

PEARSON SQUARE

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



3,041 SF
AVAILABLE
Q2 2025

3,993 SF
AVAILABLE
Q1 2025

JOIN THESE RETAILERS

PIVOT
PHYSICAL THERAPY

Orangetheory
FITNESS



- Rare Second Generation Retail Space Ideal for Service Uses
- 64 dedicated retail parking spaces
- Ground floor of 230 apartment units

Matt Skalet
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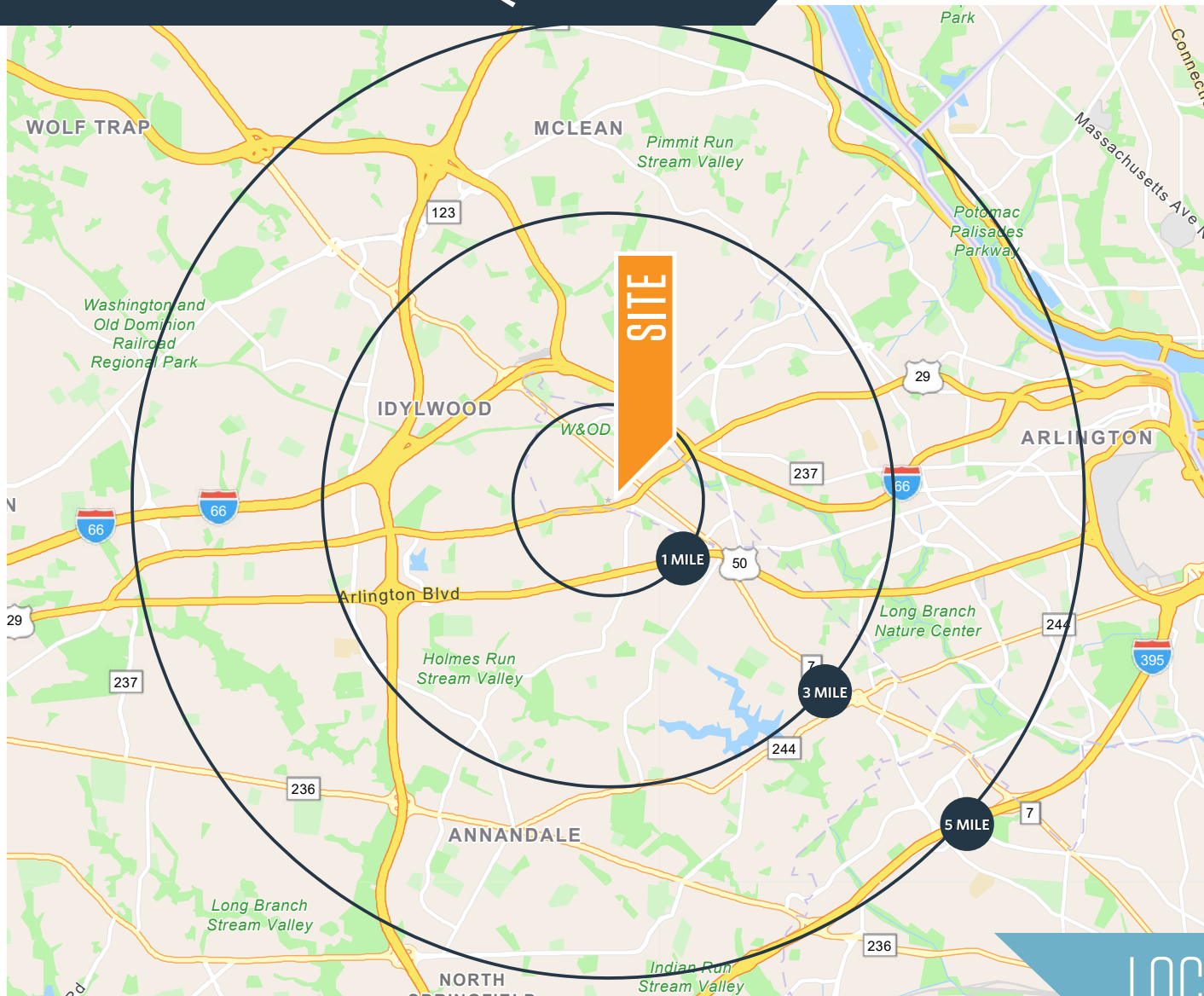
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AVAILABLE SPACE

3,041 SF (Available Q2 2025)
3,993 SF (Available Q1 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:

Route 7	20,400 ADT
Langston Blvd	17,130 ADT

LOCATION & DEMOGRAPHICS

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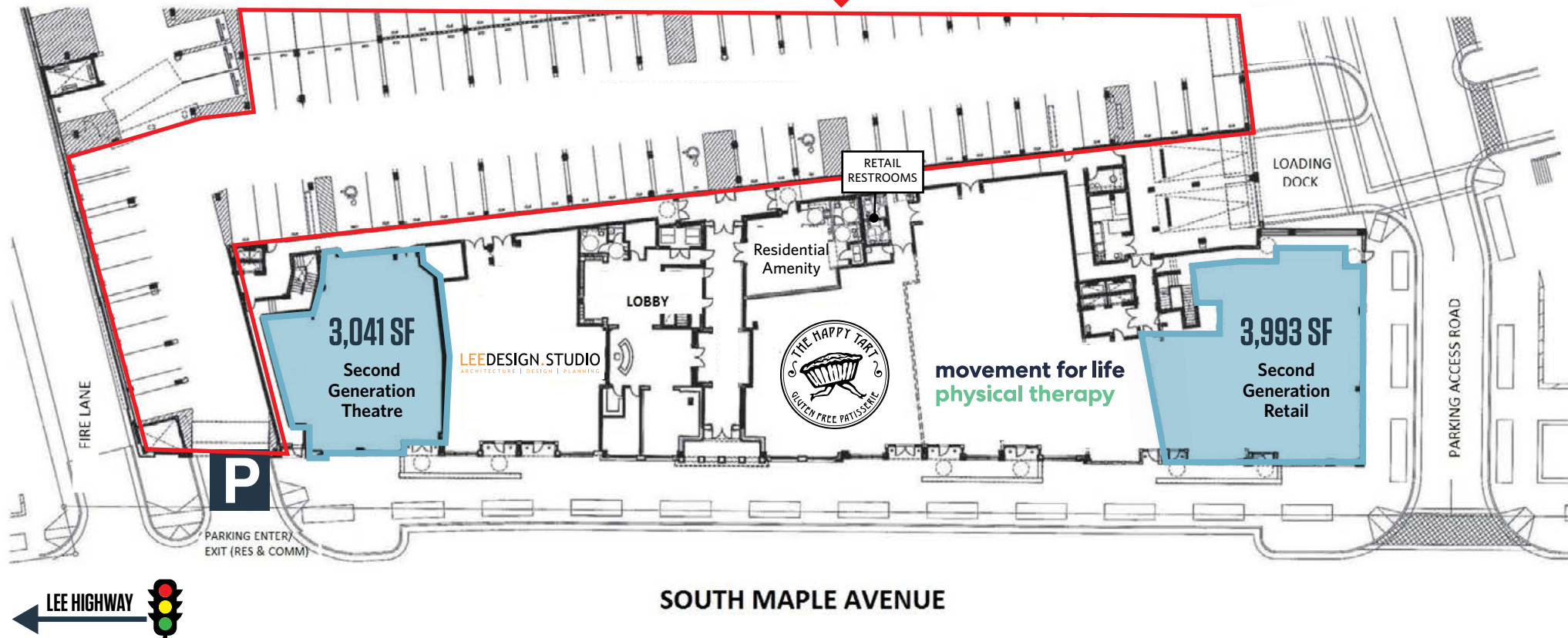
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64 DEDICATED RETAIL
PARKING SPACES



SITE PLAN

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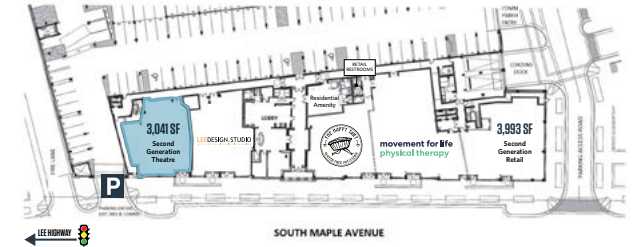
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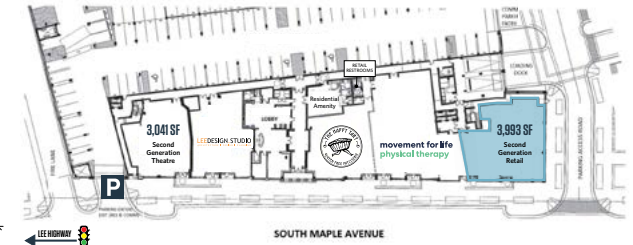
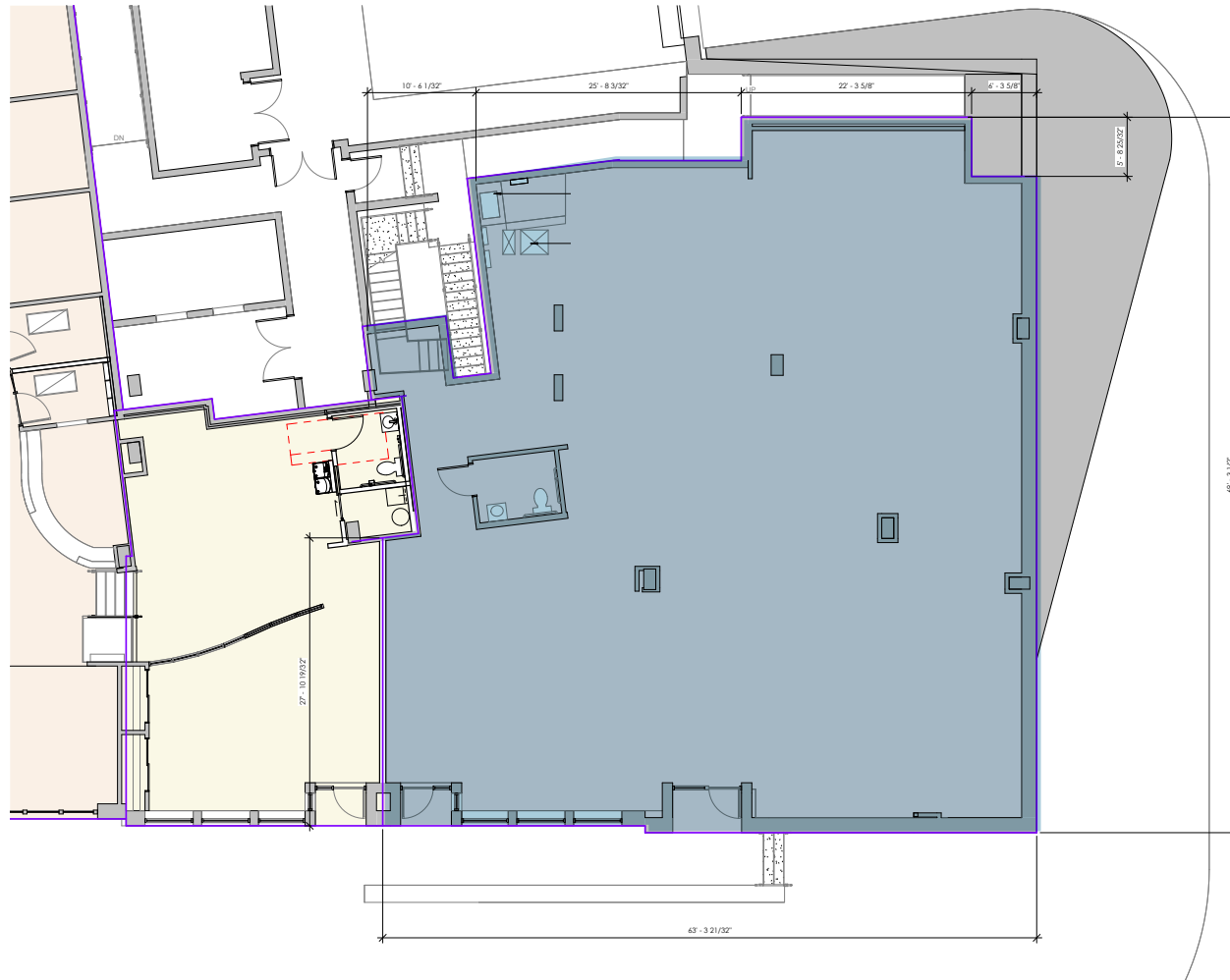
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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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