



NEARBY RETAILERS



RETAIL FOR LEASE

- Highly visible 1,486 SF available at busy signalized intersection in West Falls Church.
- 2,180 SF space great for fitness use.
- Convenient surface parking with 53 common spaces.
- Located .2 miles from newly signed 50,000 SF Whole Foods anchored mixed use project including 350 apartments.
- B-2 Zoning (Falls Church)

CRAIG S. CHENEY

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LOCATION

300 S WASHINGTON ST - WASHINGTON COMMONS

FALLS CHURCH, VA 22046



AVAILABILITY:

SPACE	RATE	CONDITION	DELIVERY
Suite 310 A 1,486 SF	\$42.00 PSF NNN	VANILLA SHELL	IMMEDIATE
Suite 336A 2,180 SF	\$37.00 PSF NNN	VANILLA SHELL	FEB 9, 2024

*Est NNN: \$10.30 PSF

DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
22,582	167,029	507,456
Daytime Population		
14,263	63,038	288,896
Households		
8,257	59,174	200,348
Average HH Income		
\$209,536	\$205,057	\$184,491

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

S Washington St	18,000 ADT
W Annandale Rd	17,000 ADT

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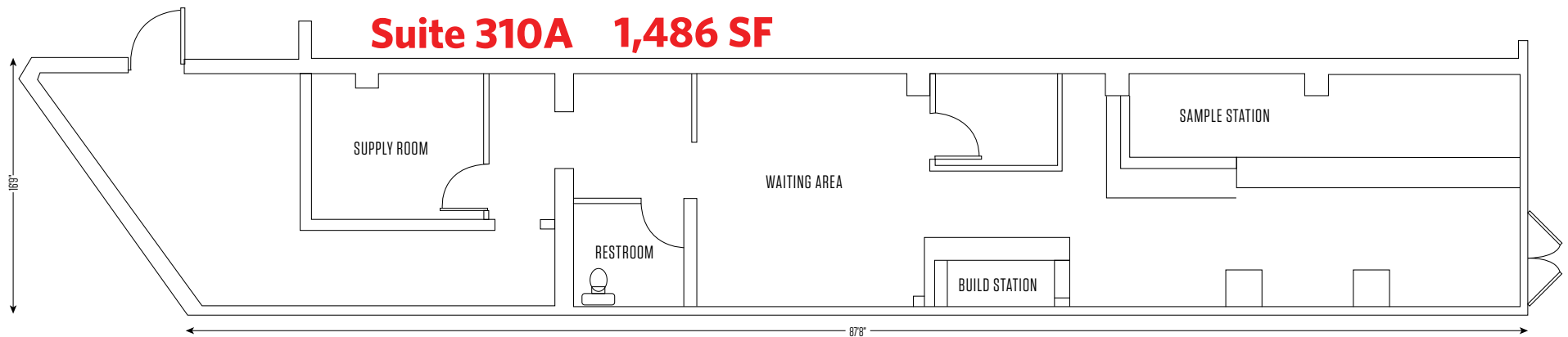
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SPACE PLAN

300 S WASHINGTON ST - WASHINGTON COMMONS

FALLS CHURCH, VA 22046



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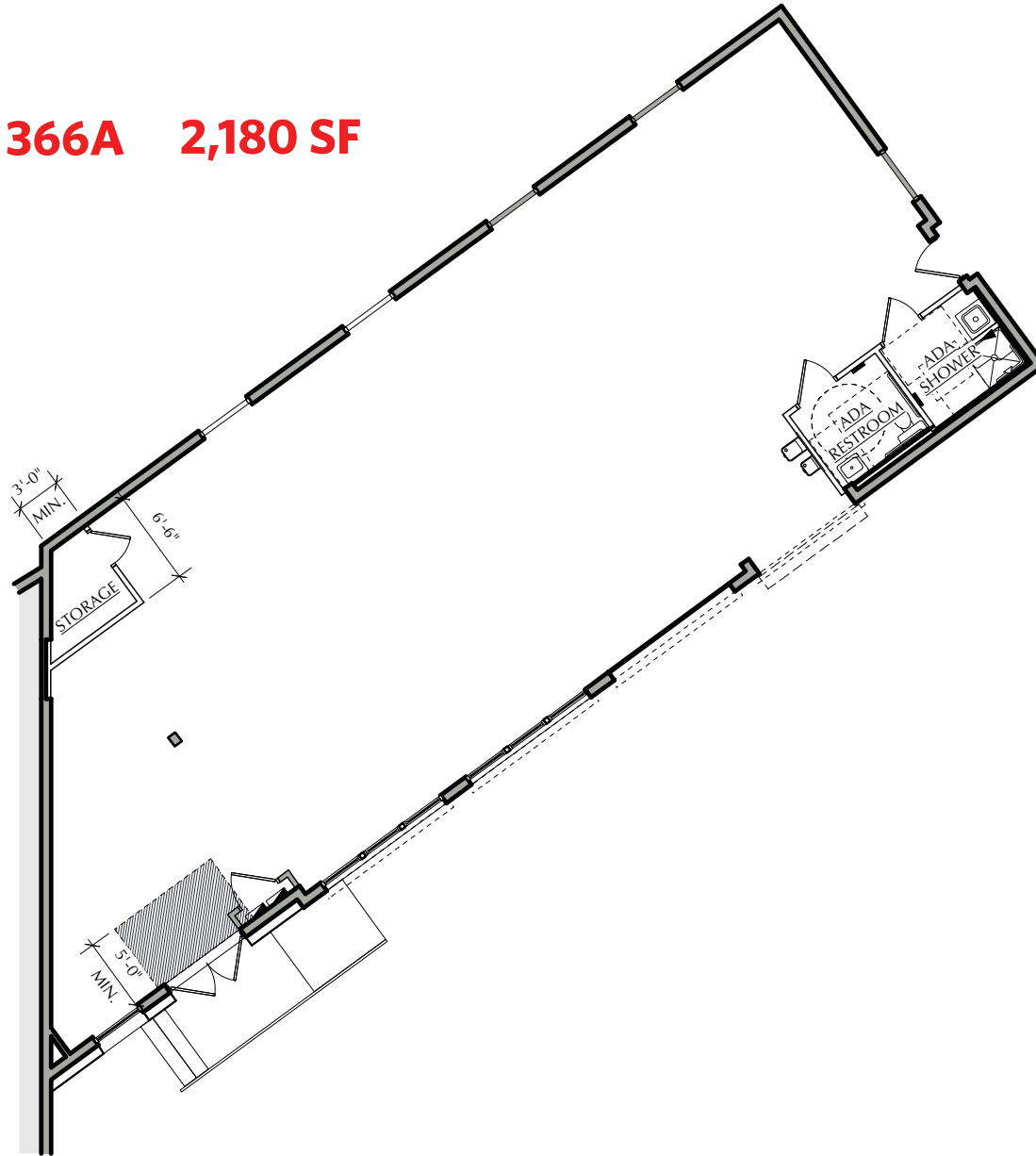


SPACE PLAN

300 S WASHINGTON ST - WASHINGTON COMMONS

FALLS CHURCH, VA 22046

Suite 366A 2,180 SF



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PHOTOS

300 S WASHINGTON ST - WASHINGTON COMMONS

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SUITE 310A



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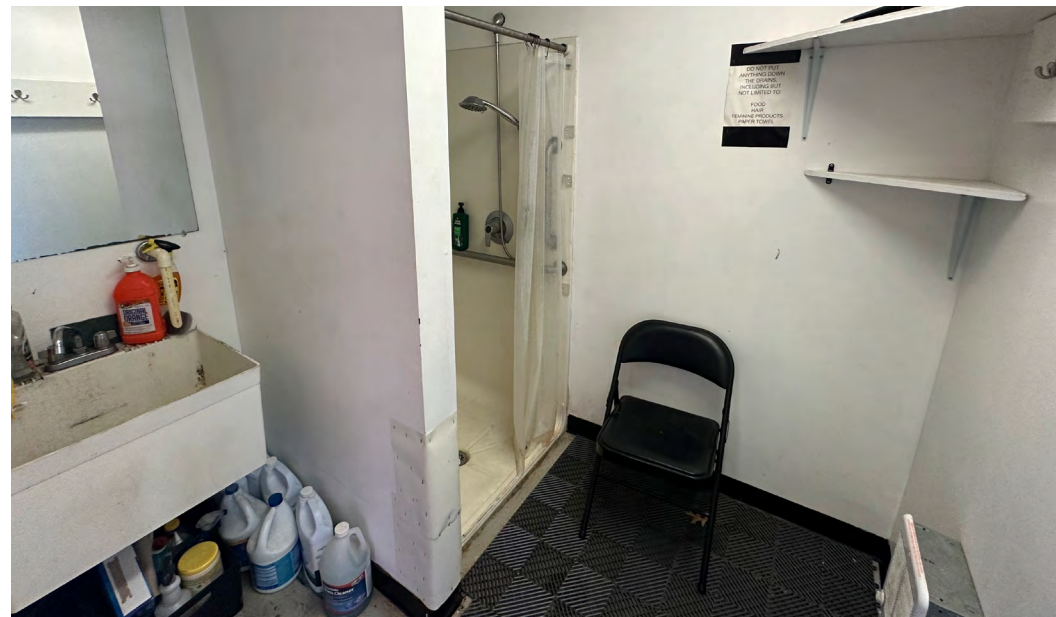
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SUITE 366A



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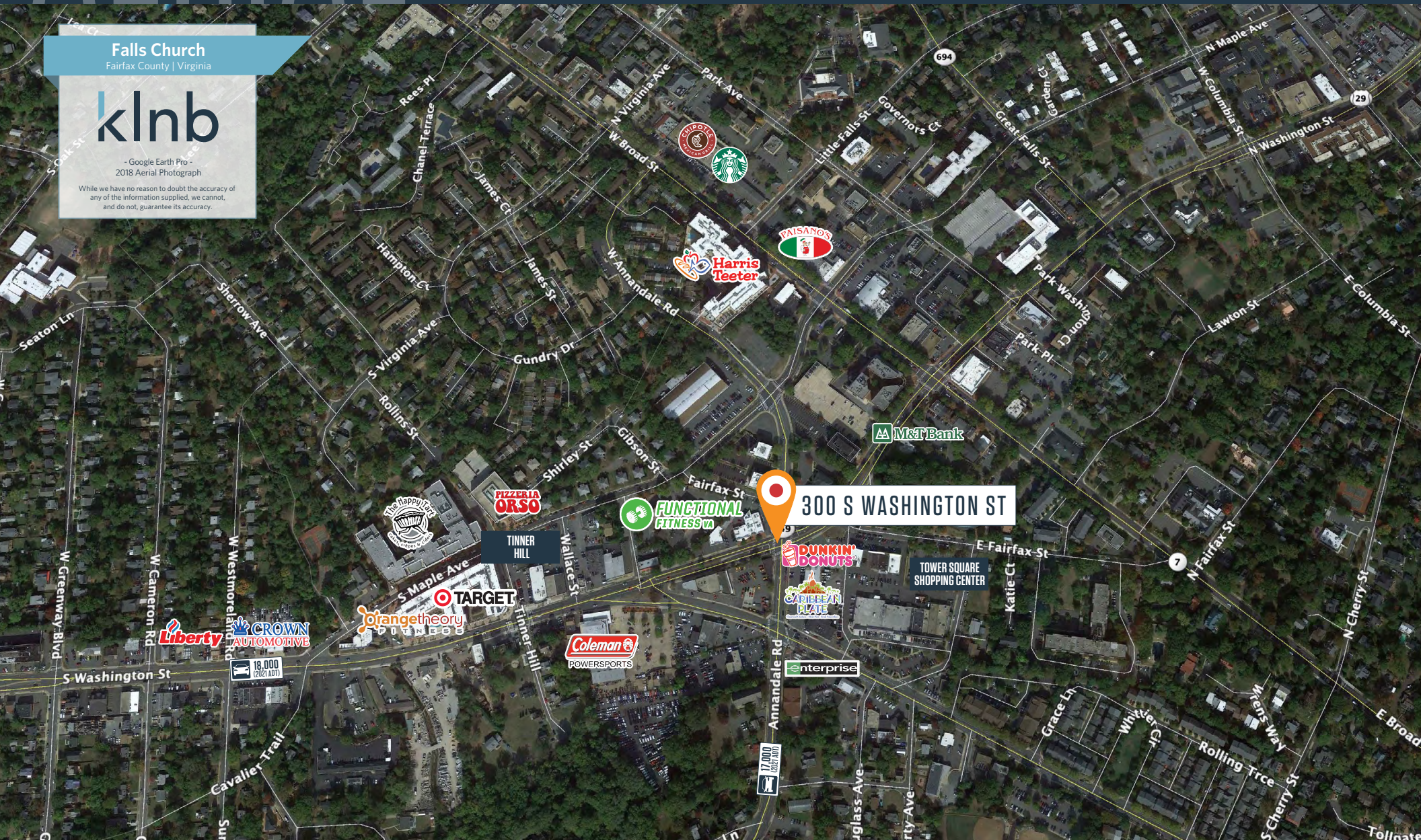
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Falls Church

Fairfax County | Virginia

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- Google Earth Pro -
2018 Aerial PhotographWhile we have no reason to doubt the accuracy of
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and do not, guarantee its accuracy.

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FOR MORE INFORMATION, PLEASE CONTACT:

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