



## JOIN THESE RETAILERS



## RETAIL FOR SUBLEASE/ASSIGNMENT

- 2,880 SF retail space with an existing drive-thru available.
- New retail corner on W Broad Street in the heart of Falls Church.
- Great visibility off W Broad Street.
- Large outdoor seating opportunity.
- 18 shared surface parking spaces.

**FORREST MORRILL**

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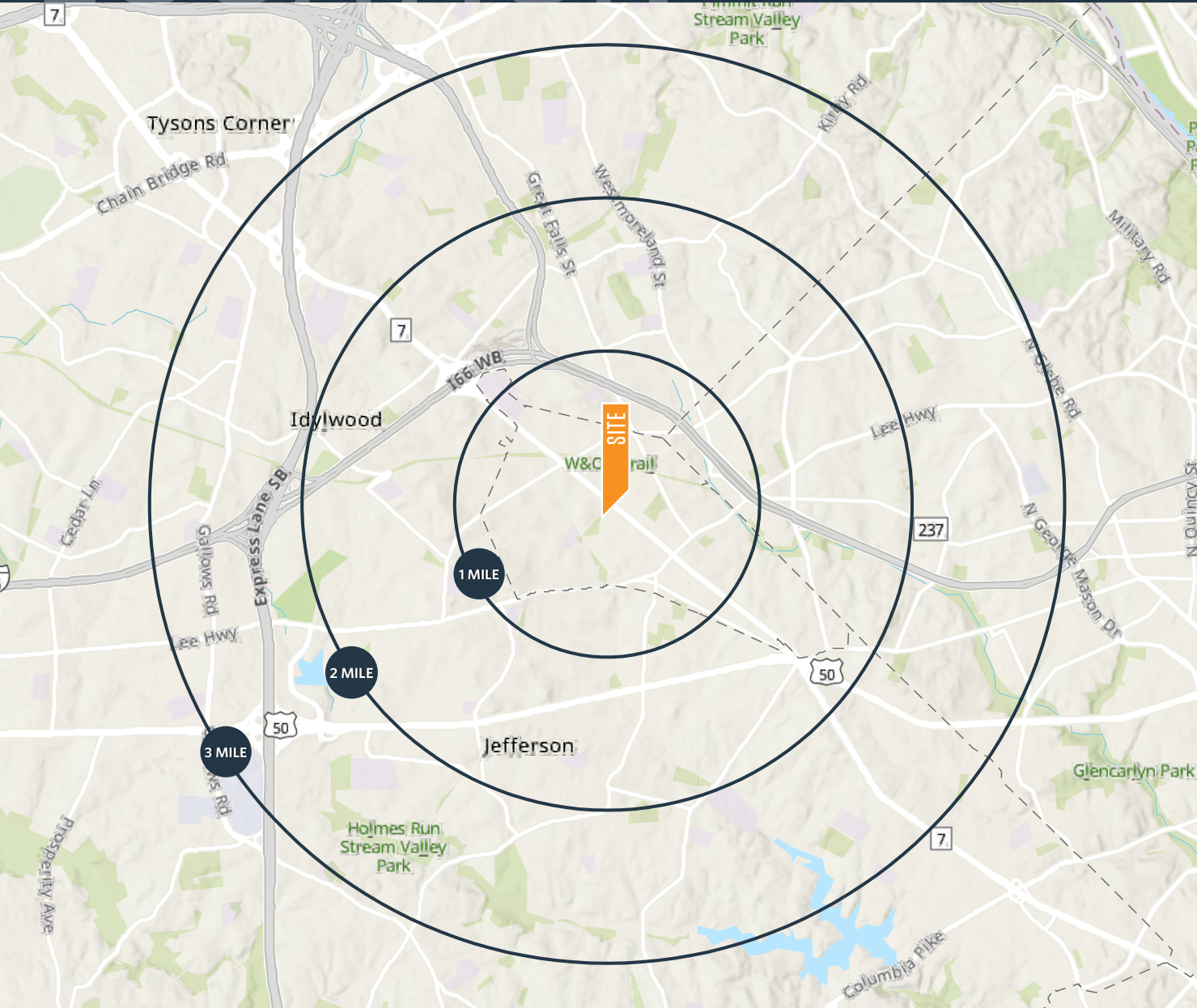
**JOE FLEISCHMANN**

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# LOCATION

# 603 W BROAD STREET

FALLS CHURCH VA, 22046



## AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
2,880 RSF	Negotiable	As-Is (2nd generation restaurant)	Within 90 Days of an Executed Lease

## DEMOGRAPHICS | 2024:

	1-MILE	2-MILE	3-MILE
Population	22,739	80,153	170,322
Daytime Population	13,283	33,465	95,410
Households	8,414	28,464	62,623
Average HH Income	\$234,638	\$220,093	\$217,837

## TRAFFIC COUNTS | 2023:

W Broad Street	21,896 VPD
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Falls Church  
Fairfax County | Virginia

## klnb

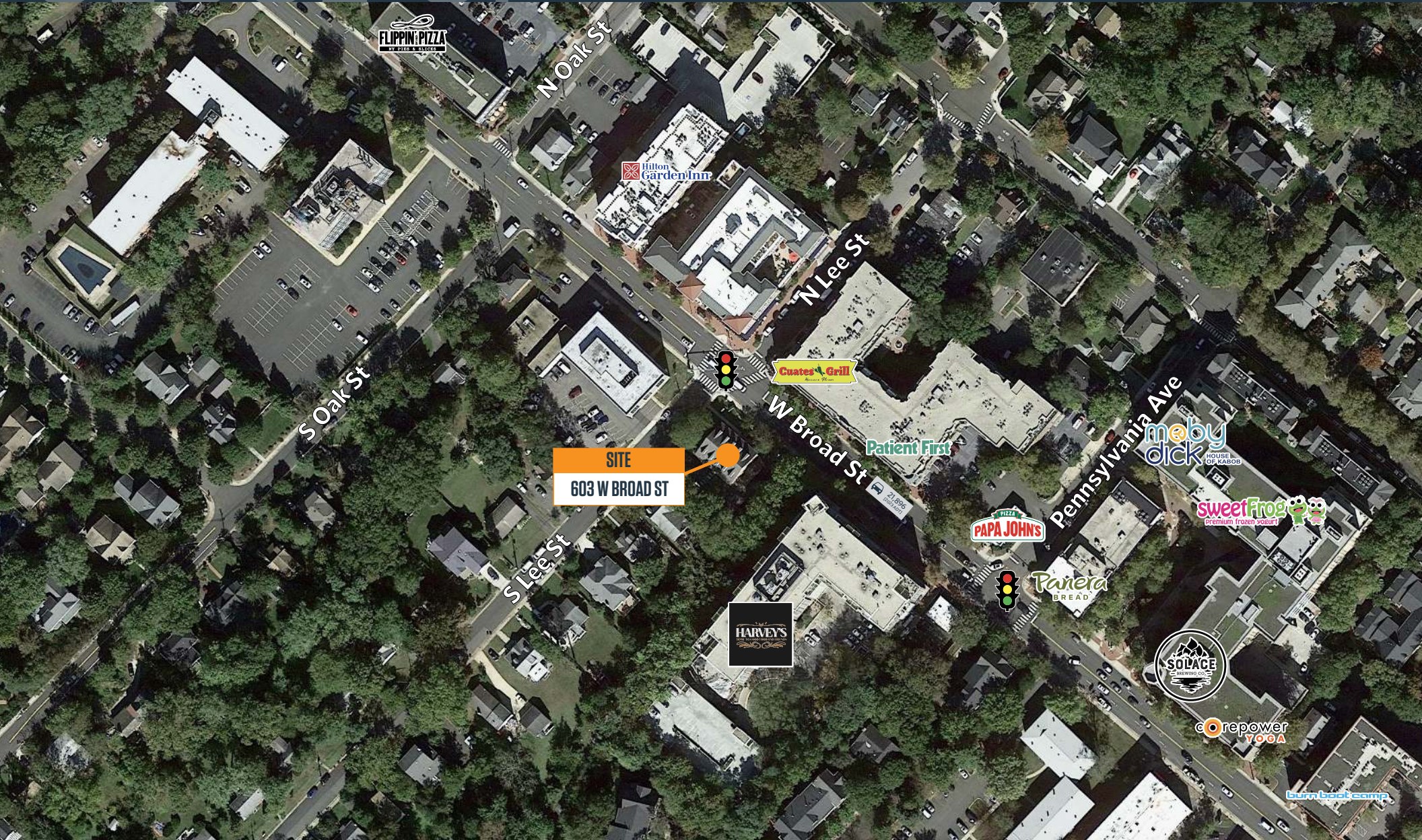
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# CLOSEUP

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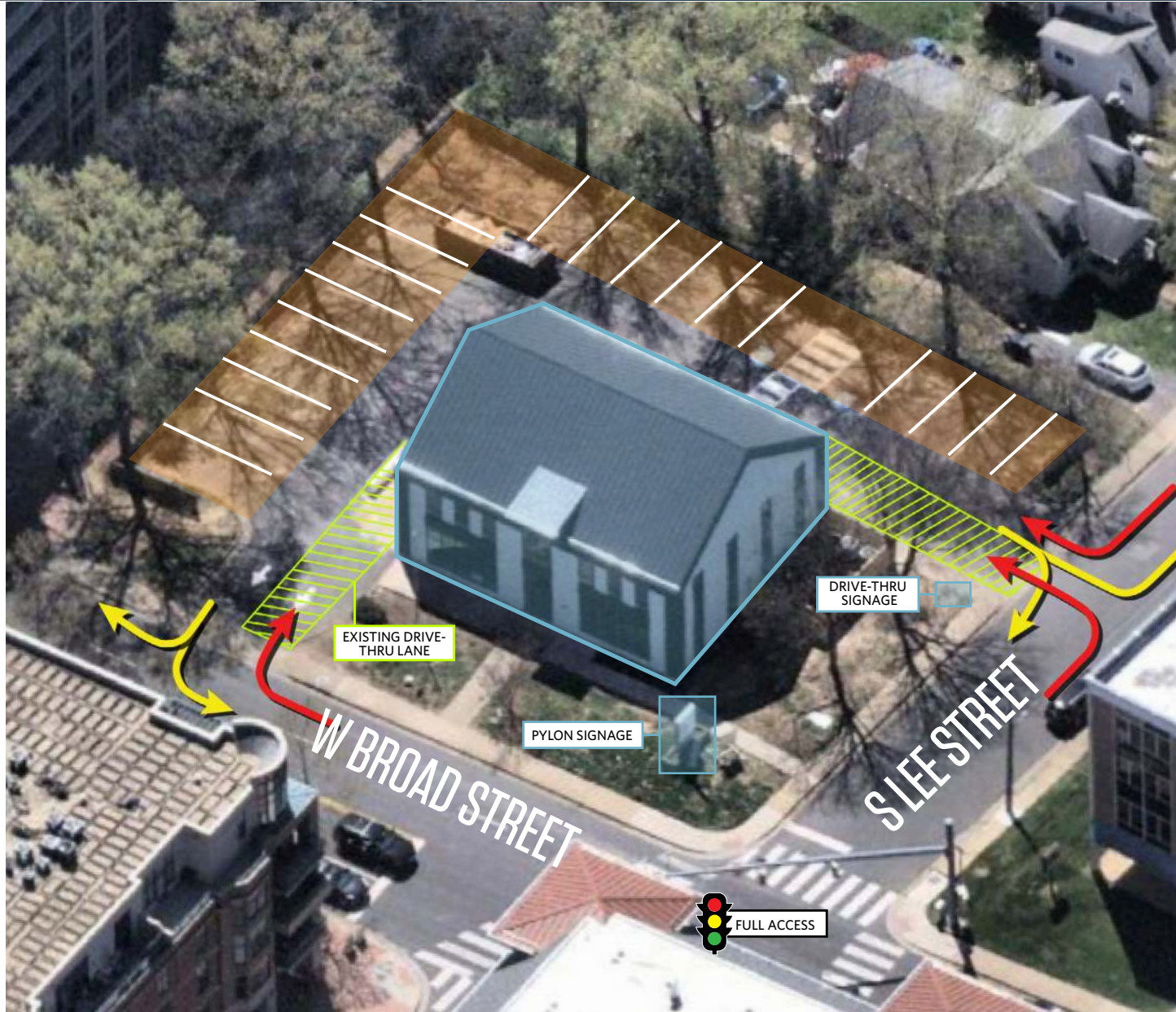
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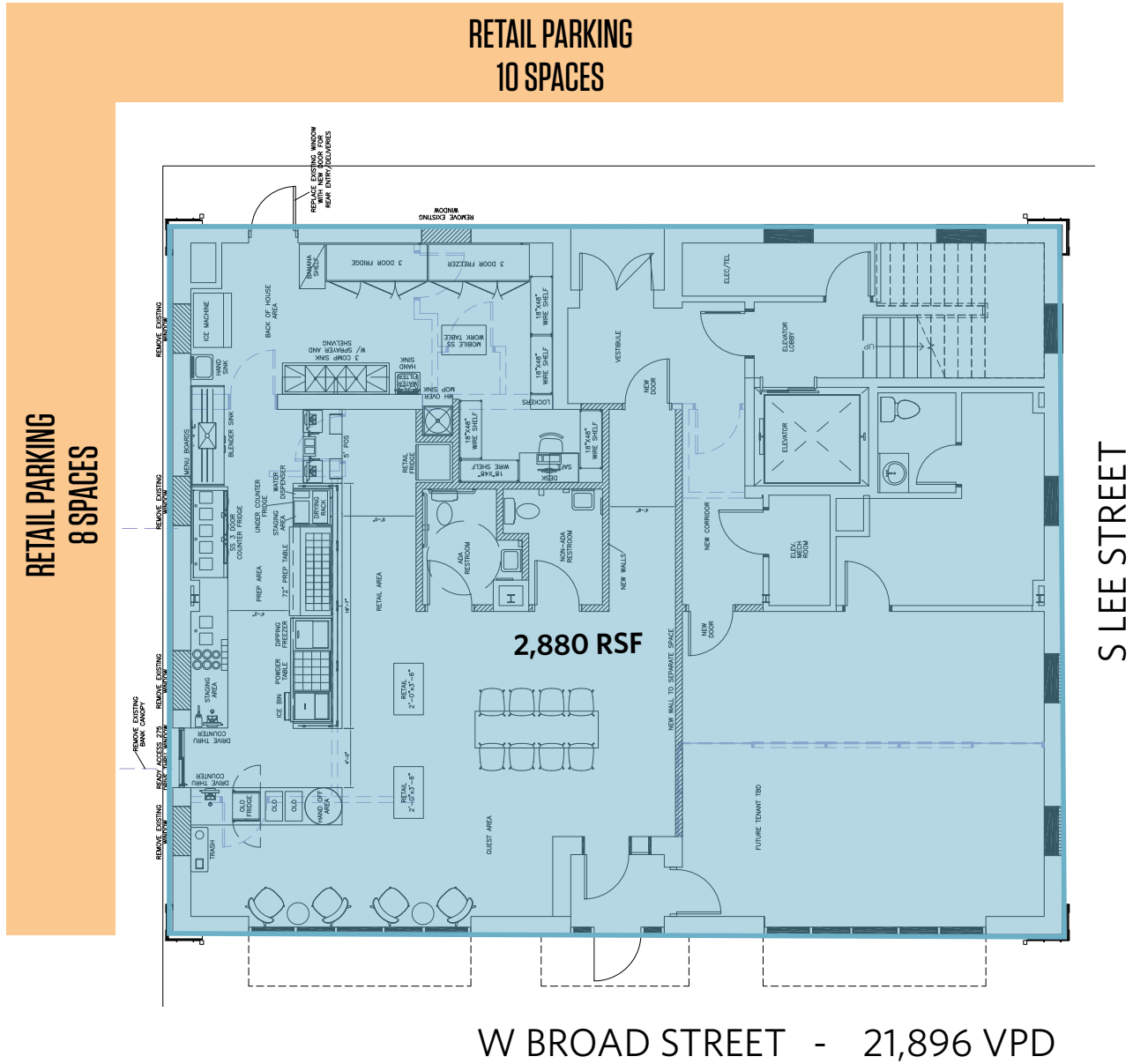
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# SITE PLAN

# 603 W BROAD STREET

FALLS CHURCH VA, 22046





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## FOR MORE INFORMATION, PLEASE CONTACT:

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