



NEARBY RETAILERS



COMMERCIAL CONDO FOR SALE



[CLICK HERE FOR 3D TOUR](#)

- Commercial condo (2,593 SF) zoned B-1 LTD. BUS available in the prestigious building, The Byron, on Route 7, Falls Church, VA.
- First floor lobby with elevator access to the 2nd floor condo and exterior staircase directly to 2nd floor condo.
- Building storefront signage available.
- Price: \$1,625,000
- Includes free and unreserved parking.

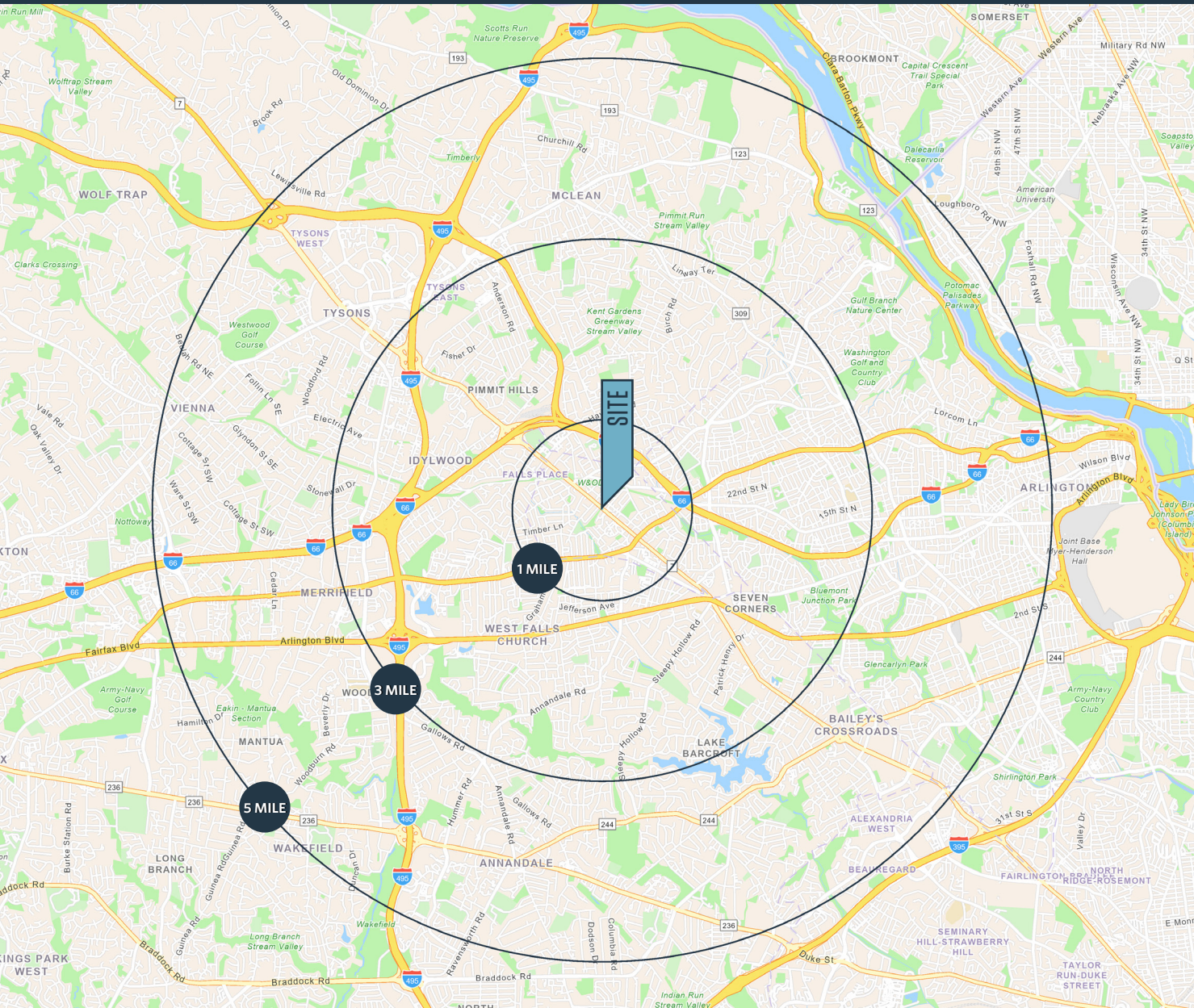
DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

DEMOS/TRAFFIC

513 W BROAD STREET

FALLS CHURCH, VA 22046, FAIRFAX COUNTY



DEMOGRAPHICS | 2026:

1-MILE	3-MILE	5-MILE
Population		
23,873	173,393	463,564
Daytime Population		
13,112	84,006	334,609
Households		
8,790	63,383	179,639
Average HH Income		
\$252,241	\$238,866	\$221,407

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

W Broad St (Route 7)	22,007 ADT
N Washington St (Route 29)	19,727 ADT

Falls Church
Fairfax County | Virginia

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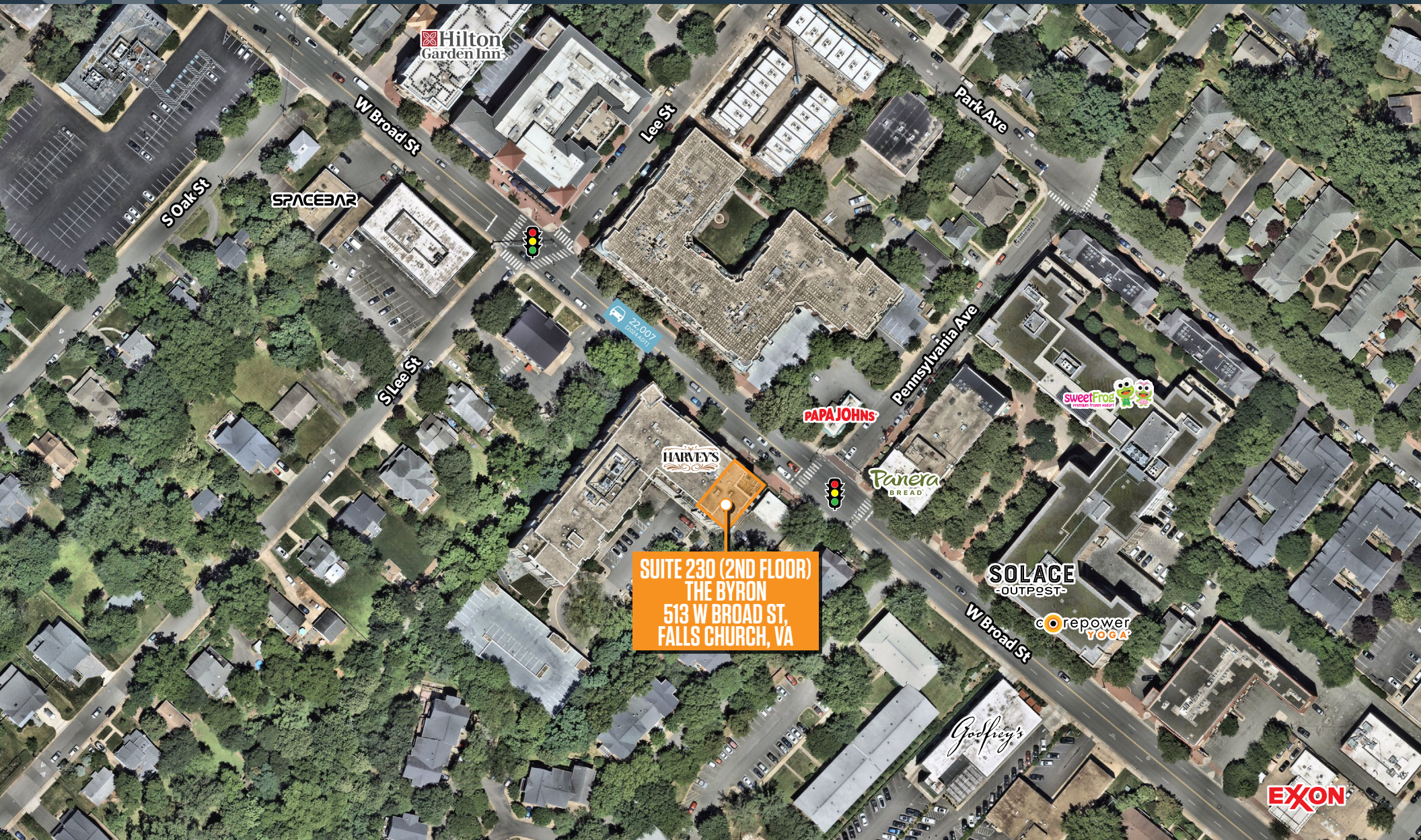
While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



CLOSEUP

513 W BROAD STREET

FALLS CHURCH, VA 22046, FAIRFAX COUNTY



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FLOOR PLAN

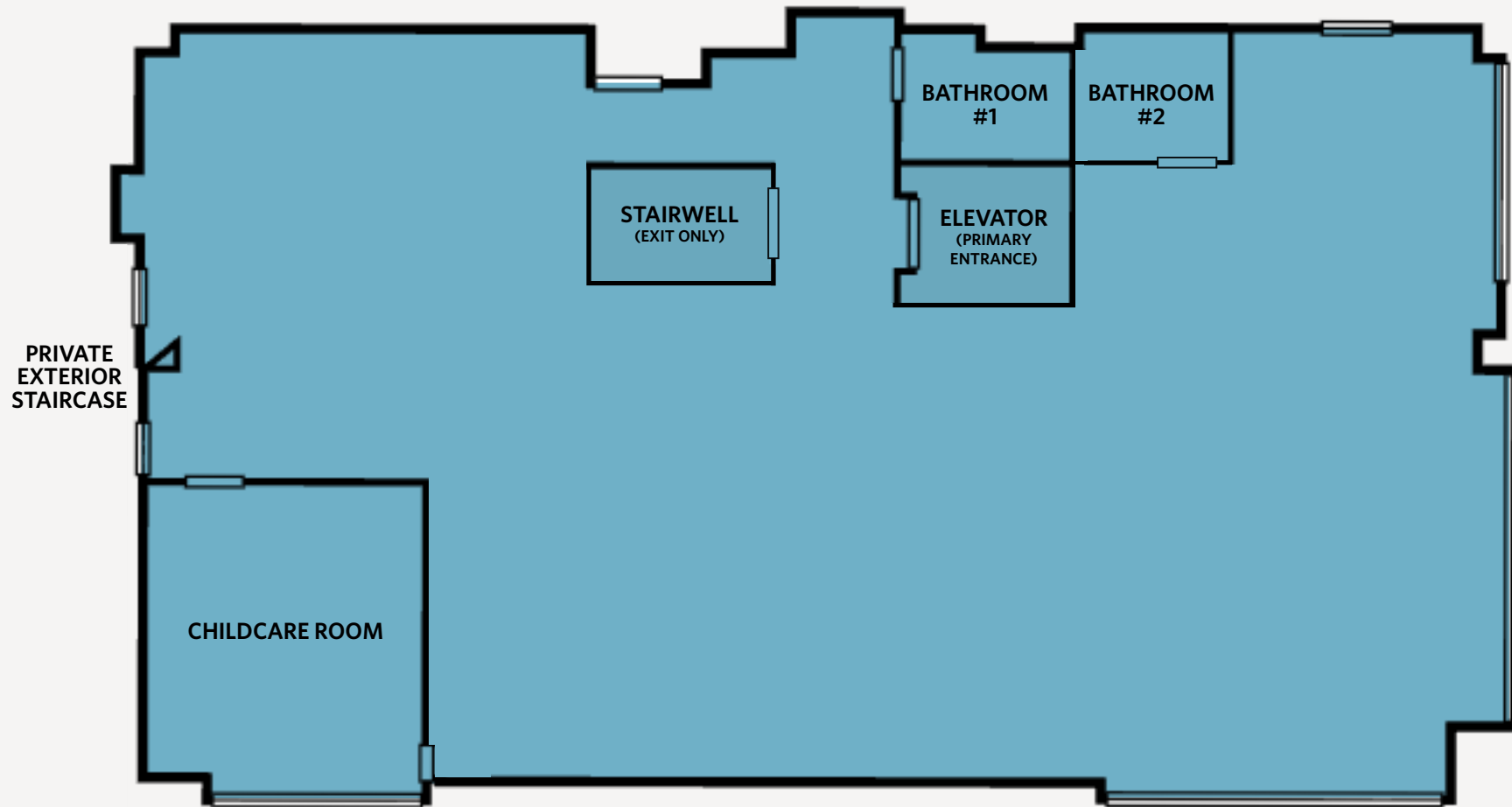
513 W BROAD STREET

FALLS CHURCH, VA 22046, FAIRFAX COUNTY

SUITE 230: 2,593 SF AVAILABLE



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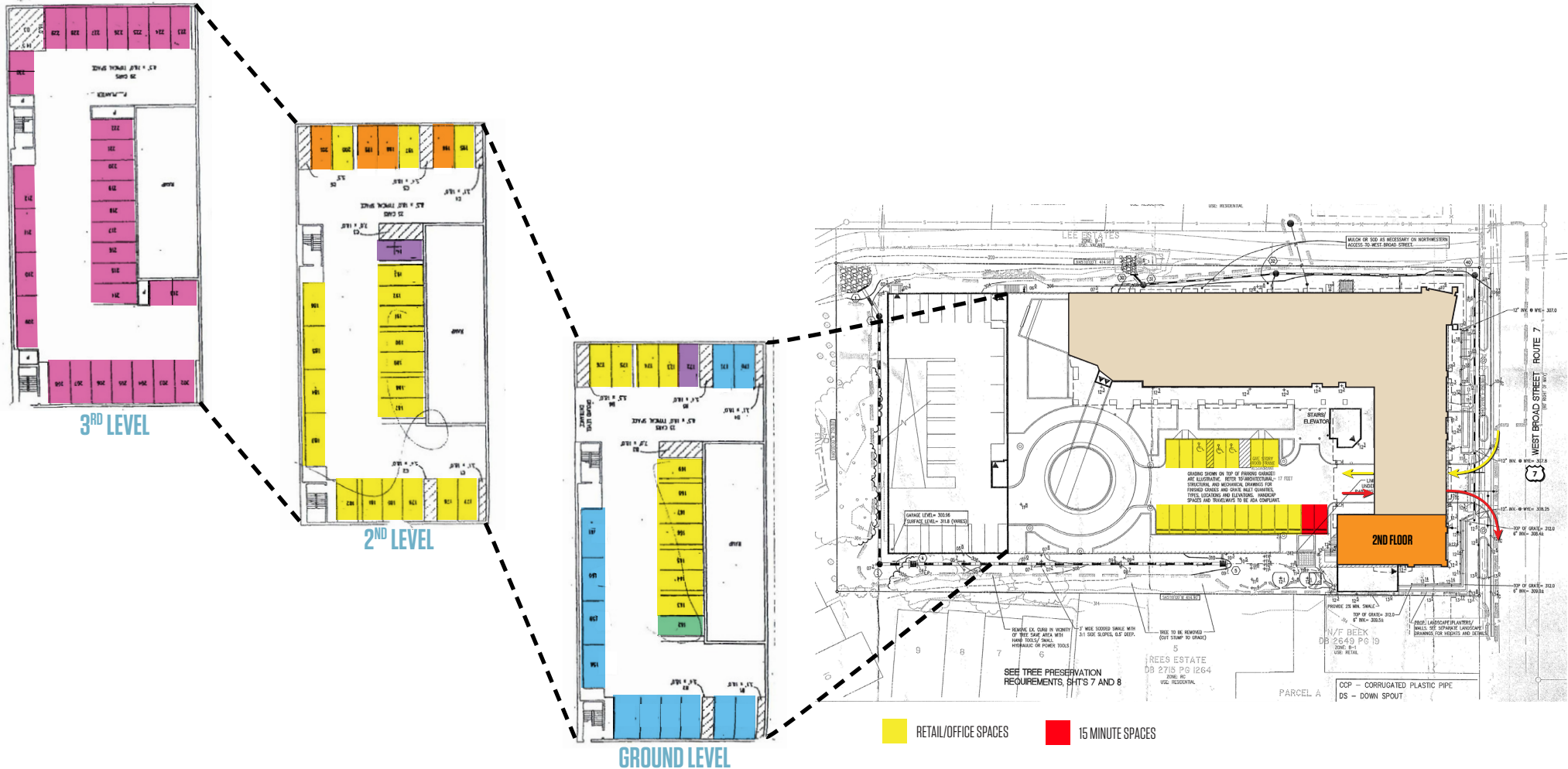
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PARKING

513 W BROAD STREET

FALLS CHURCH, VA 22046, FAIRFAX COUNTY



CONDO PHOTOS

513 W BROAD STREET

FALLS CHURCH, VA 22046, FAIRFAX COUNTY



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CONDO PHOTOS | 513 W BROAD STREET

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1 OF 2 BATHROOMS WITHIN THE CONDO



EXTERIOR STAIRCASE

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BUILDING AMENITIES

513 W BROAD STREET

FALLS CHURCH, VA 22046, FAIRFAX COUNTY

ANGLE #2 OF THE COMMON ROOM OF THE BYRON



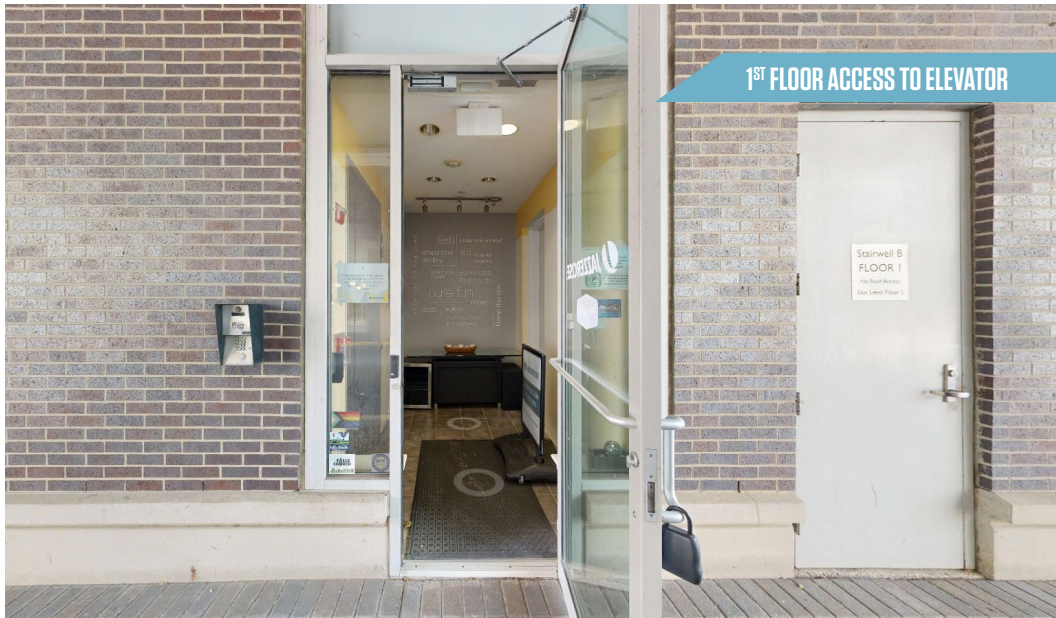
COMMON PATIO OF THE BYRON



ANGLE #1 OF THE COMMON ROOM OF THE BYRON



1ST FLOOR ACCESS TO ELEVATOR



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FOR MORE INFORMATION, PLEASE CONTACT:

DALLON L. CHENEY

dcheney@klnb.com

703-268-2703

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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CLICK TO VIEW PROPERTY WEBSITE

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