

455 at TINNER HILL

klnb





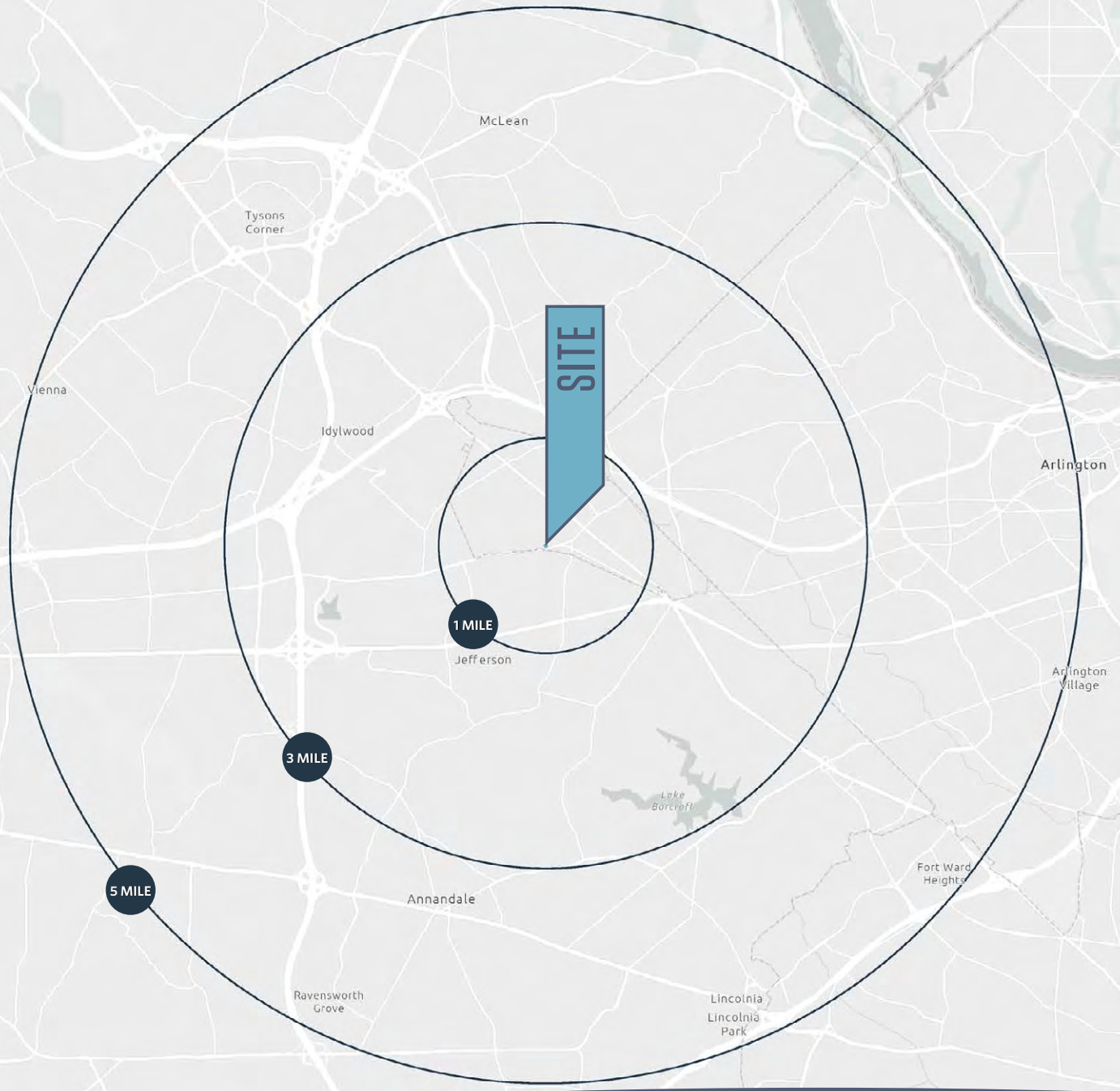
NEARBY RETAILERS:

GROCERYOUTLET
bargain market



PROPERTY HIGHLIGHTS

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PROPERTY HIGHLIGHTS:

- Fully Leased
- 233 unit luxury apartment building
- Marquee signage
- Free ample deck parking for retail access

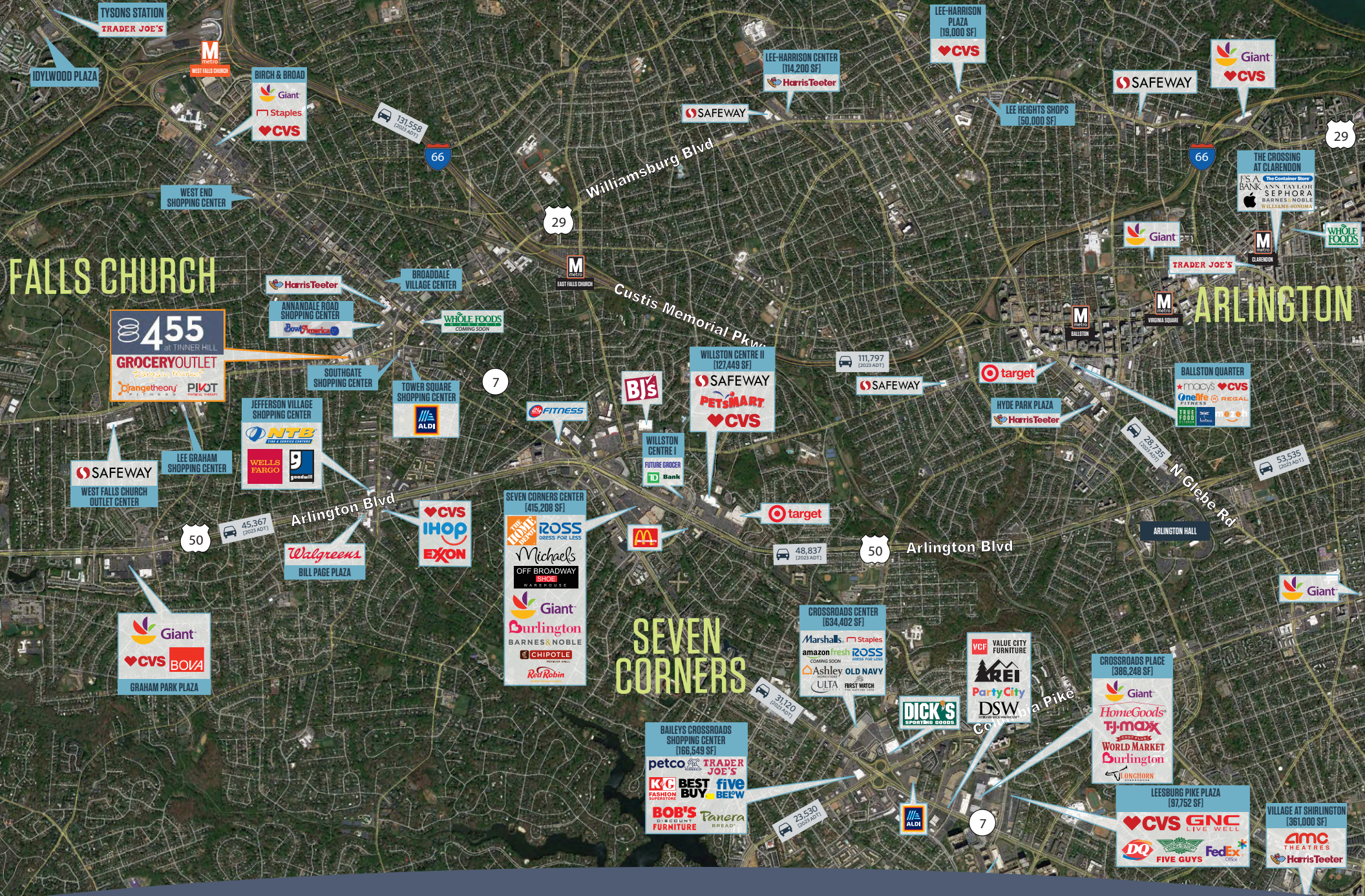
DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	22,836	174,755	507,925
Daytime Population	24,281	165,460	568,961
Households	8,501	62,705	204,954
Average HH Income	\$242,313	\$223,556	\$197,176

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

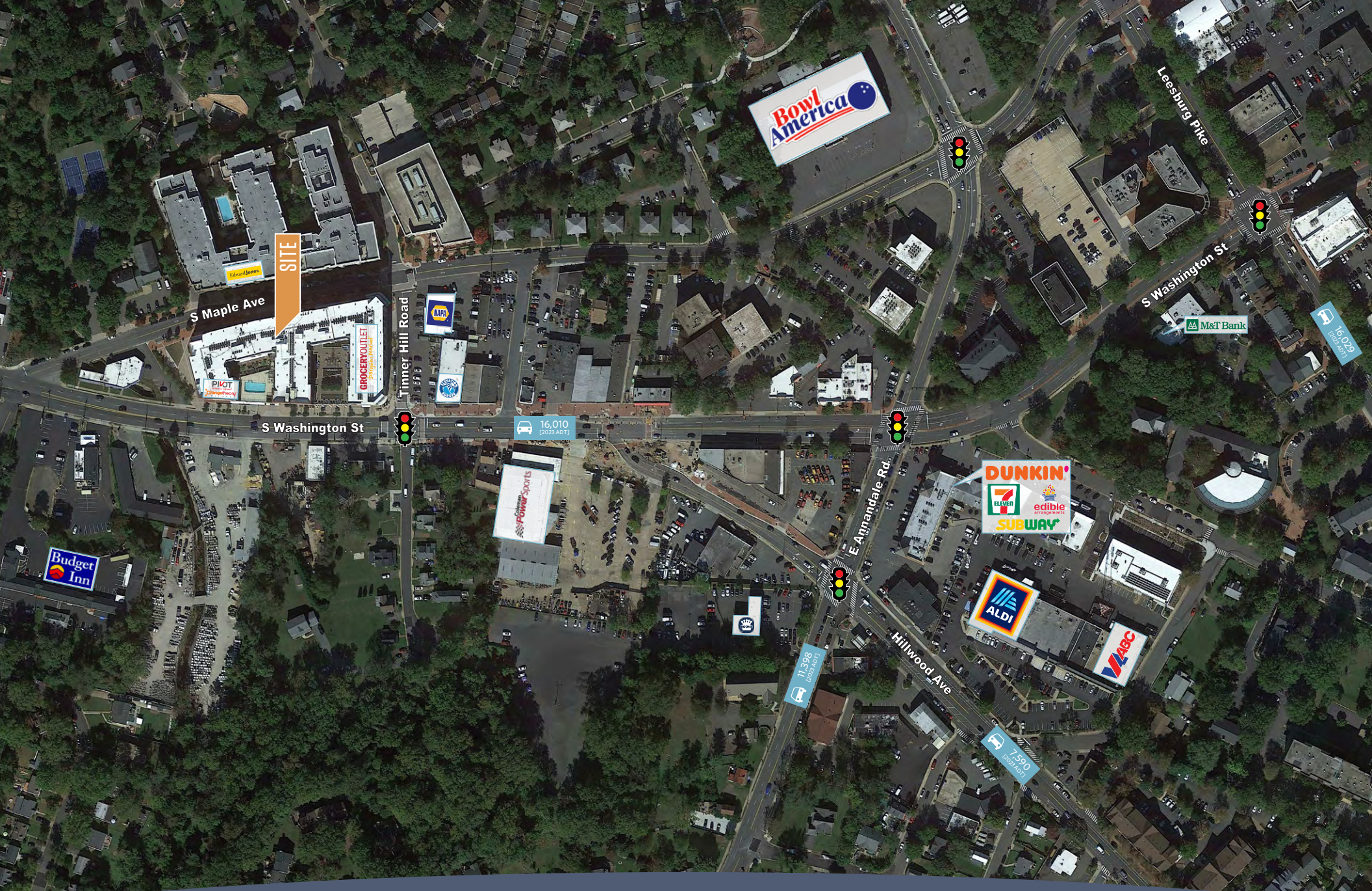
S Washington St	16,010 ADT
Leesburg Pike	16,029 ADT



FALLS CHURCH

ARLINGTON

SEVEN CORNERS



MID VIEW

klnb

At Grade Parking

S. Maple Ave

15 EX. PARKING SPACES

S. Washington St.

Elevators & Escalator

1 GROUND FLOOR PLAN
1/16" = 1'-0"

GROCERYOUTLET
bargain market

KEY NOTES:

LEV	LOW EMITTING VEHICLE
FEC	FIRE EXTINGUISHER CABINET
FD	FLOOR DRAIN
CG	CORNER GUARD
HP	HIGH POINT
TW	TOP OF WALL
FAAP	FIRE ALARM ANNUNCIATOR PANEL
	TRAFFIC COATING

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