

NOW OPEN!



ACTON ACADEMY
FALLS CHURCH



THE
BYRON

1,136 SF

ACTON ACADEMY
FALLS CHURCH

JAZZERCISE

Virginia Health Center, L.L.C.

Penzeys Spices

JOIN THESE RETAILERS



ACTON ACADEMY
FALLS CHURCH

Penzeys
Spices



RETAIL FOR LEASE

- Within 1 mile radius (2022):
 - Under construction - 106,681 SF of commercial space & 350 residential units
 - Proposed - 148,400 SF of commercial space & 394 residential units
- Total of 82 parking spaces available for retail (20 surface and 62 in the parking garage).
- The Byron is a seven story, 90-unit luxury condominium building with 9,000 SF of street level retail.

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ALEX WILLNER

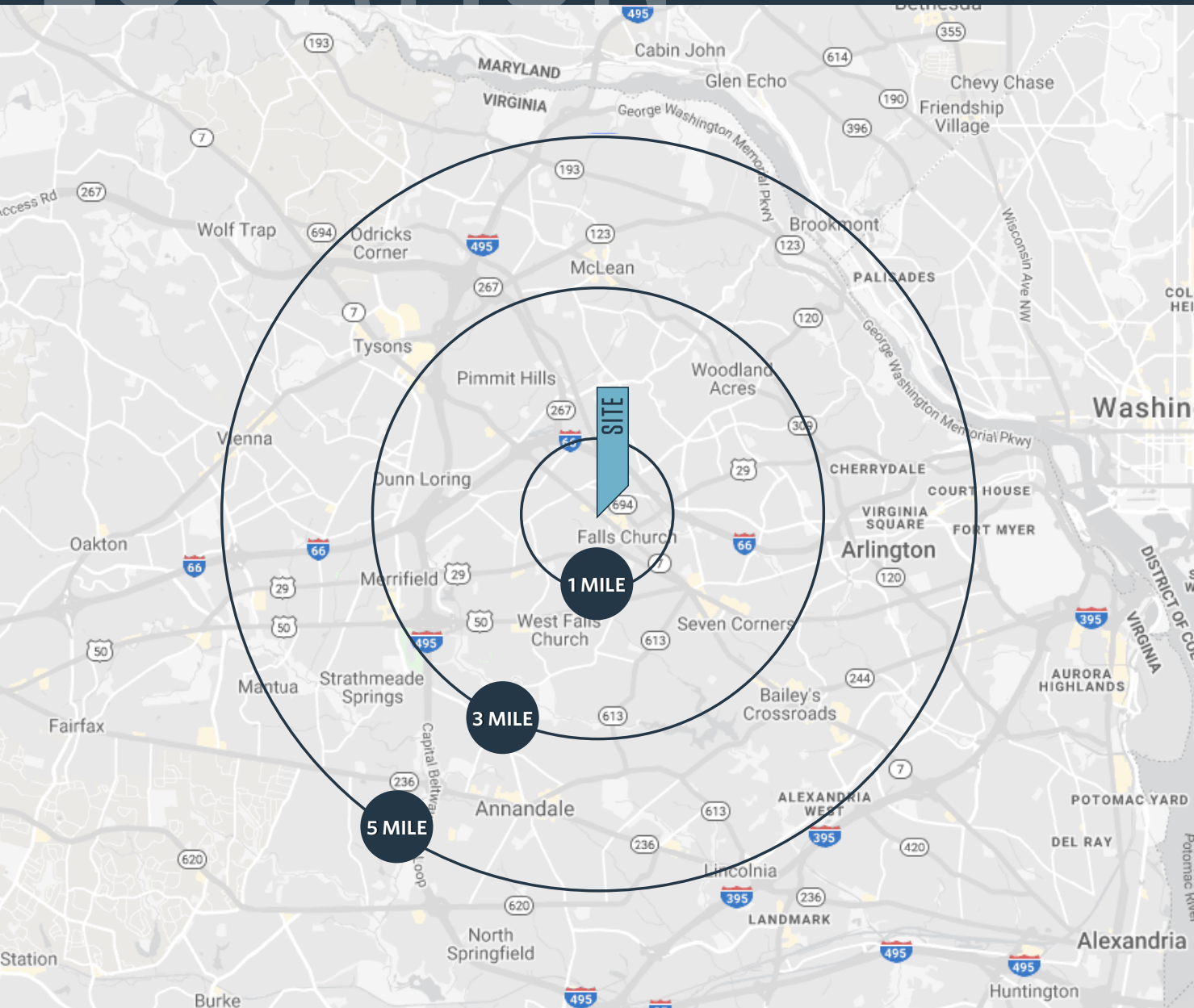
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LOCATION

513 W BROAD STREET - THE BYRON

FALLS CHURCH, VA 22046



AVAILABILITY:

SPACE	RATE	CONDITION	DELIVERY
SUITE 110 B 1,136 SF	NEGOTIABLE	VANILLA SHELL	IMMEDIATE

*Est NNN: \$11.76 PSF (includes trash & water)

DEMOGRAPHICS | 2021:

	1-MILE	3-MILE	5-MILE
Population	23,937	167,529	442,320
Daytime Population	13,047	67,273	274,048
Households	8,949	62,764	174,863
Average HH Income	\$191,940	\$183,551	\$173,665

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

W Broad Street 26,000 ADT

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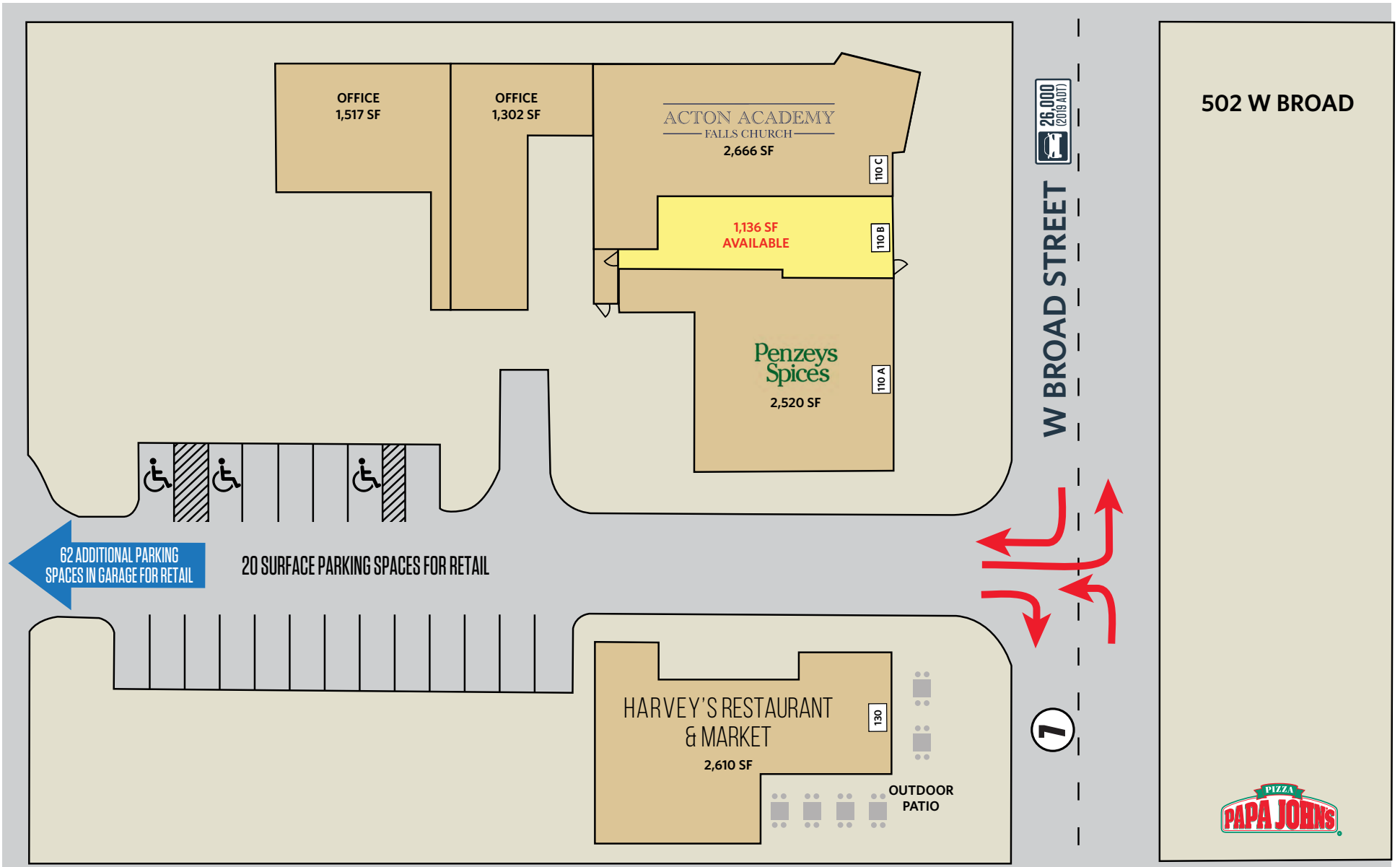
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SITE PLAN

513 W BROAD STREET - THE BYRON

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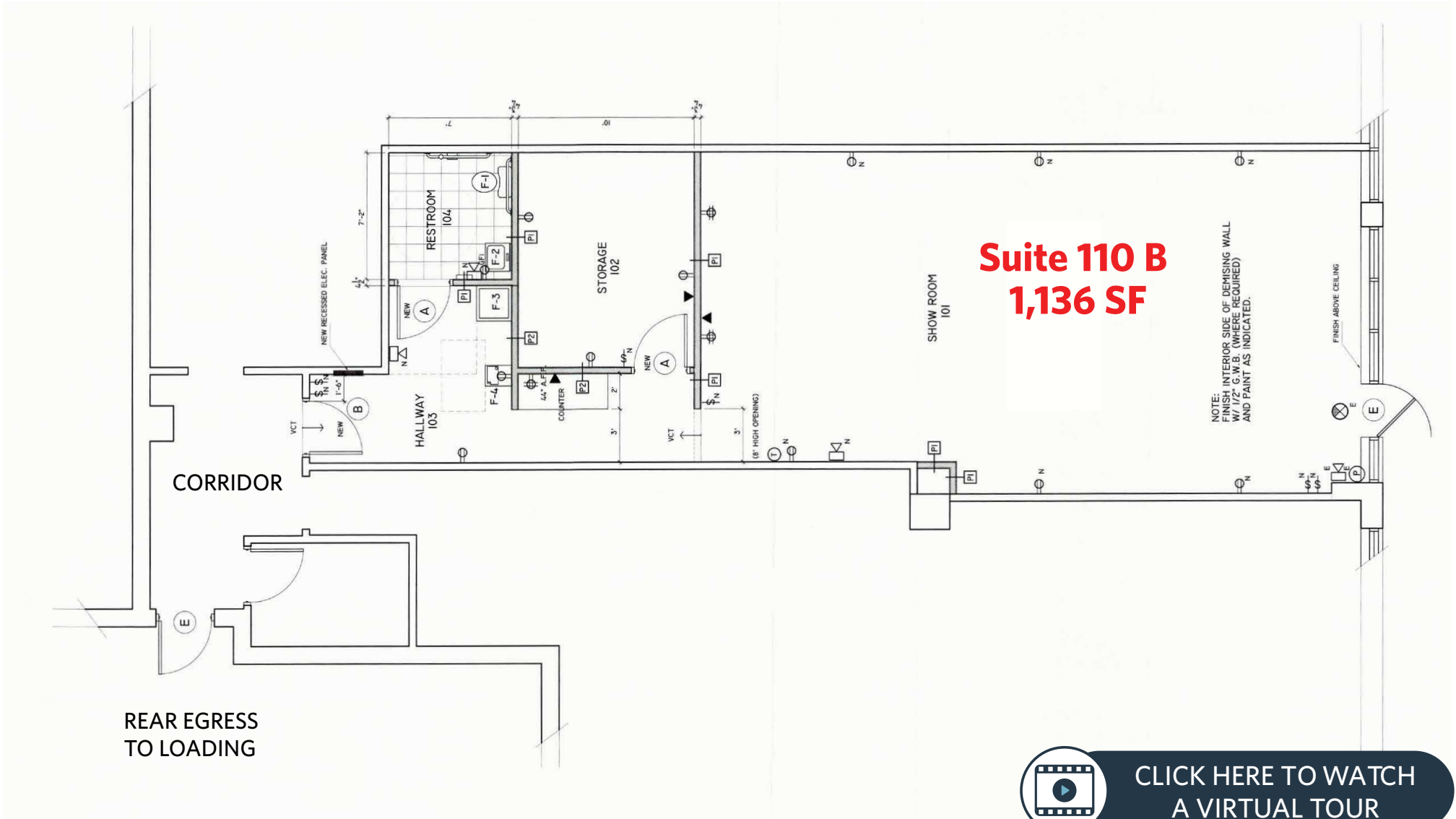
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SPACE PLAN

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CLICK HERE TO WATCH
A VIRTUAL TOUR

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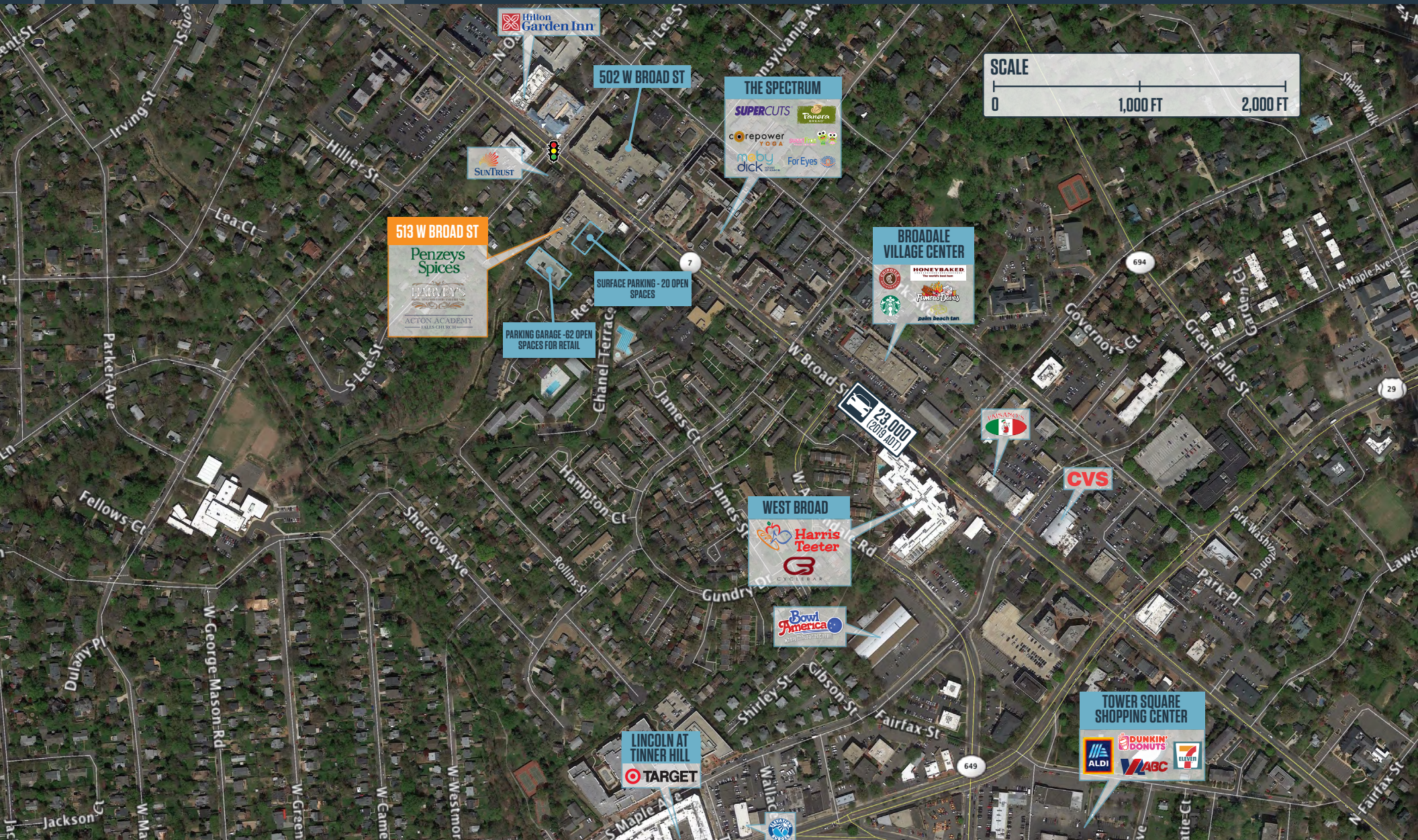
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AERIAL

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PHOTOS

513 W BROAD STREET - THE BYRON

FALLS CHURCH, VA 22046

SUITE - 110 B



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FOR MORE INFORMATION, PLEASE CONTACT:

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