



## The Broadway: Prime Retail

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

**Lease Rate:** Negotiable

**Square Footage:** 1,450 SF

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

**Zoning:** B-1

### HIGHLIGHTS

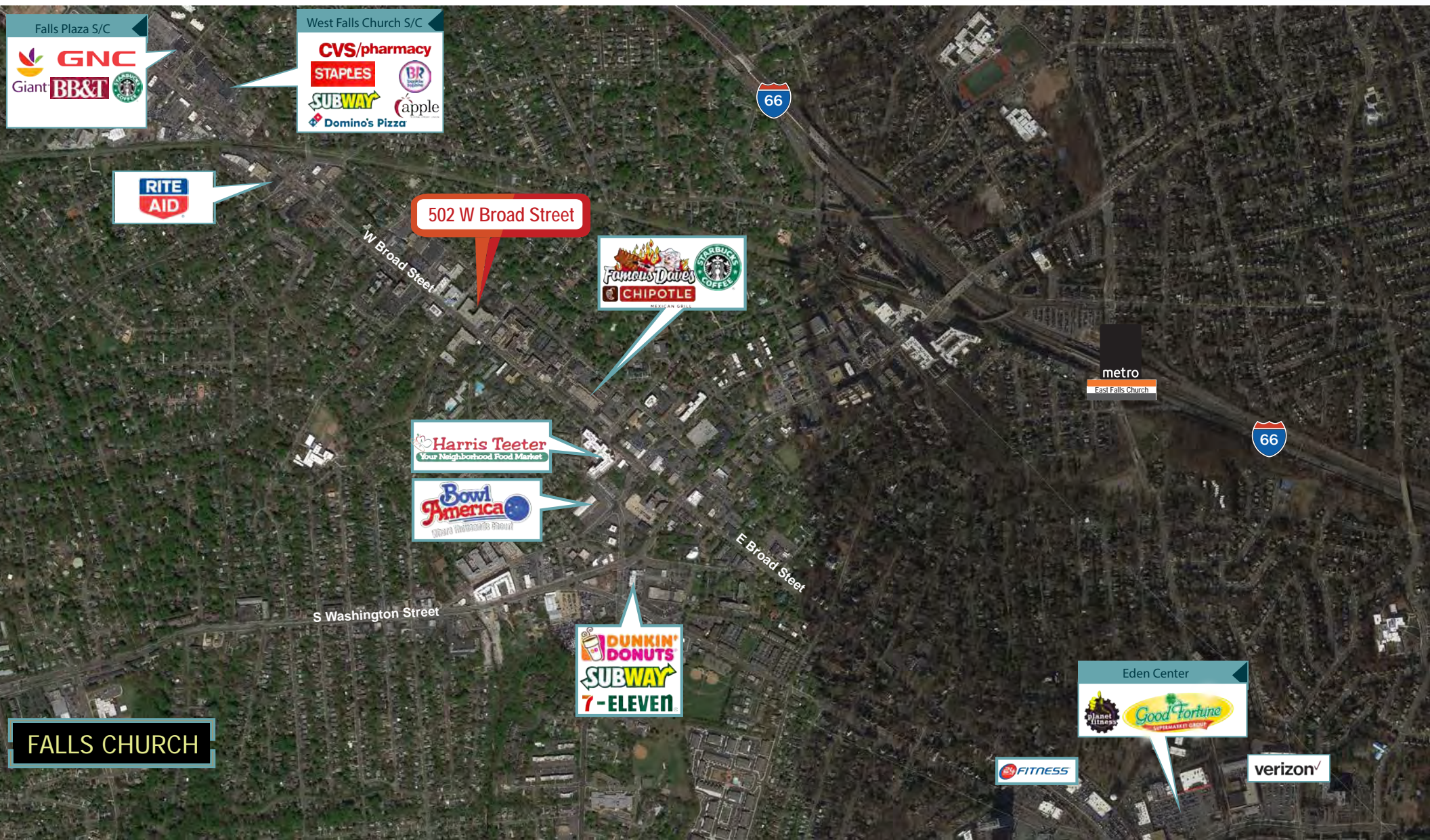
- ▶ Rectangular vanilla box with ADA compliant restroom in the heart of historic Falls Church City, Virginia
- ▶ The Broadway is a mixed use building featuring high-end residential condominiums with prominent street level retail
- ▶ The Broadway is ideally situated on busy West Broad Street (Route 7) delivering a daily average traffic count of 27,000 - 29,000 vehicles.
- ▶ Ready for immediate occupancy

### DEMOGRAPHICS (3 Mile Radius)

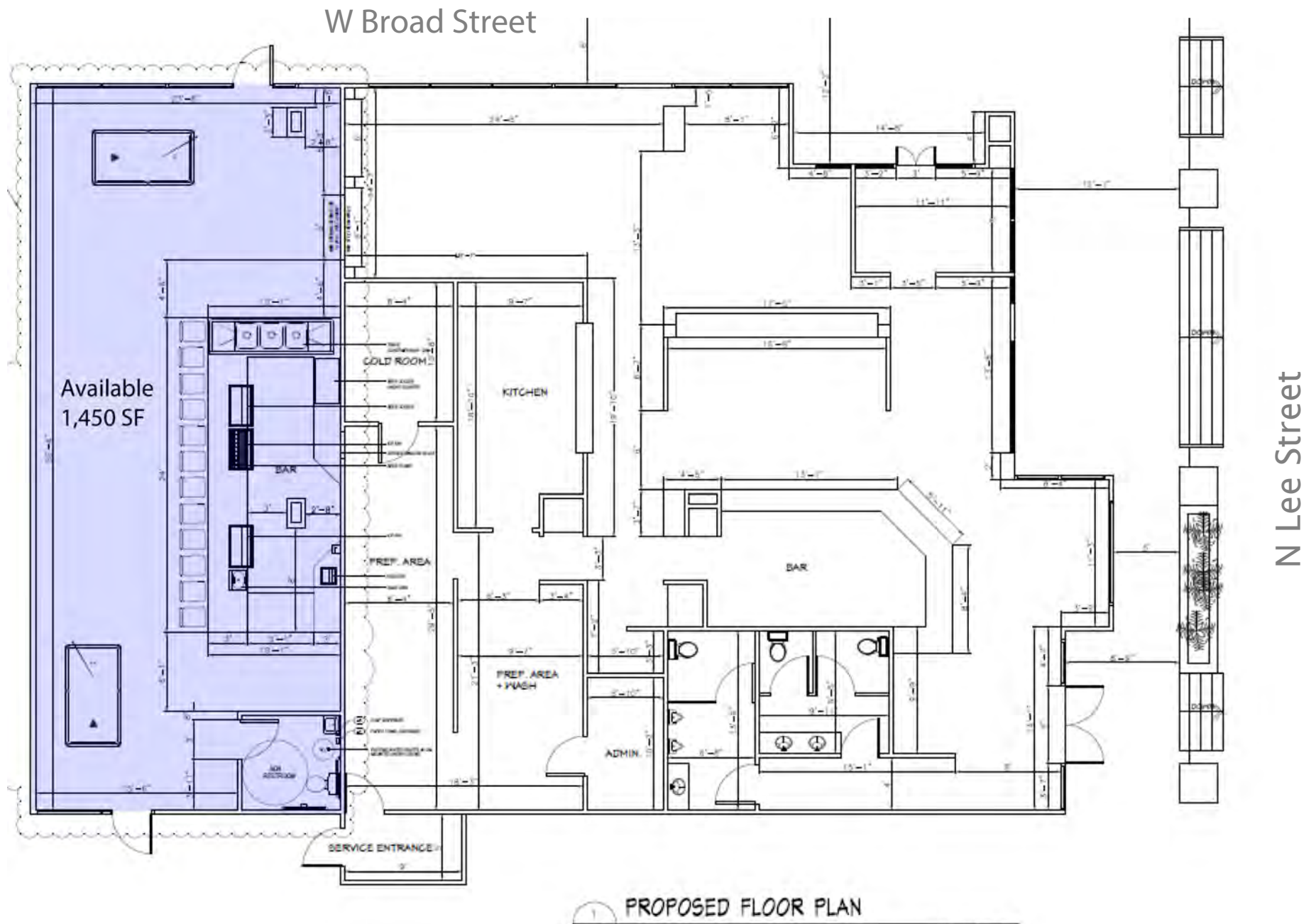
- ▶ Population: 166,807
- ▶ Households: 63,259
- ▶ Median HH Income: \$122,181
- ▶ Total Employees: 64,612
- ▶ Total Businesses: 5,452
- ▶ Walk Score: 88 (very walkable)



Aerial



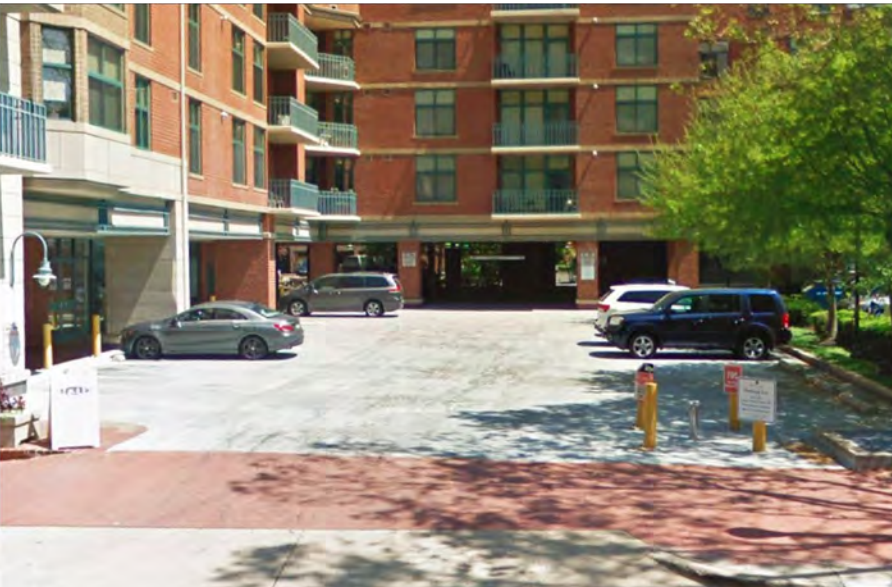
# Floor Plan



# Parking Aerial (59 Spaces)



# Parking Map



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