



2,405 SF RETAIL WITH DRIVE THRU ATM DRIVE THRU DIVISIBLE

402 WEST BROAD STREET, FALLS CHURCH, VA 22046



2,405 SF RETAIL WITH DRIVE THRU | ATM DRIVE THRU DIVISIBLE

PROPERTY SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,405 SF
Lot Size:	0.69 Acres
Building Size:	32,637 SF

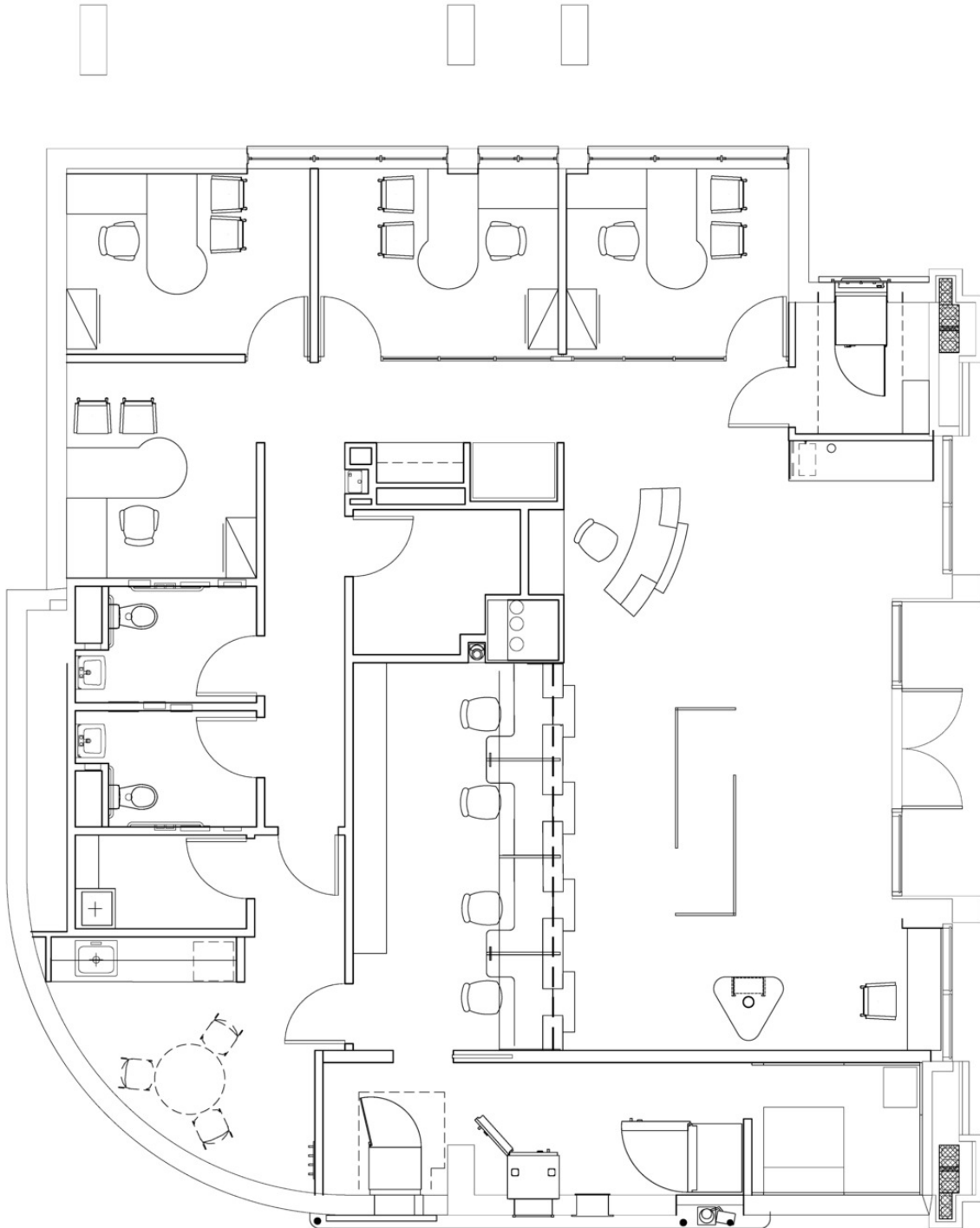
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,212	56,945	171,384
Total Population	22,072	159,746	436,795
Average HH Income	\$238,507	\$216,321	\$203,258

PROPERTY HIGHLIGHTS

- 2,405 SF ground-level availability, located in a former bank
- ATM drive-thru Lease Opportunity
- High visibility on West Broad Street (26,000 VPD) with prominent street frontage
- 5/1,000 Parking Ratio (53 Parking Spaces for Commercial Users)
- Walk Score of 93 "Walkers Paradise"
- Prominent signage opportunity

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FLOOR PLAN



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS // 4

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RETAILER MAP



Joseph Farina

Principal

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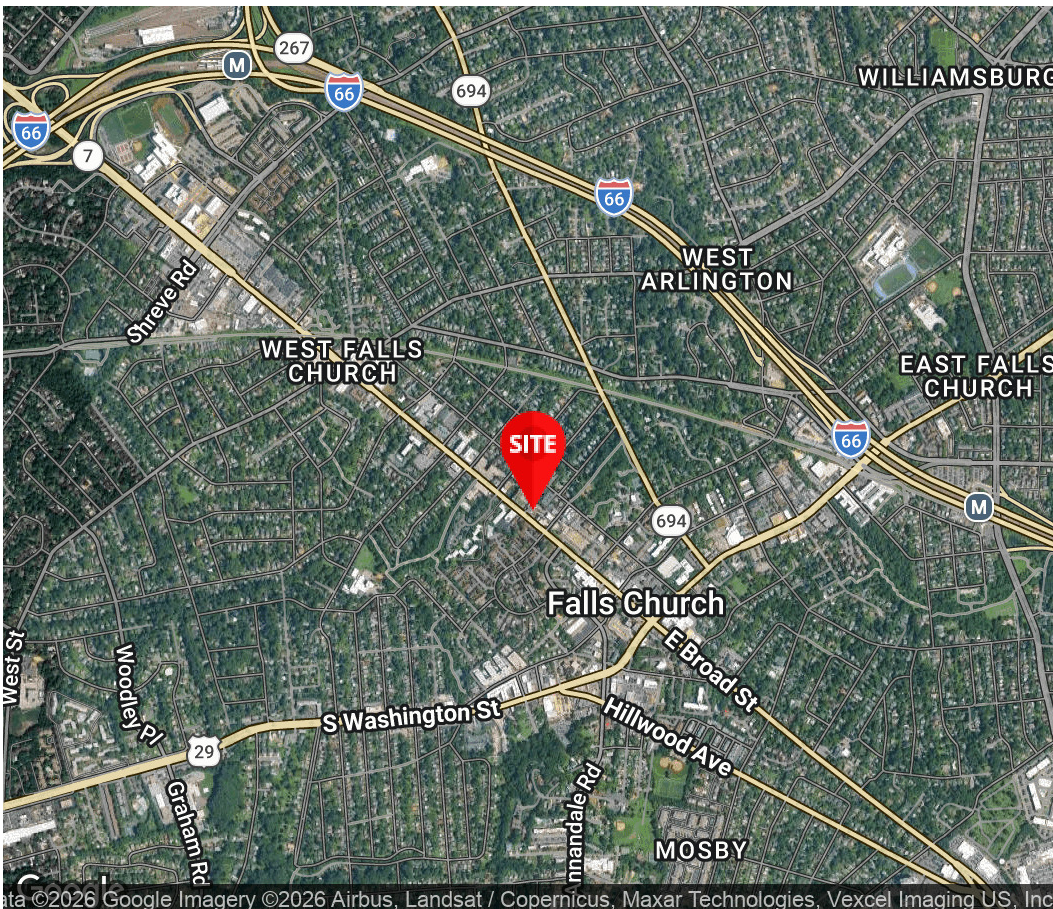
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