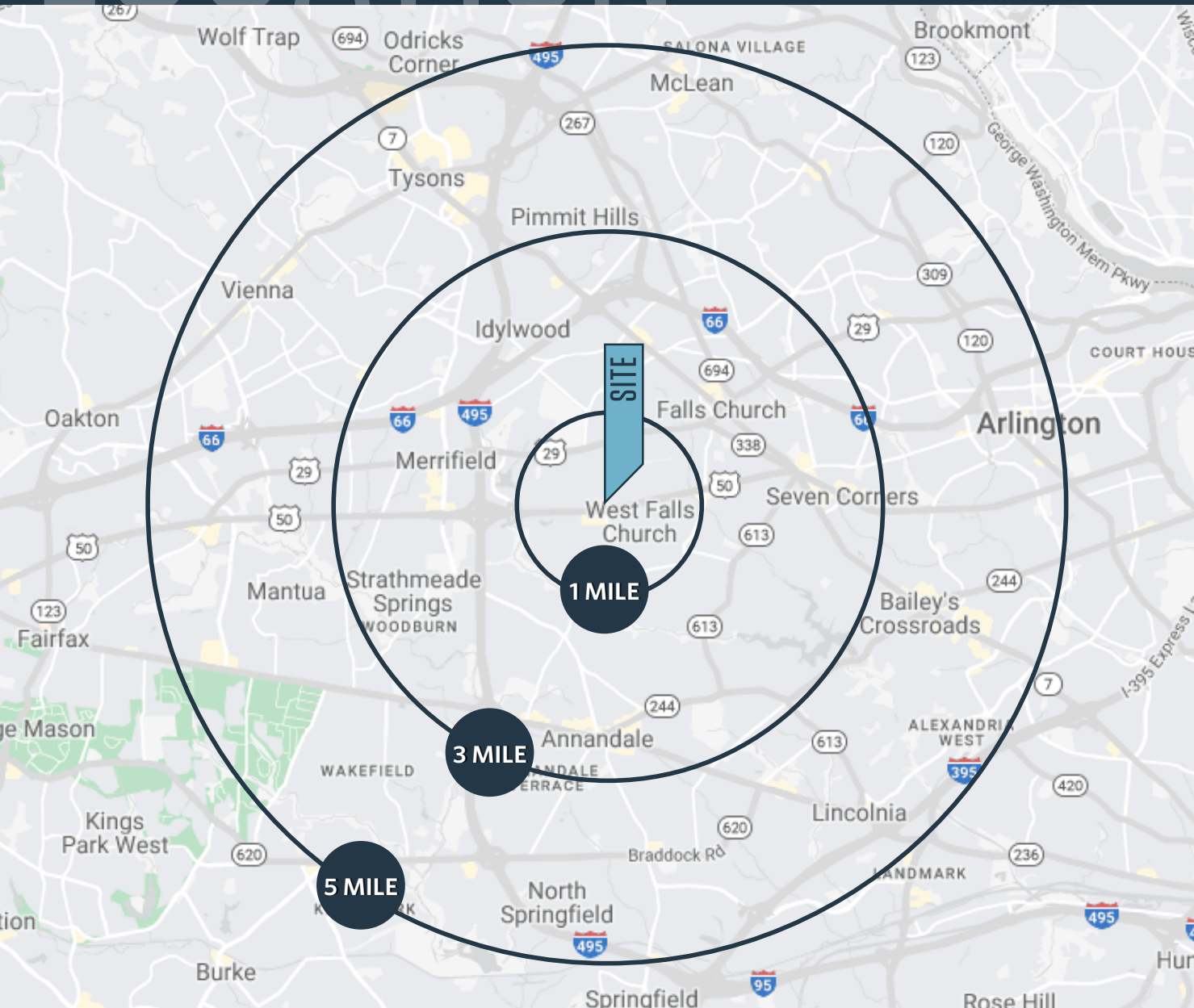


NEARBY RETAILERS



FOR LEASE

- 2,000 SF 2nd level space available immediately!
- Excellent visibility to Arlington Blvd/Ry. 50 (45,000 ADT)
- Neighboring tenants include Giant, Bestway Supermarket, McDonald's, 7-Eleven & more.



DEMOGRAPHICS | 2022:

1-MILE	3-MILE	5-MILE
Population		
22,638	160,964	481,743
Daytime Population		
3,525	80,489	272,196
Households		
7,636	58,472	183,766
Average HH Income		
\$144,973	\$181,870	\$178,794

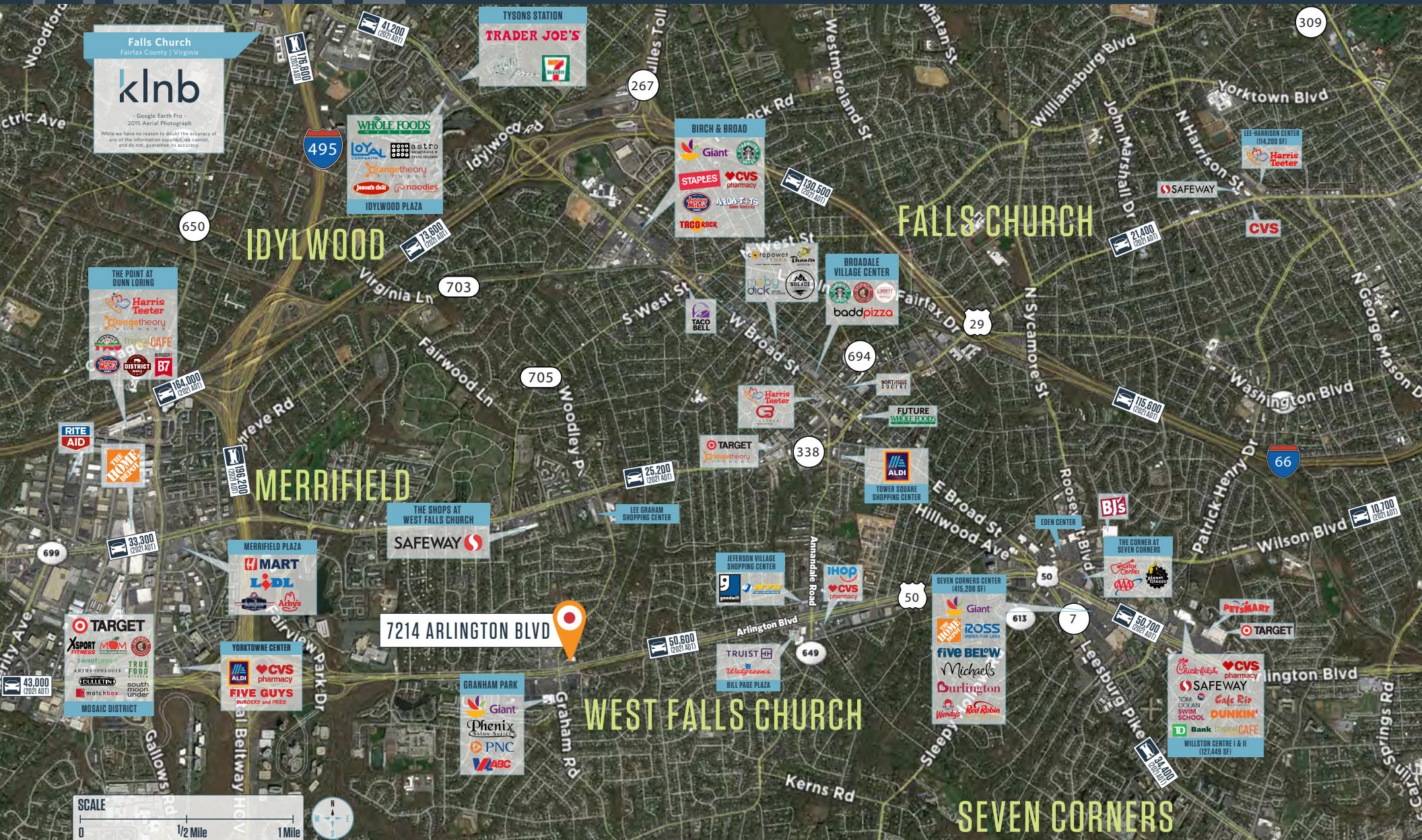
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TRAFFIC COUNTS | 2021:

Arlington Blvd/ Rt. 50	45,000 ADT
Graham Rd	12,000 ADT

7214 ARLINGTON BLVD

7214 ARLINGTON BLVD., FALLS CHURCH, VA 22042, FAIRFAX COUNTY



CLOSE UP

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