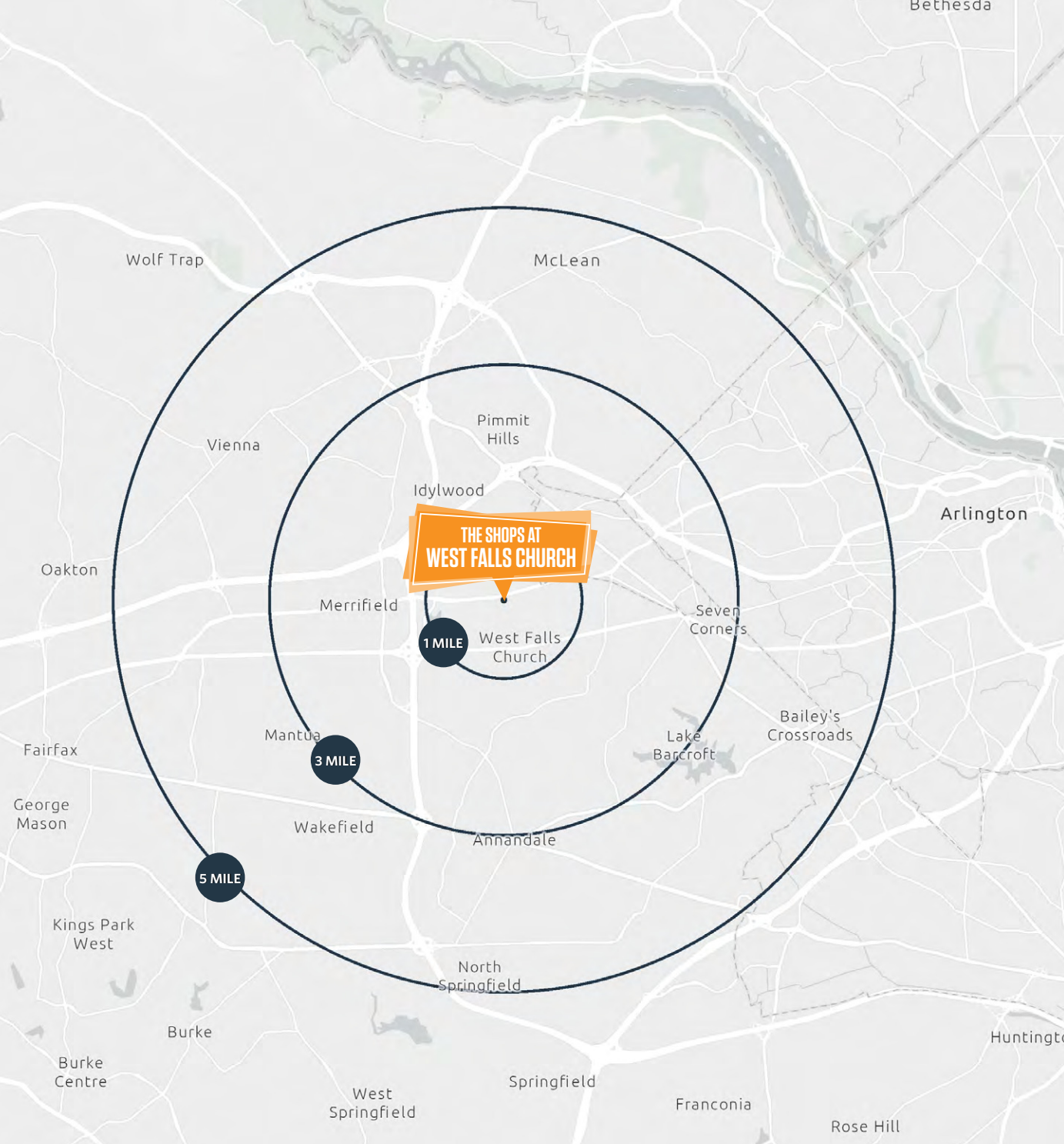


THE SHOPS AT WEST FALLS CHURCH

7397 Lee Highway, Falls Church, VA





TOTAL POPULATION

1 Mile	3 Mile	5 Mile
25,171	160,304	445,917



DAYTIME POPULATION

1 Mile	3 Mile	5 Mile
18,598	172,029	523,771



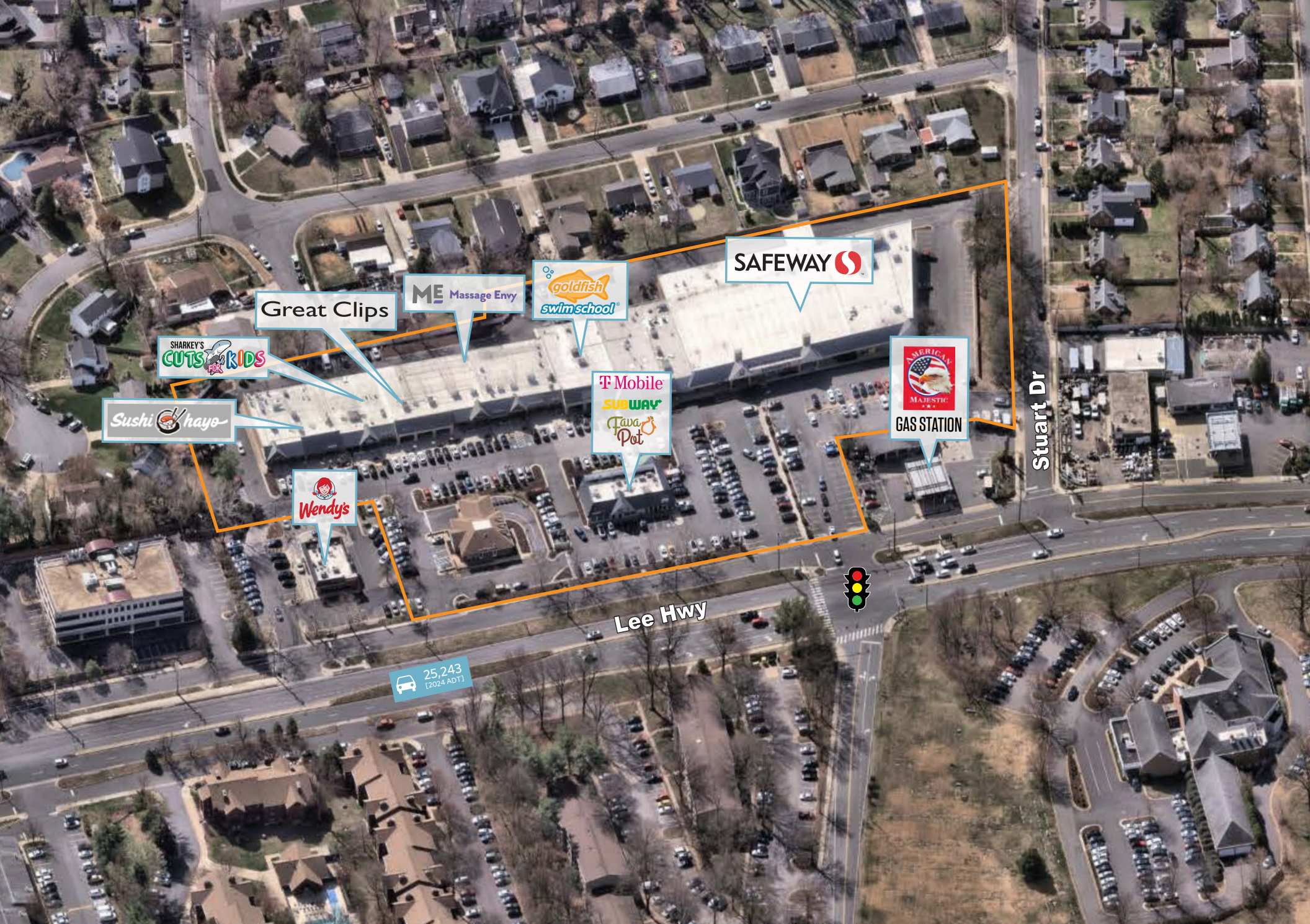
MEDIAN HH INCOME

1 Mile	3 Mile	5 Mile
\$127,610	\$160,077	\$159,650



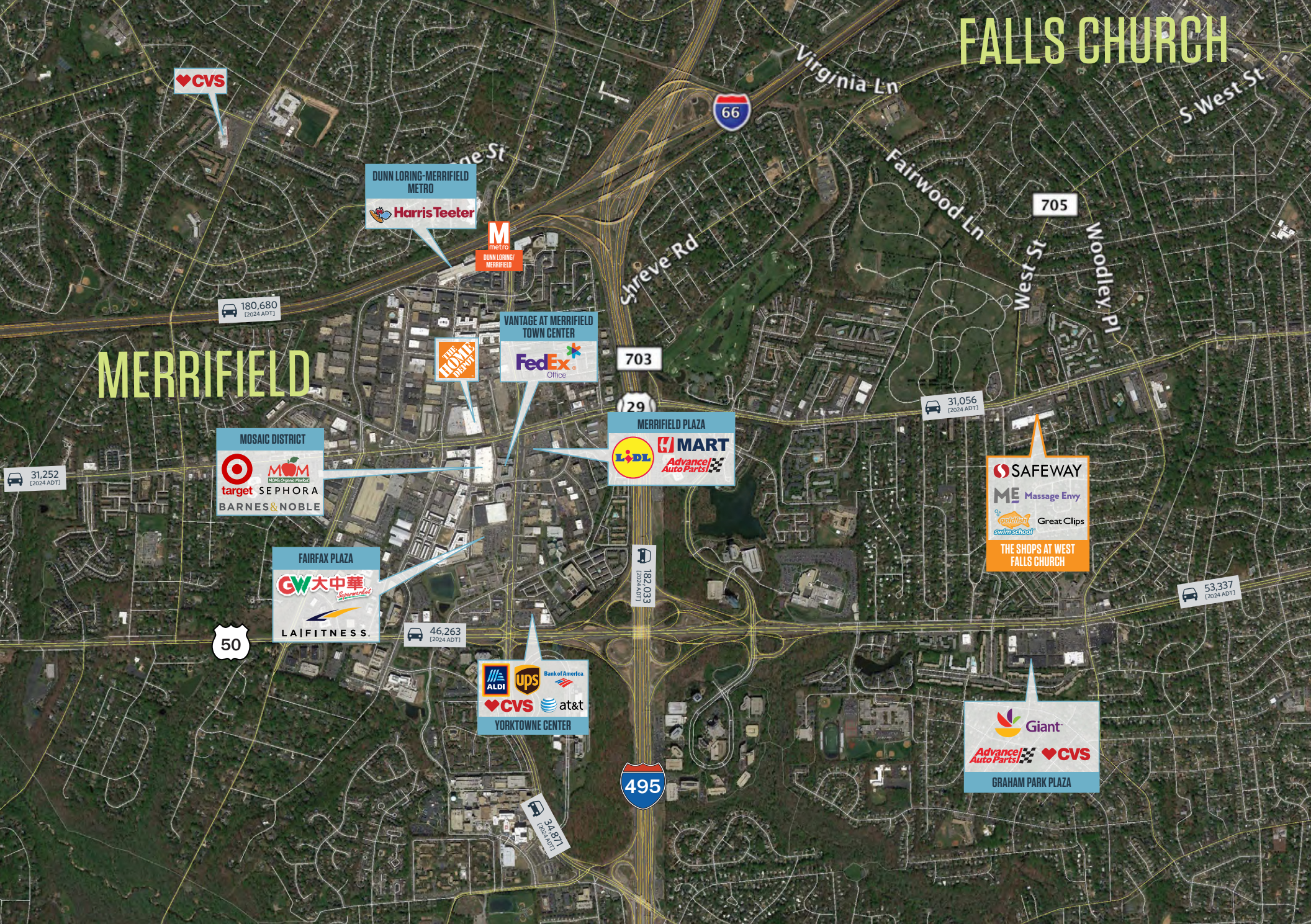
AVERAGE HH INCOME

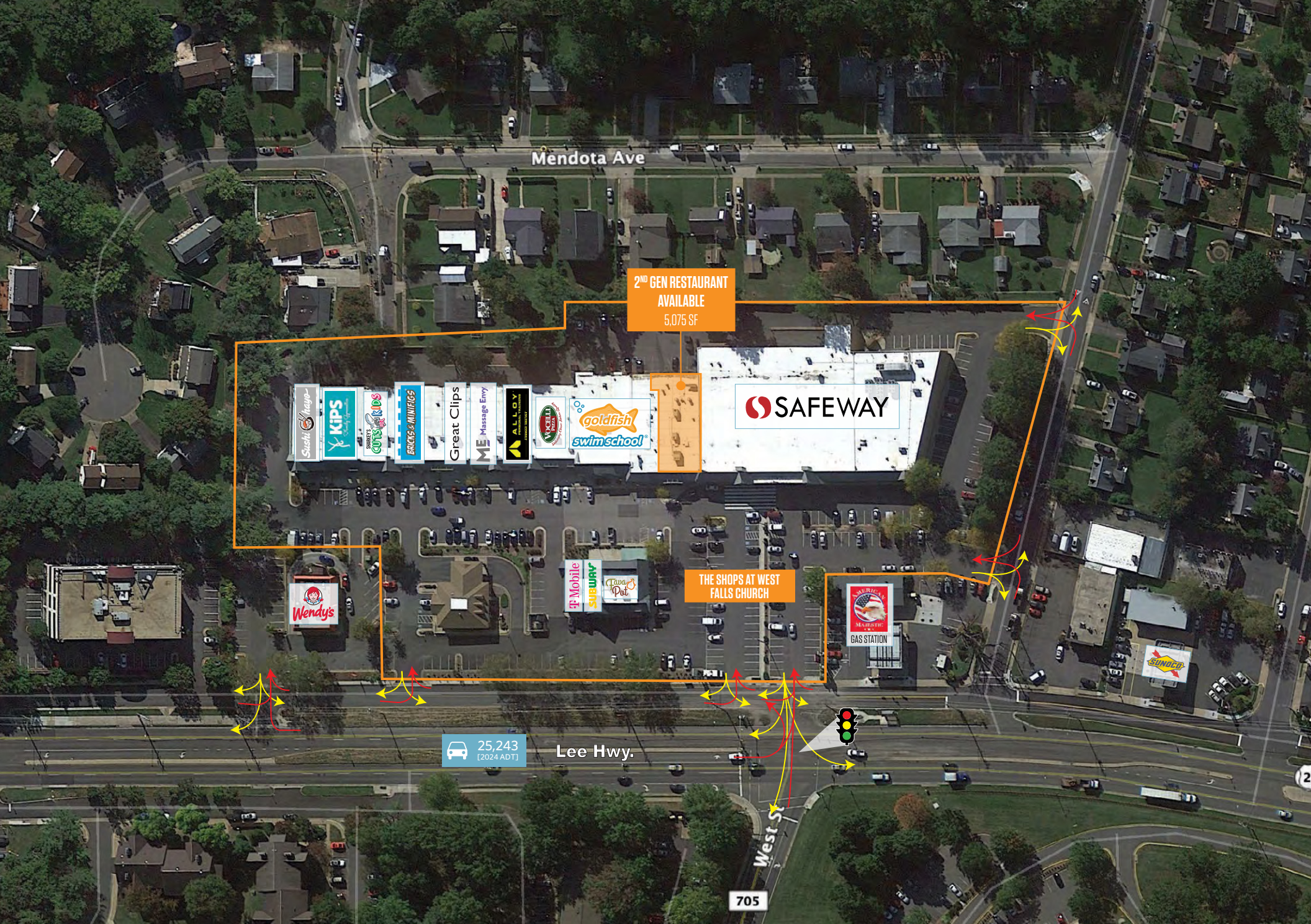
1 Mile	3 Mile	5 Mile
\$182,918	\$219,928	\$221,917



FALLS CHURCH

MERRIFIELD





Mendota Ave

2ND GEN RESTAURANT
AVAILABLE
5,075 SF

SAFeway

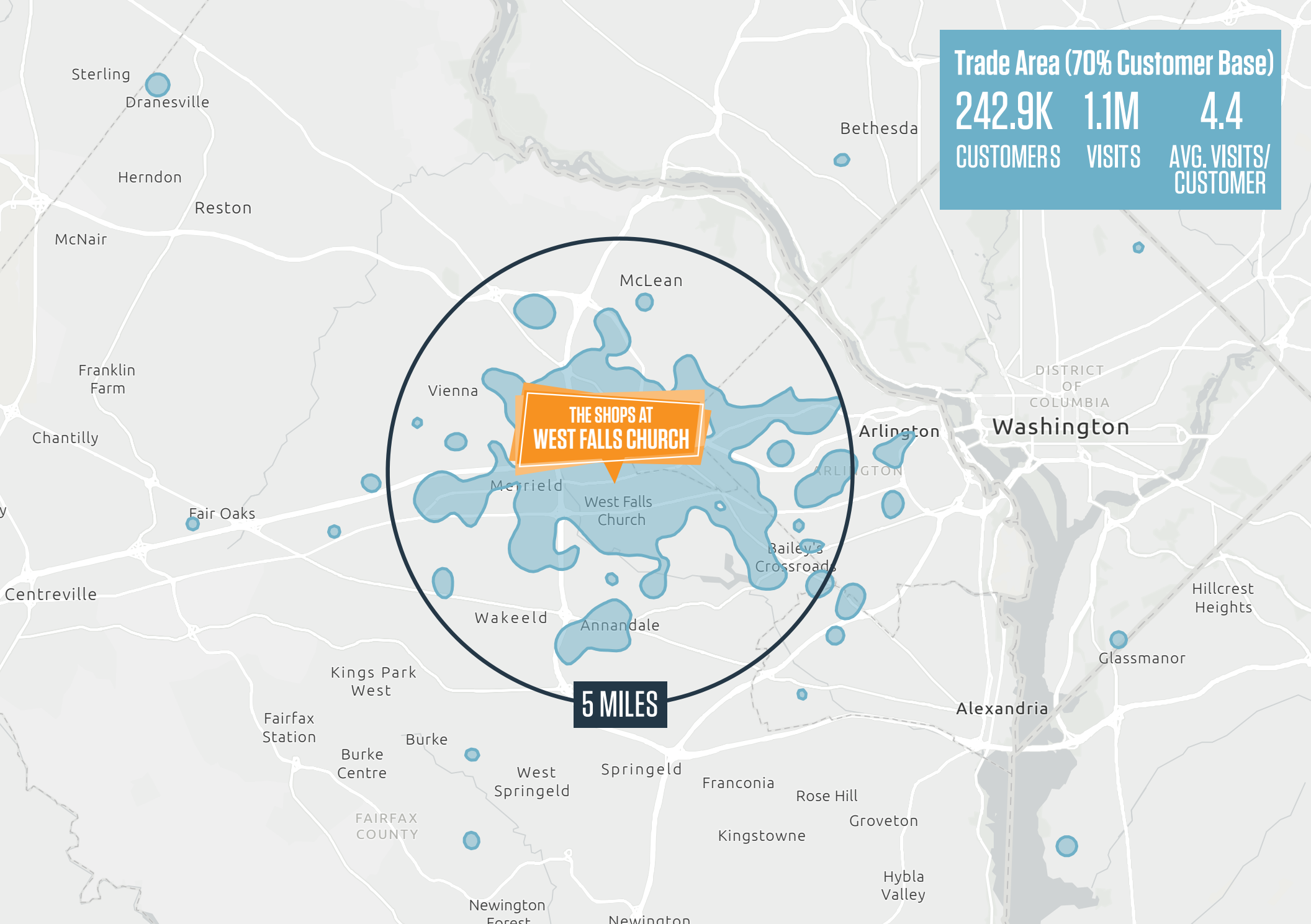
THE SHOPS AT WEST
FALLS CHURCH

AMERICAN
HEALTHCARE
GAS STATION

25,243
[2024 ADT]

Lee Hwy.

705



Trade Area (70% Customer Base)		
242.9K	1.1M	4.4
CUSTOMERS	VISITS	AVG. VISITS/ CUSTOMER



Suite	Retailer	SF	Suite	Retailer	SF	Suite	Retailer	SF
10	Sushi Ohayo	5,484	80	Great Clips	960	150	At Lease	2,400
30	Nail Spa	1,203	90	Massage Envy	2,320	160	T-Mobile	1,600
40	Kips Family Gymnastics	3,900	100	Alloy Personal Training	1,933	170	Subway	1,100
50	Sharkey's Cuts for Kids	1,080	110	Vocelli Pizza	1,203	180	Fava Pot	1,804
60	Bricks & Minifigs	2,125	120	Goldfish Swim School	9,191			
70	Elite Action Martial Arts	2,775	130	Available [2nd Generation Restaurant Space]	5,075			
75	West Falls Church Dental	3,268	140	Safeway	37,841			





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