

PEARSON SQUARE

410 S Maple Ave, Falls Church, VA 22046
Fairfax County



RETAIL FOR LEASE

JOIN THESE RETAILERS

PIVOT
PHYSICAL THERAPY

Orangetheory
FITNESS



PIZZERIA
ORSO



Scramble
indoor play

- Rare Second Generation Retail Space Ideal for Service Uses
- 3,041 SF, Available Q2 2025
- 64 dedicated retail parking spaces
- Ground floor of 230 apartment units

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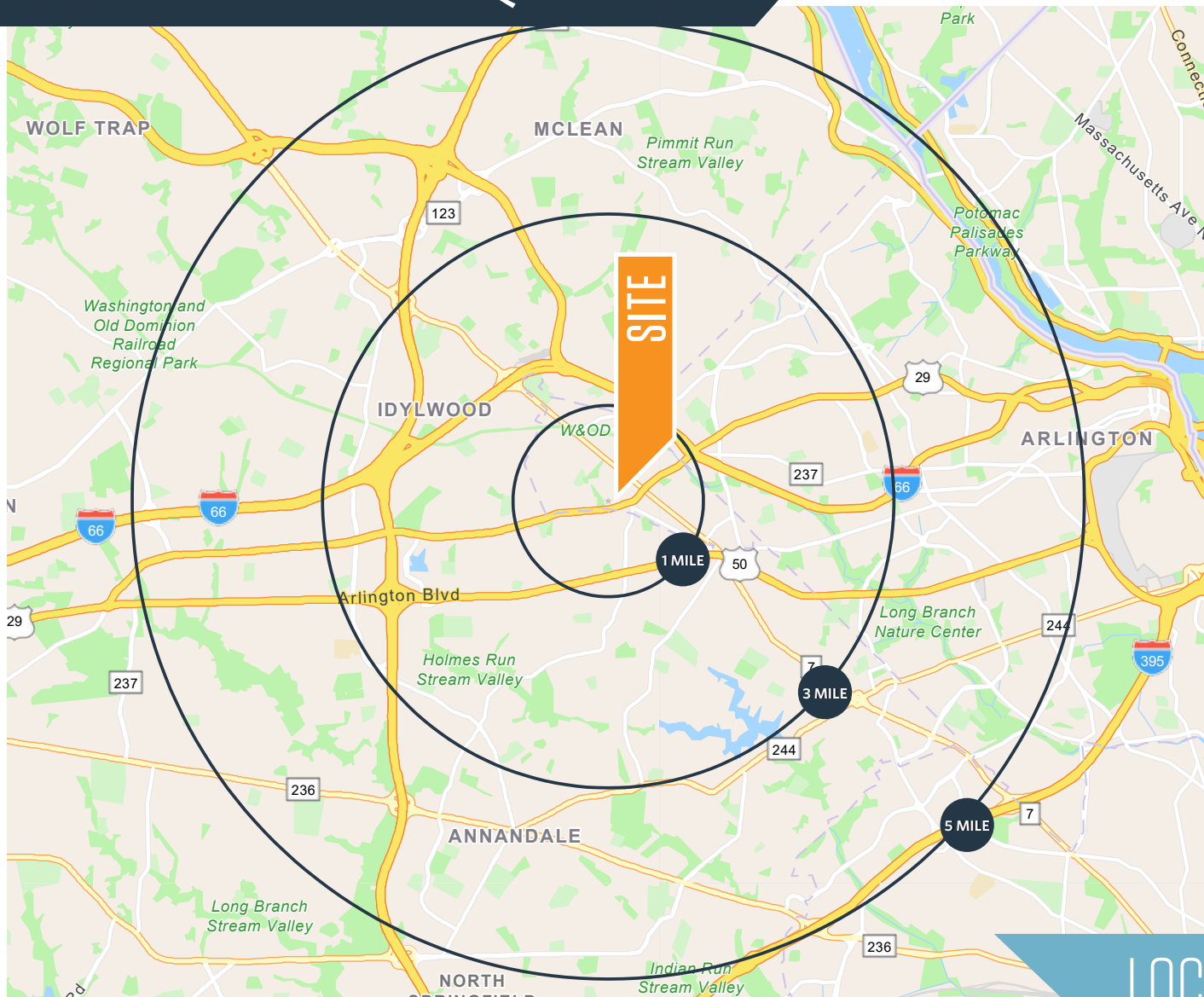
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AVAILABLE SPACE

3,041 SF (Available Q2 2025)

DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
23,638	165,505	484,770
Daytime Population		
24,279	152,285	541,329
Households		
8,507	59,666	189,400
Average HH Income		
\$203,695	\$209,029	\$193,287

TRAFFIC COUNTS | 2022:

South Maple Ave	3,289 ADT
Hillwood Ave	6,462 ADT
US 29	17,130 ADT

LOCATION & DEMOGRAPHICS

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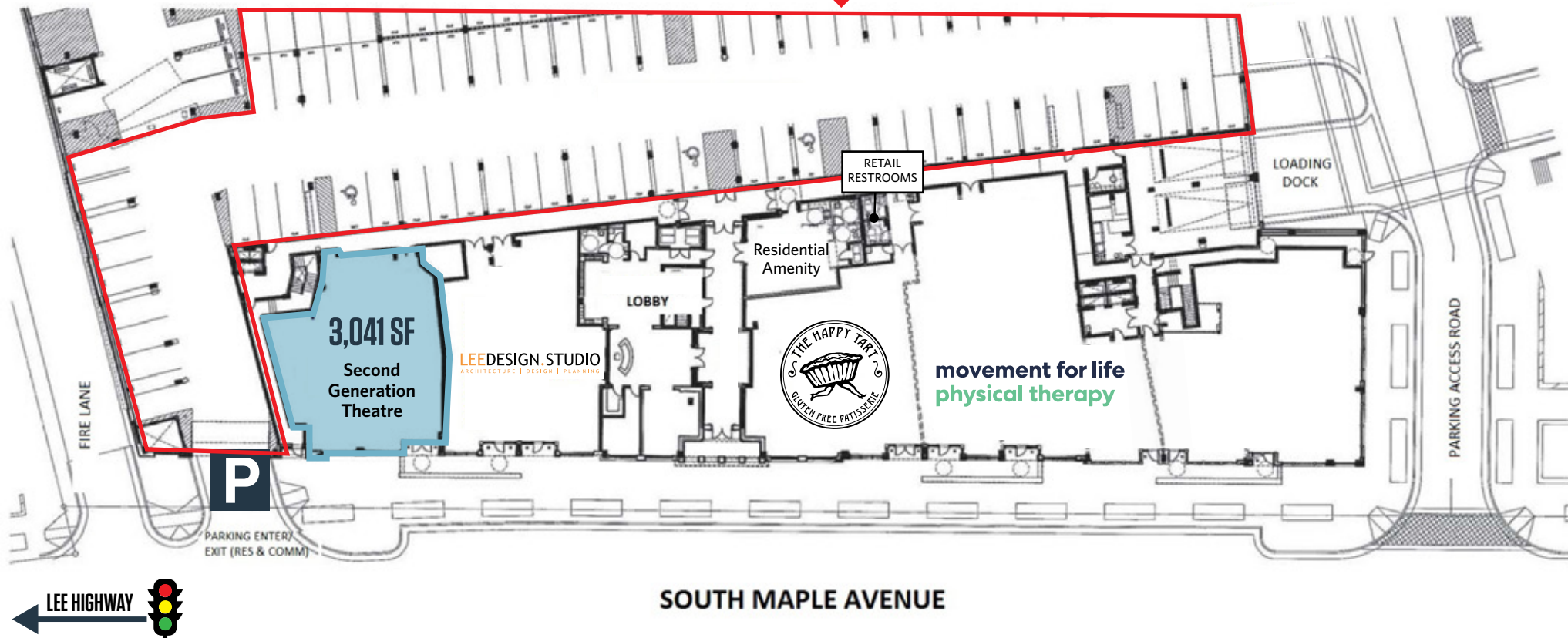
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64 DEDICATED RETAIL
PARKING SPACES



SITE PLAN

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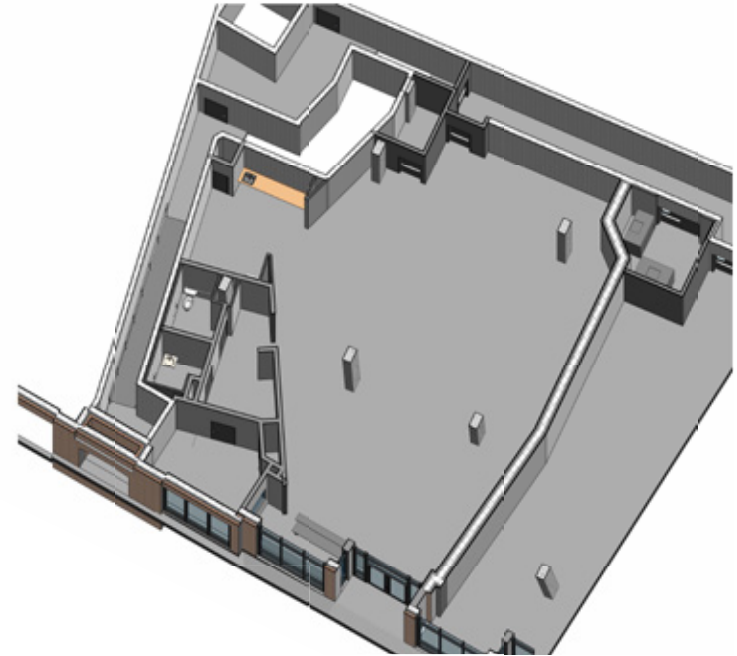
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3,041 SF
Available Q2 2025

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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