

**5% Cap
Rate**



Freestanding Building For Sale

Location: City of Falls Church, VA

Building Size: 1,280 SF

Parking: 8 Private Spaces

Lot Size: 5,970 SF

Zoning: B1

HIGHLIGHTS

- ▶ Freestanding retail building on the corner of West Broad Street & South Spring Street.
- ▶ Less than a mile to W Falls Church Metro
- ▶ Sits on a signalized intersection
- ▶ Two stories (1,280 SF ground level & 725 SF lower level)
- ▶ By right uses for a wide variety of retail and office uses including; daycare, medical, dental, drugstore, etc.
- ▶ Abundance of nearby retail and restaurant amenities
- ▶ Seller leaseback on a 5-year term with one 5-year option

DEMOGRAPHICS (3 Mile Radius):



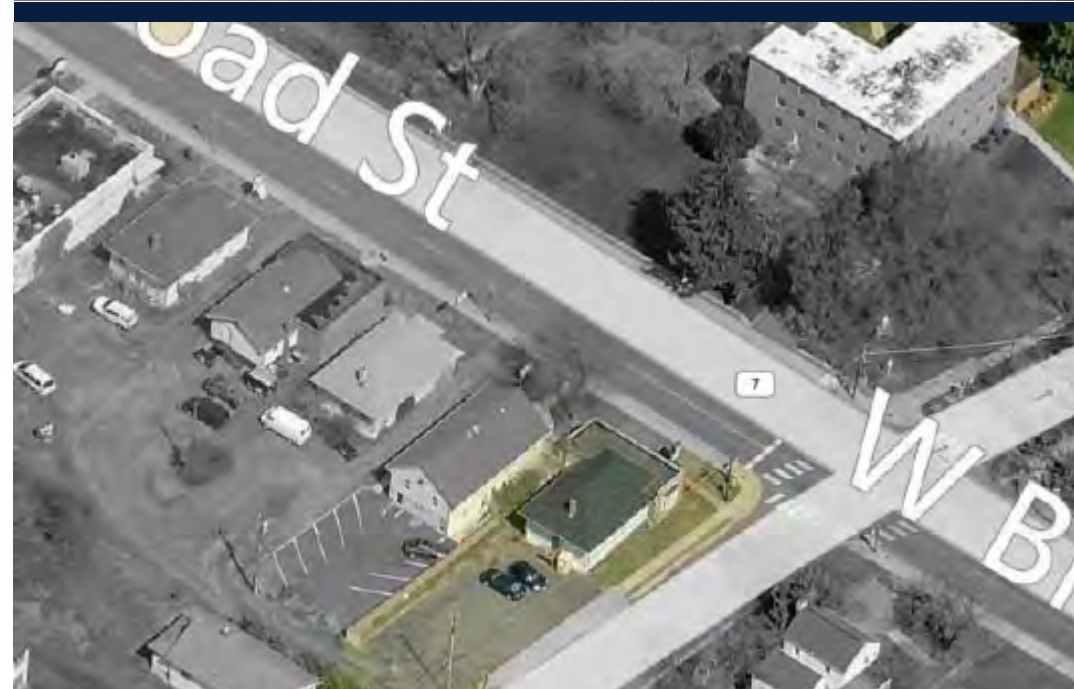
Population:
162,731

Median HH Income:
121,392



Total Businesses:
6,218

Median Age:
38



Property Description

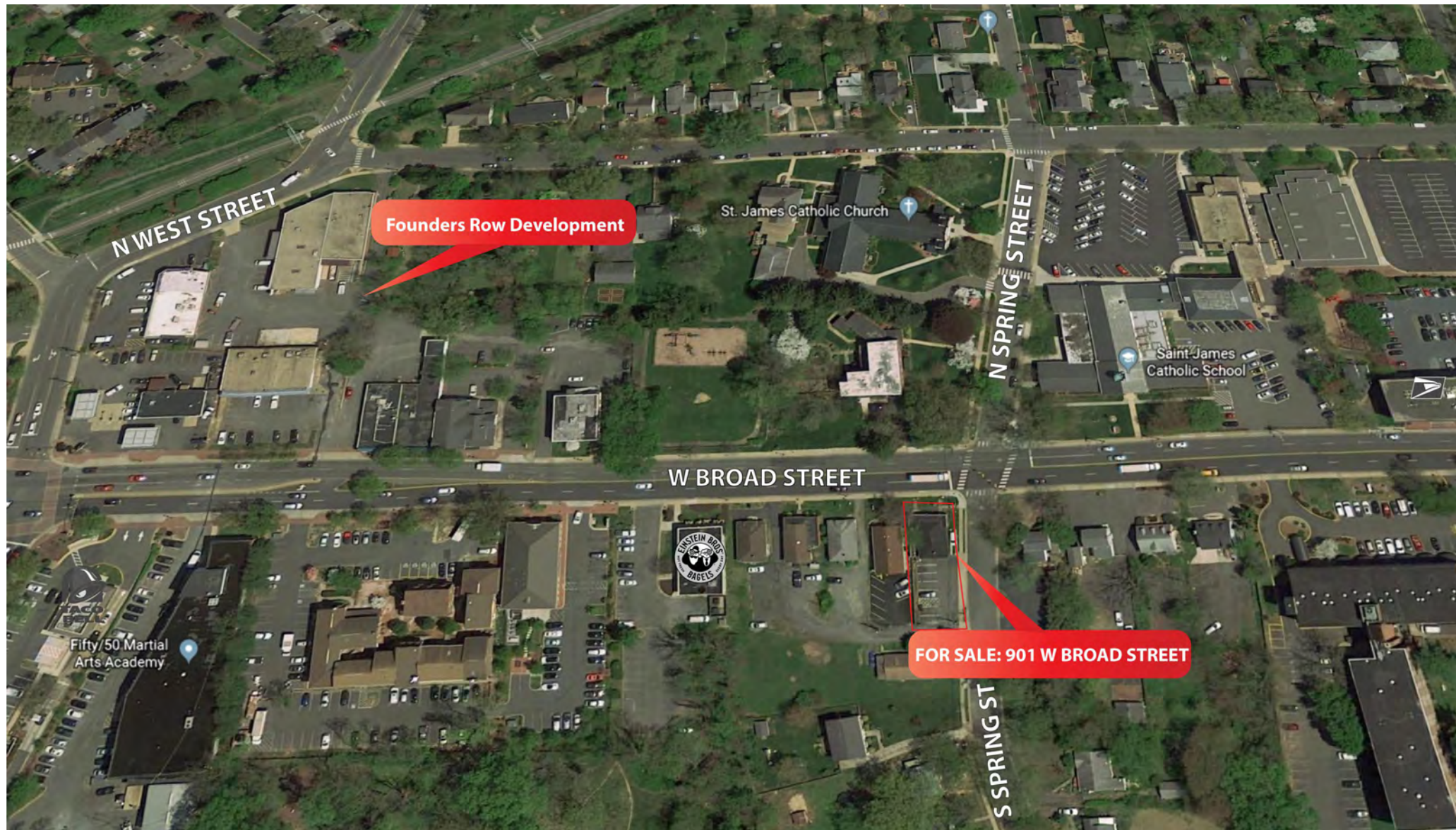
Long & Foster Commercial Division has been exclusively retained by ownership to offer a unique opportunity to purchase a freestanding retail building in the heart of the City of Falls Church. The location is ideal for an owner/user to acquire a property with high visibility in an affluent urban community for their business. The seller will also consider a sale/leaseback providing an investor with an immediate income producing property.

The property is within 500 feet of the exciting new "Founders Row" development which will consist of 95,000 SF of retail, 322 apartments, and 127 hotel rooms." This is an incredible chance to be located in one of the most vibrant communities in this area, which will ultimately prove to be a destination location with the opening of Founders Row in the near future. The building consists of 1,280 SF on the ground floor and 725 SF on the lower level. Along with having great visibility along West Broad Street (Route 7) the property has 8 dedicated surface parking spaces along with an abundance of free street parking in direct proximity to the property.

This building is being offered at \$1,500,000.



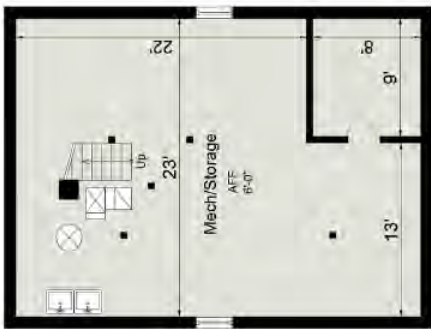
Aerial



Floor Plan

GROUND LEVEL:
1,280 SF
LOT SIZE:
5,970 SF

LOWER LEVEL:
725 SF



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