



EXCLUSIVE

The Broadway: Prime Retail

Address: 502 W. Broad Street Falls Church, VA 22046

Lease Rate: Negotiable

Square Footage: 1,450-1,511 SF

Parking: 4/1,000 (59 ground level spaces)

Zoning: B-1

HIGHLIGHTS

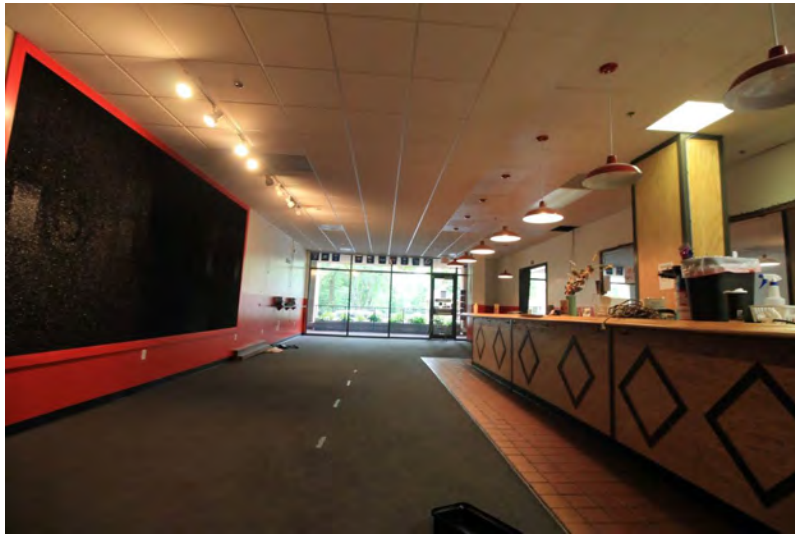
- ▶ 1,450 SF Rectangular vanilla box with ADA compliant restroom in the heart of historic Falls Church City, Virginia
- ▶ 1,511 SF space is a fully built out medical condo with 4 treatment rooms, a reception and waiting area.
- ▶ The Broadway is a mixed use building featuring high-end residential condominiums with prominent street level retail
- ▶ The Broadway is ideally situated on busy West Broad Street (Route 7) delivering a daily average traffic count of 27,000 - 29,000 vehicles.
- ▶ Ready for immediate occupancy

DEMOGRAPHICS (3 Mile Radius)

- ▶ Population: 166,807
- ▶ Households: 63,259
- ▶ Median HH Income: \$122,181
- ▶ Total Employees: 64,612
- ▶ Total Businesses: 5,452
- ▶ Walk Score: 88 (very walkable)



Interior Photos



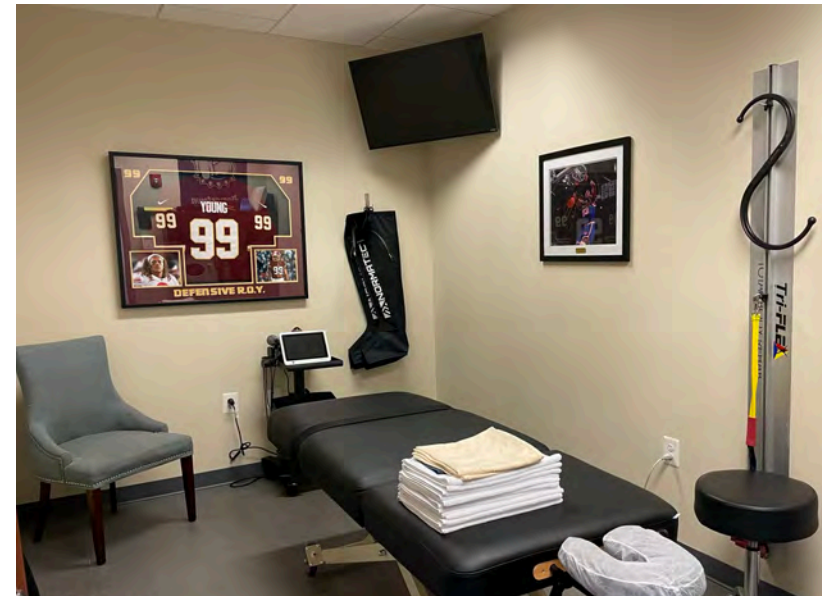
1,450 SF Space - Facing W. Broad St



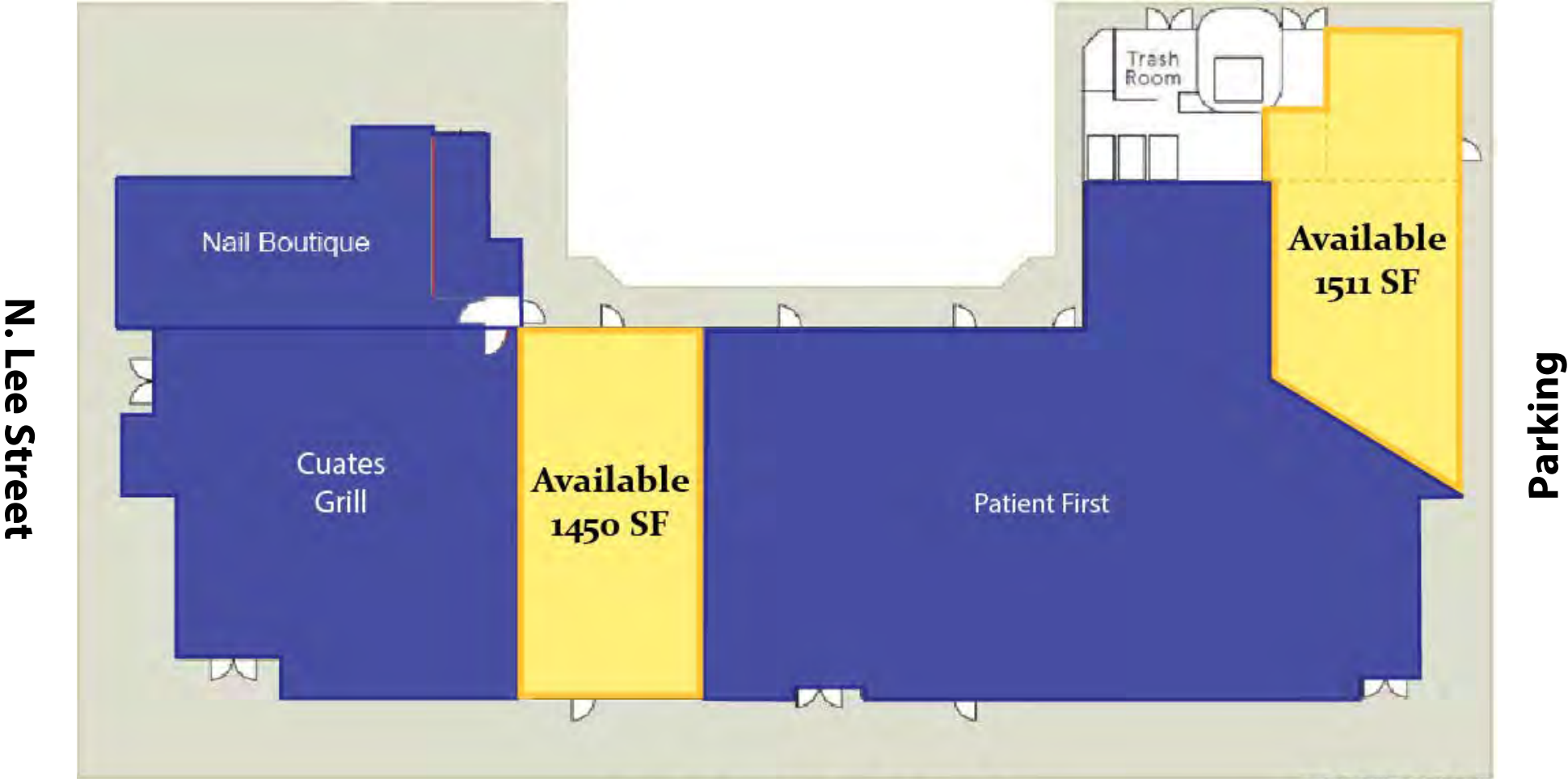
1,450 SF Space- Facing Rear



1,511 SF Space - Treatment Room



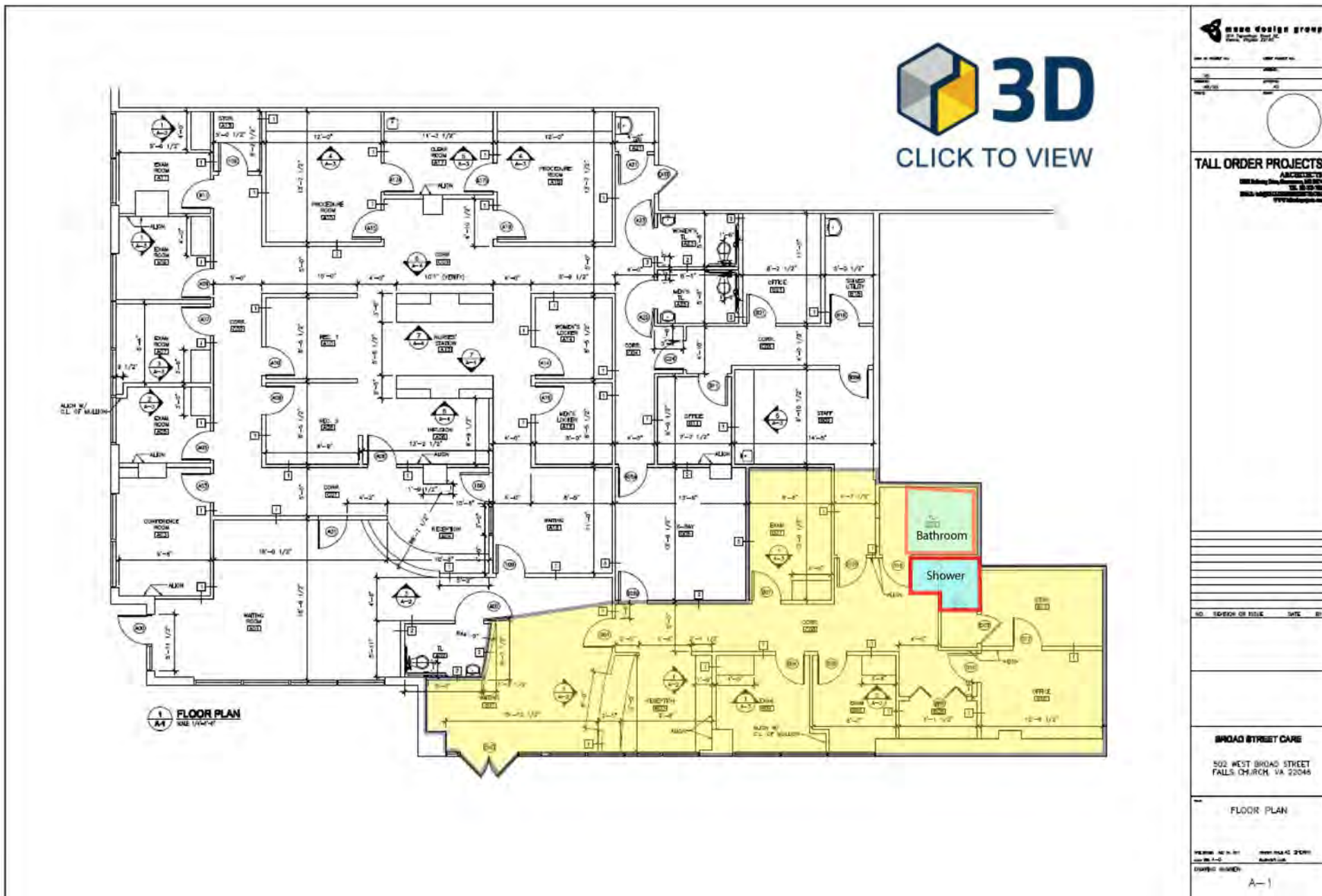
1,511 SF Space - Inner Treatment Room



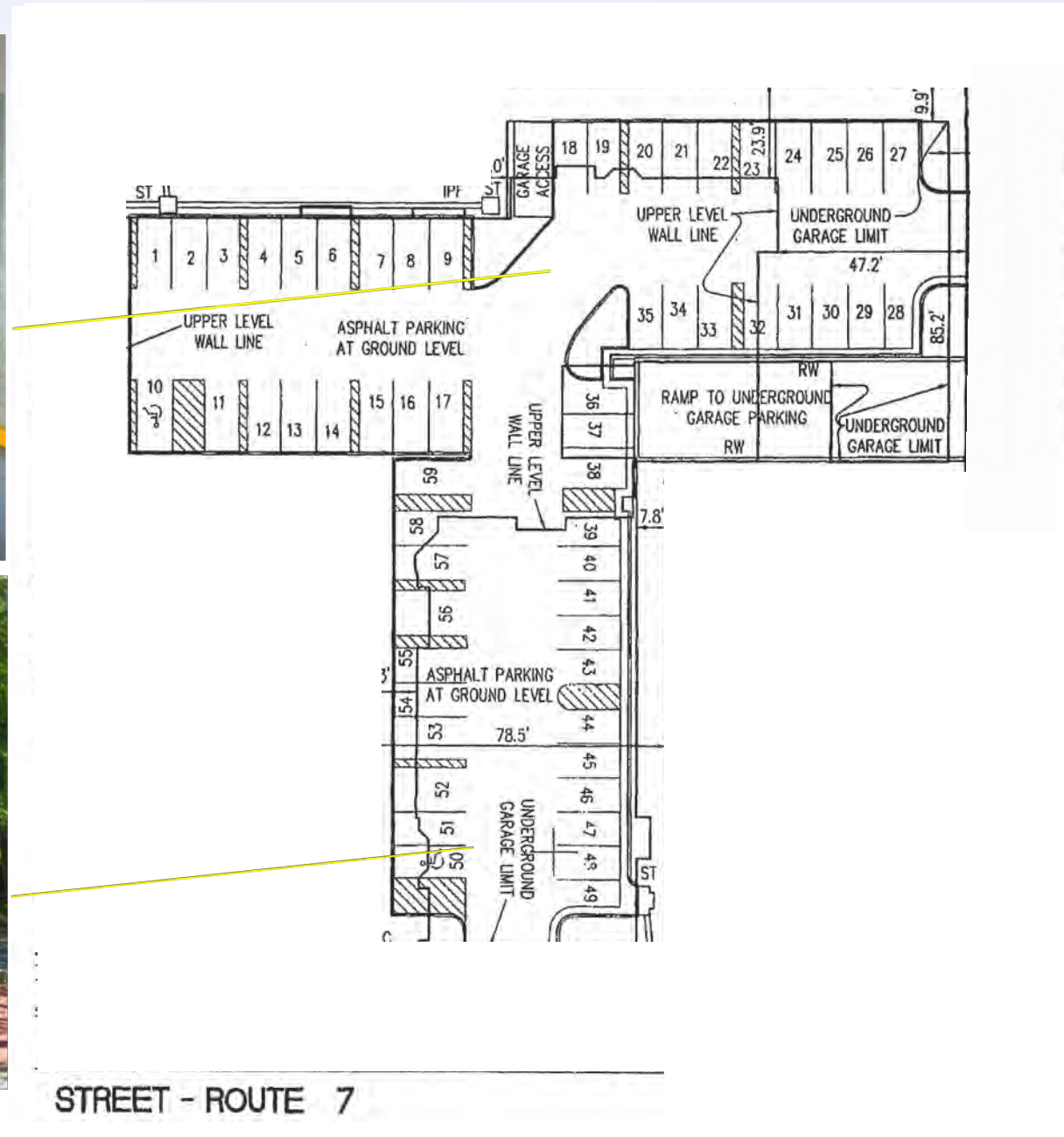
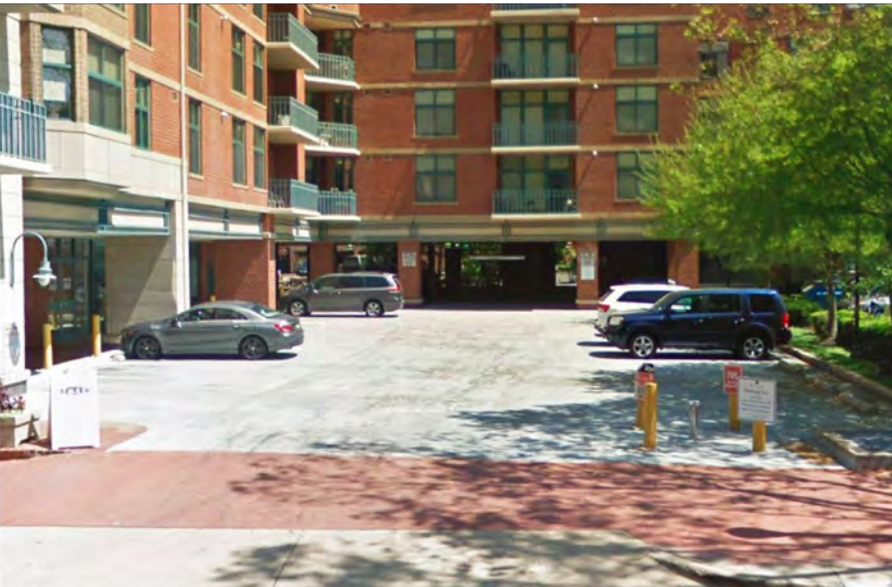
NOT DRAWN TO SCALE

West Broad Street (Route 7)

Floor Plan - 1,511 SF Space



Parking Map

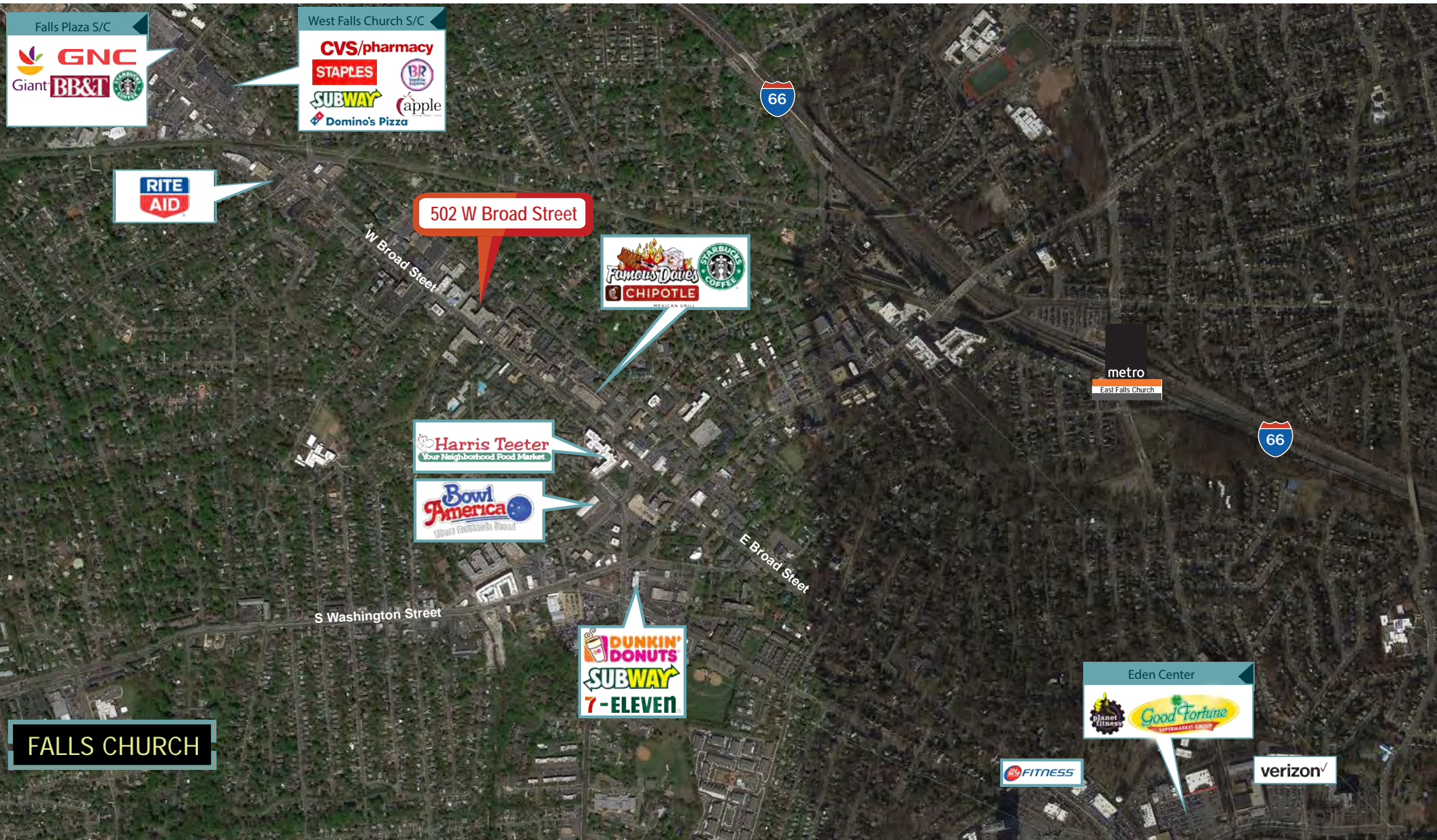


STREET - ROUTE 7

Parking Aerial (59 Spaces)



Aerial



FALLS CHURCH

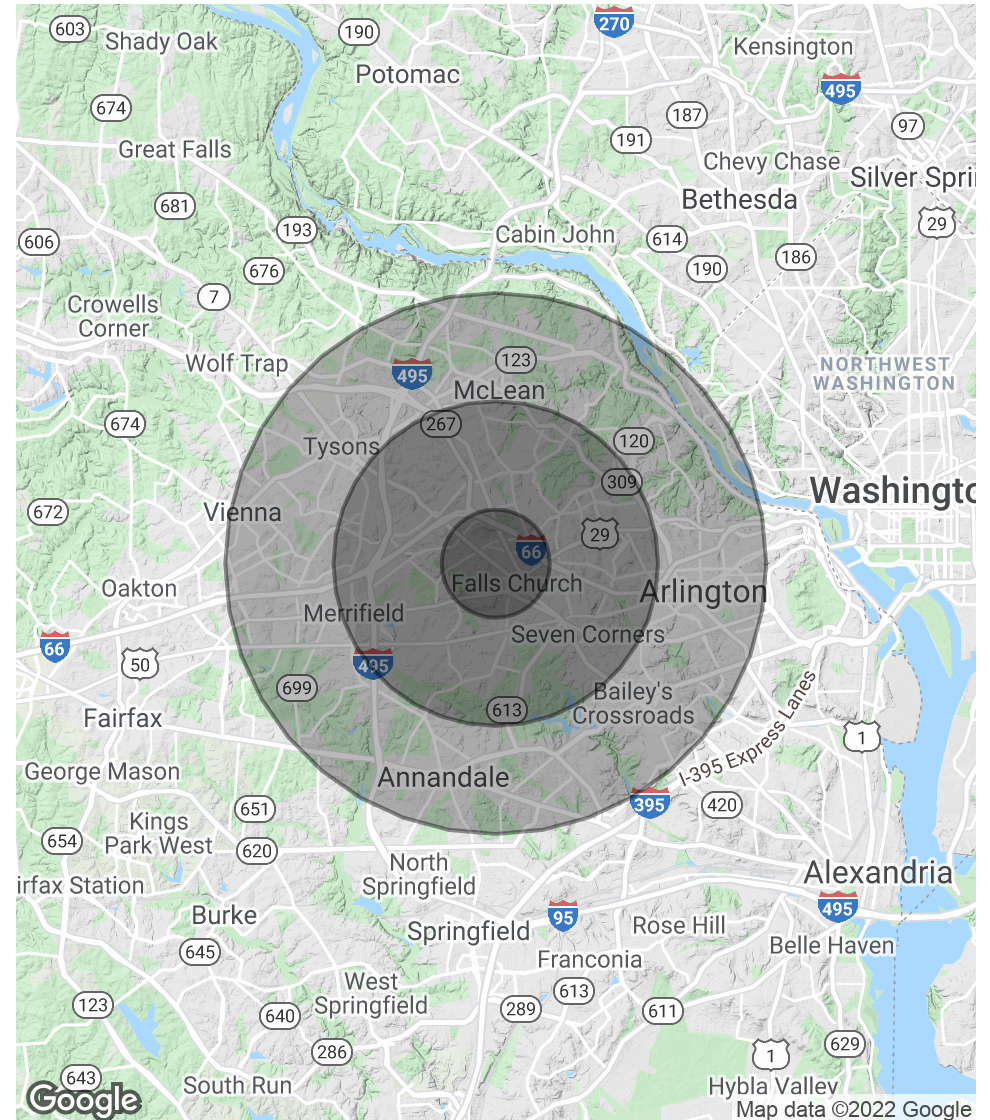
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,607	141,139	372,728
Average age	39.4	38.7	38.2
Average age (Male)	37.4	37.8	37.5
Average age (Female)	42.0	39.4	38.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,839	54,130	146,808
# of persons per HH	2.6	2.6	2.5
Average HH income	\$132,561	\$135,039	\$134,094
Average house value	\$623,020	\$609,782	\$628,635

* Demographic data derived from 2010 US Census



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