klnb

603 W BROAD STREET

FALLS CHURCH VA, 22046

JOIN THESE RETAILERS

Panera BREAD

sweetFrog premium frozen yogurt

corepower YOGA

moby dick HOUSE OF KABOB

PIZZA PAPA JOHN'S

SMOOTHIE KING

RETAIL FOR LEASE

- 889 RSF retail space for lease
- New retail corner on W Broad Street in the heart of Falls Church
- Former bank building undergoing facade renovation
- Large outdoor seating opportunity
- 18 shared surface parking spaces

KELLY ATKINSON
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JOE FLEISCHMANN
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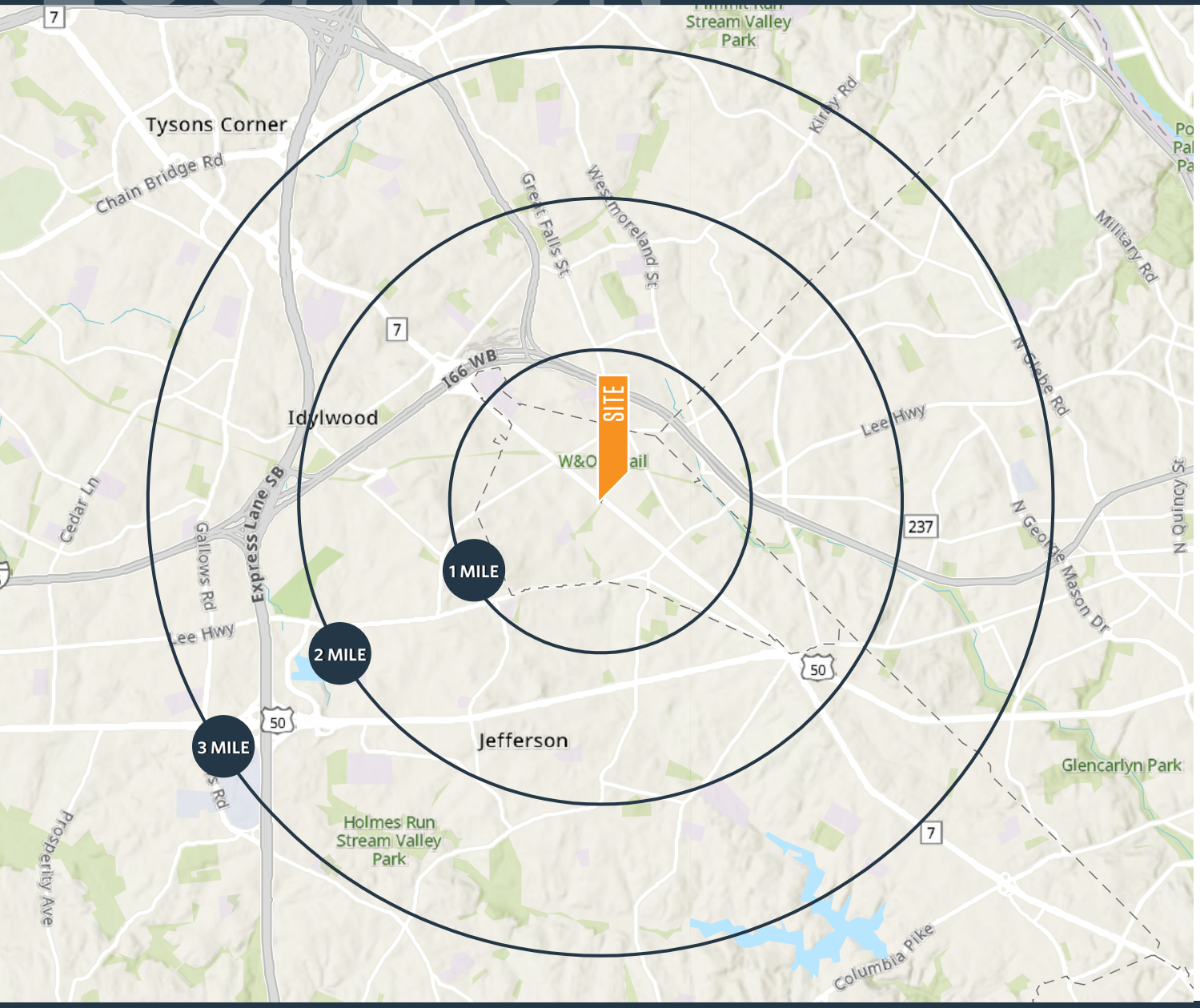
LOCATION

603 W BROAD STREET

FALLS CHURCH VA, 22046



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
889 RSF	Negotiable	Vanilla Shell	April 2023

DEMOGRAPHICS | 2023:

	1-MILE	2-MILE	3-MILE
Population	21,956	79,373	168,818
Daytime Population	21,873	67,416	161,749
Households	8,041	28,260	62,071
Average HH Income	$225,801	$213,753	$211,498

TRAFFIC COUNTS | 2022:

W Broad Street	22,912 VPD

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AERIAL

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CLOSE UP

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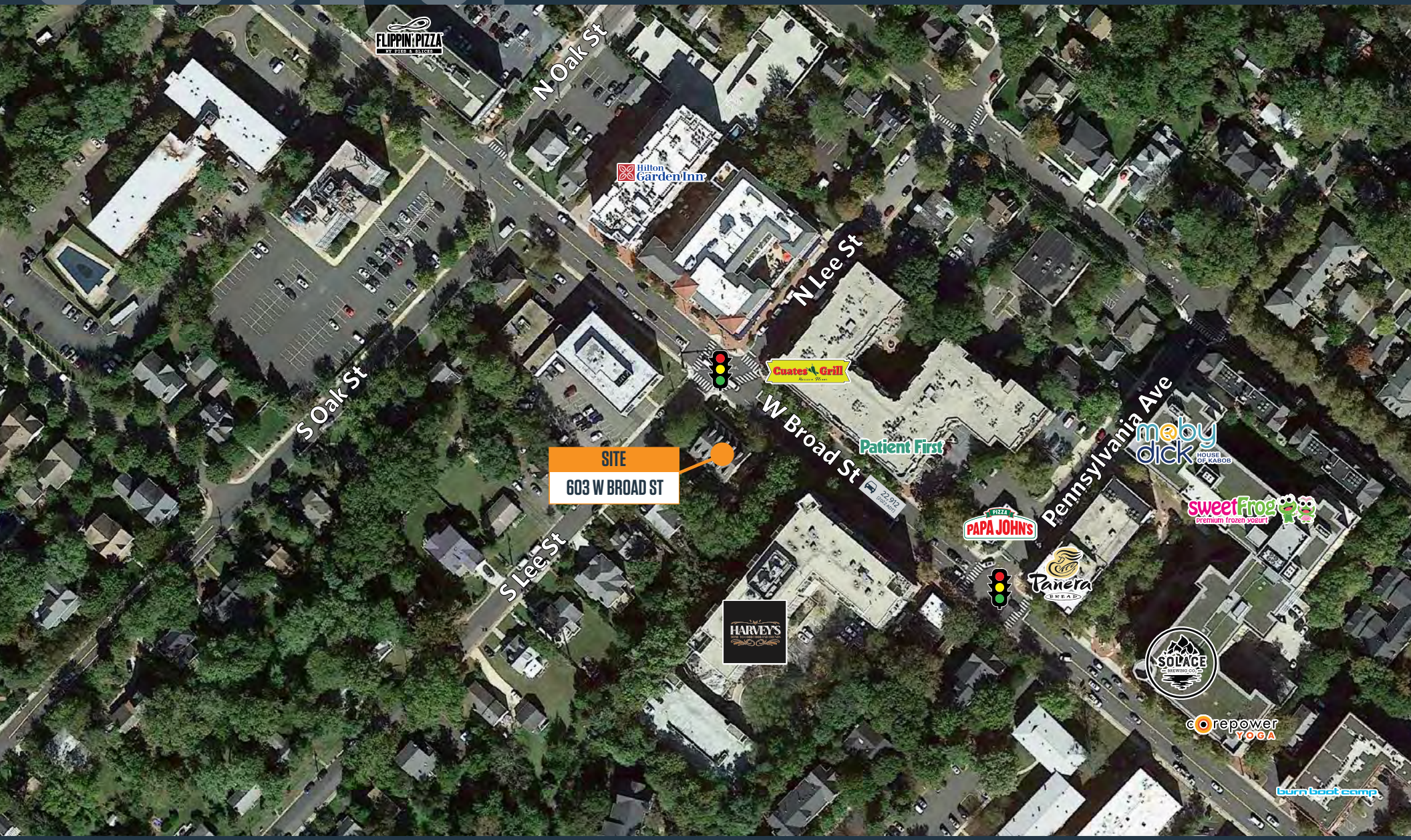

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SITE PLAN

603 W BROAD STREET

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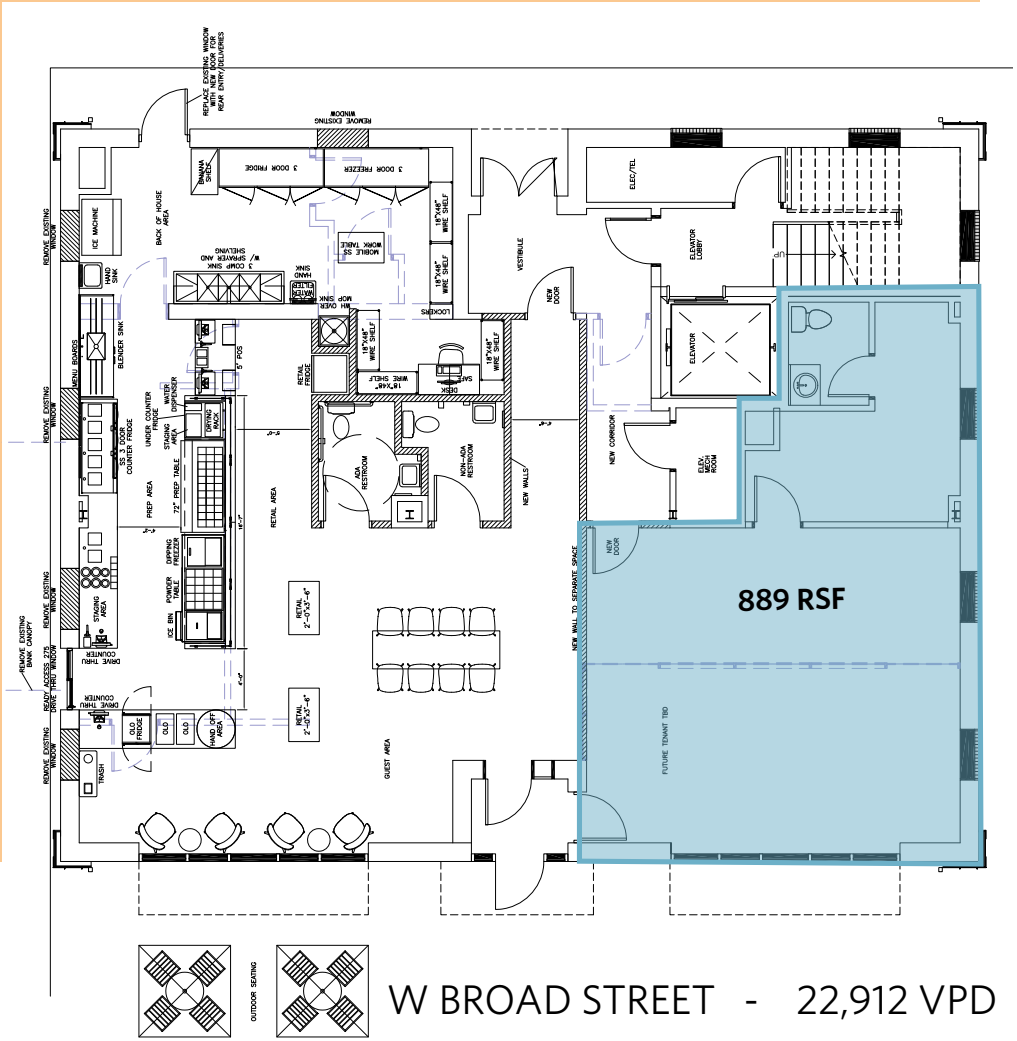
RETAIL PARKING
10 SPACES

RETAIL PARKING
8 SPACES



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