



1,486 SF

2,180 SF

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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 or other uses.
- 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)

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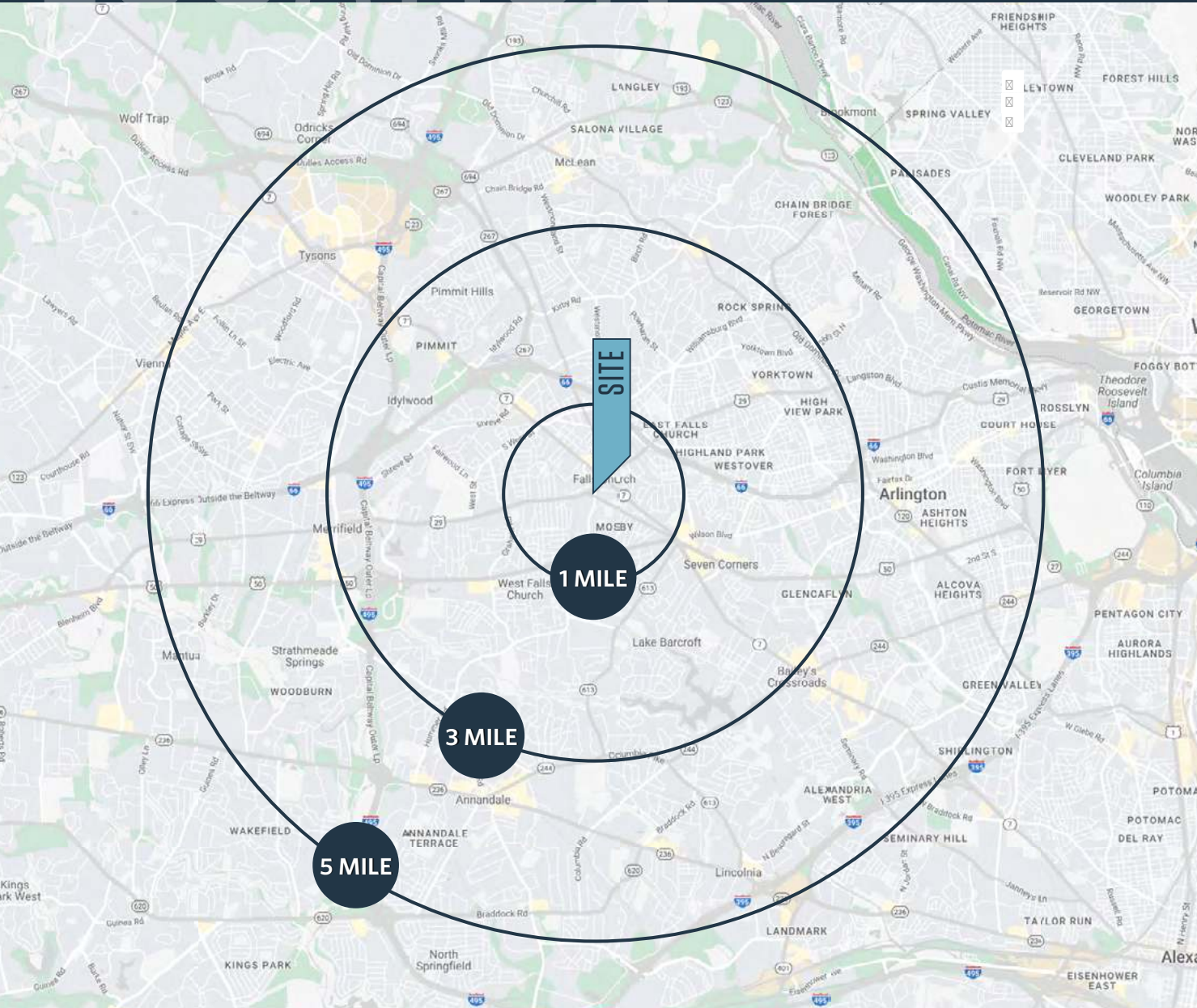
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LOCATION

300 S WASHINGTON ST - WASHINGTON COMMONS

FALLS CHURCH, VA 22046



AVAILABILITY:

SPACE	RATE	CONDITION	DELIVERY
Suite 310 A 1,486 SF	\$39.00 PSF NNN	VANILLA SHELL	IMMEDIATE
Suite 336A 2,180 SF	\$35.00 PSF NNN	VANILLA SHELL	IMMEDIATE

*Est NNN: \$10.30 PSF

DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	22,357	167,208	507,050
Daytime Population	25,271	154,220	560,889
Households	8,312	59,159	199,667
Average HH Income	\$217,911	\$218,384	\$195,966

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

S Washington St	16,188 ADT
W Annandale Rd	11,210 ADT

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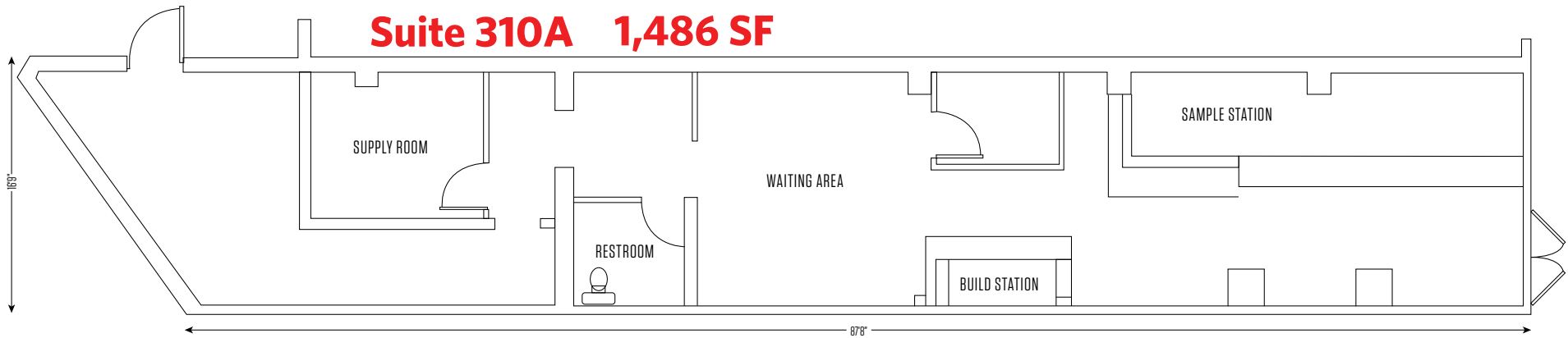
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SPACE PLAN

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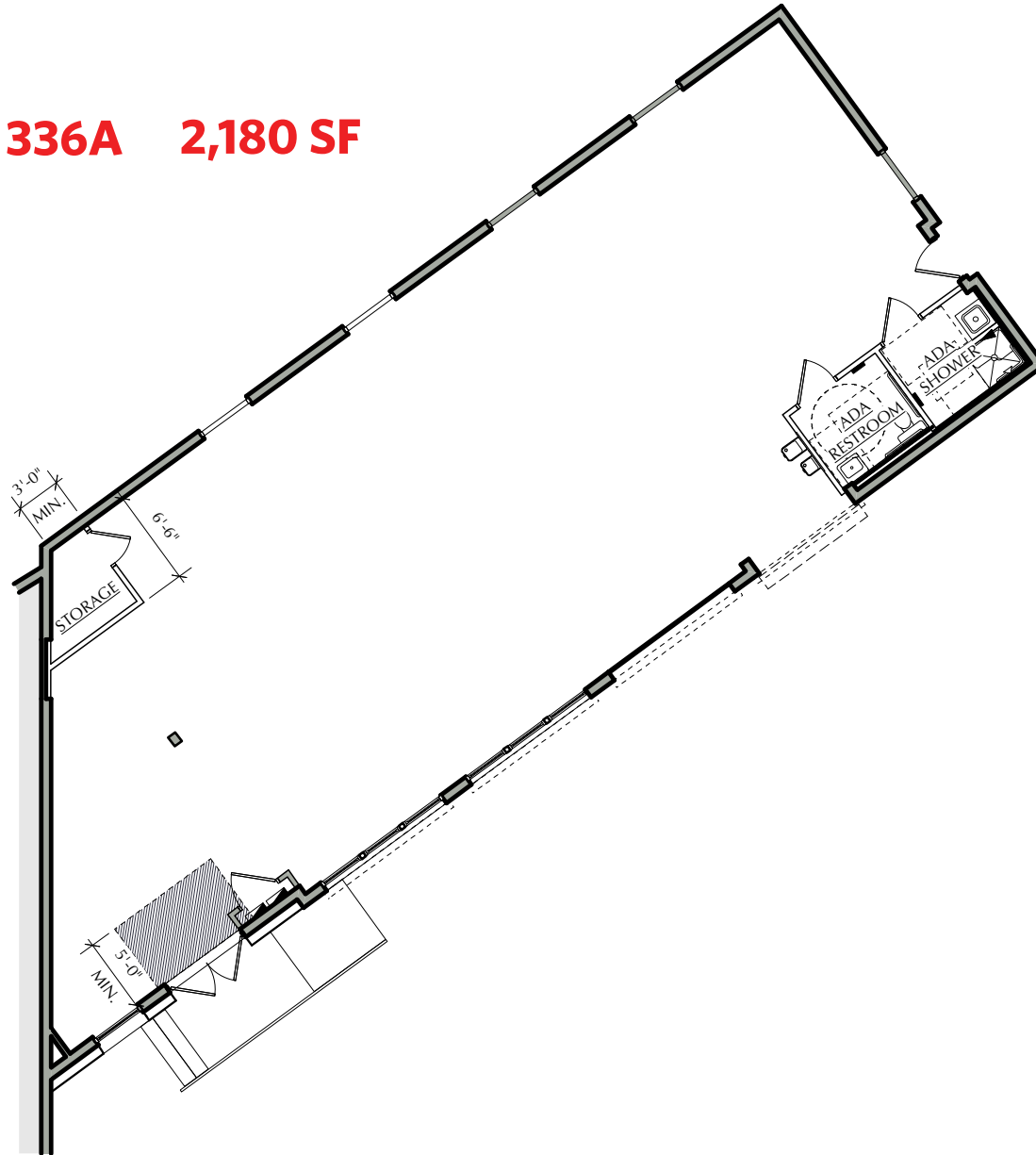


SPACE PLAN

300 S WASHINGTON ST - WASHINGTON COMMONS

FALLS CHURCH, VA 22046

Suite 336A 2,180 SF



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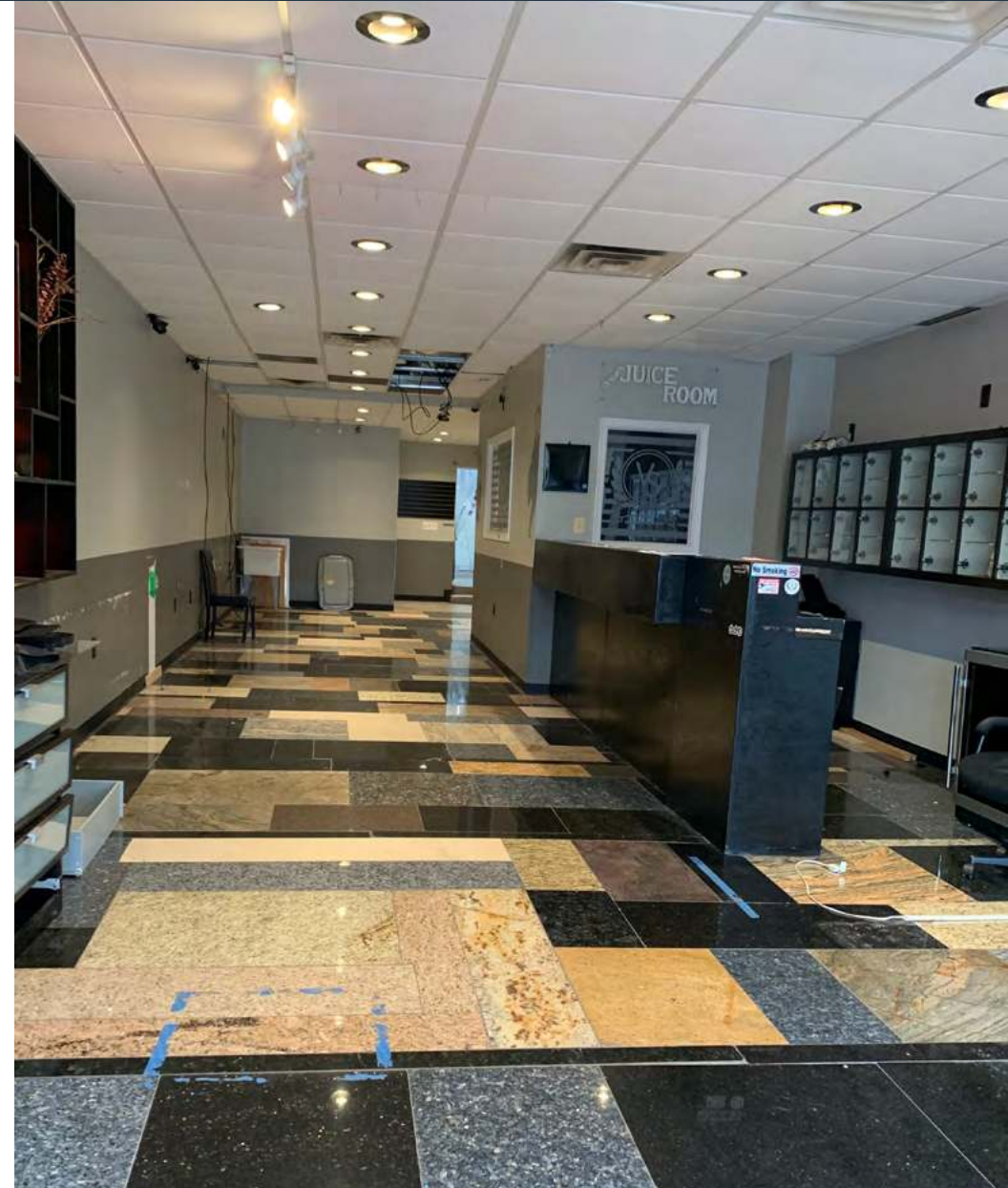
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PHOTOS

300 S WASHINGTON ST - WASHINGTON COMMONS

FALLS CHURCH, VA 22046

SUITE 310A



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PHOTOS

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SUITE 336A



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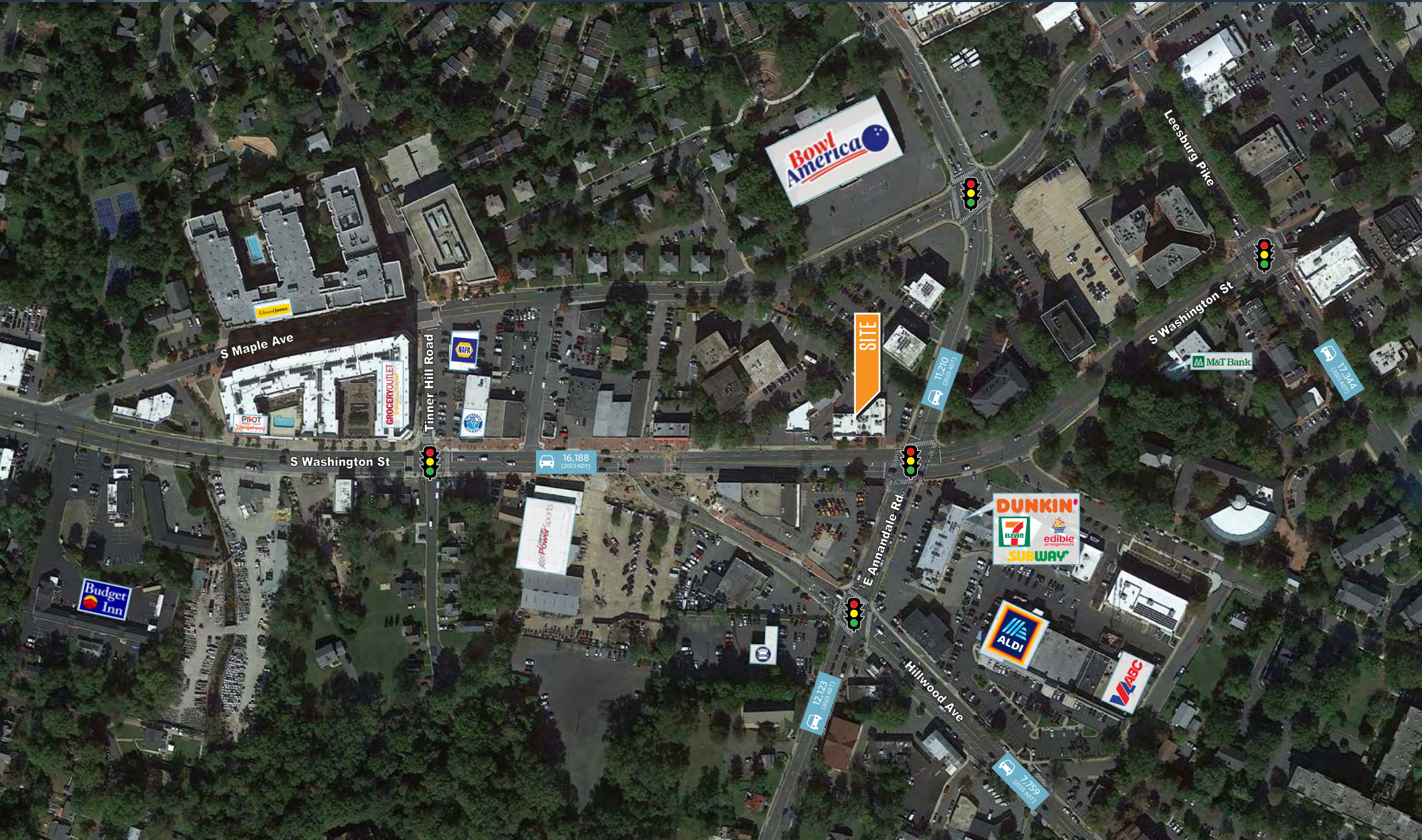
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AERIAL

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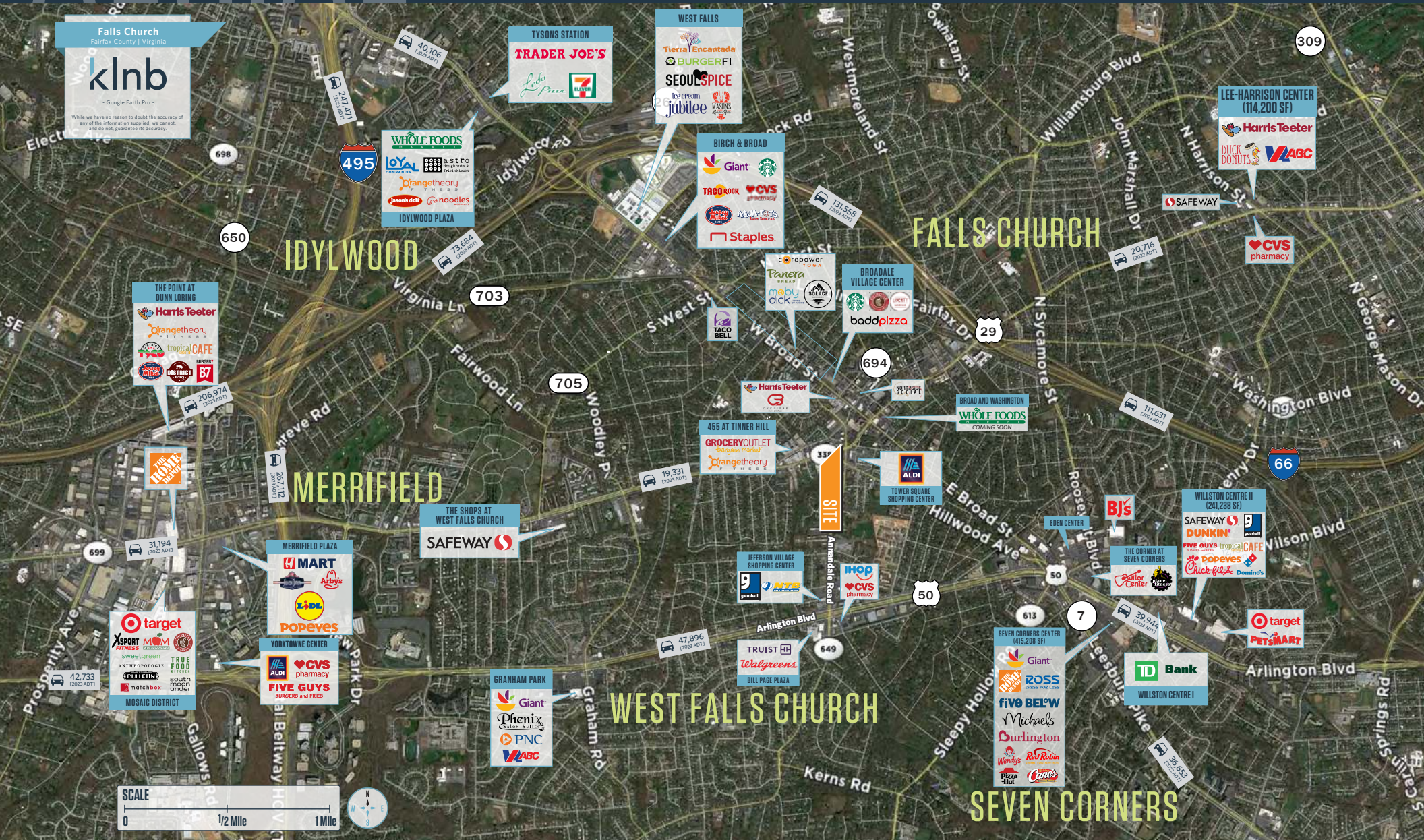
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FOR MORE INFORMATION, PLEASE CONTACT:

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