



# The Broadway: Prime Retail

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

**Lease Rate** \$39 PSF NNN (\$9.31)

**Square Footage** 4,600 (Divisible to 3,150 & 1,450)

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

**Zoning** B-1

## HIGHLIGHTS

- ▶ Rare 2nd Gen Restaurant leasing opportunity located 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)



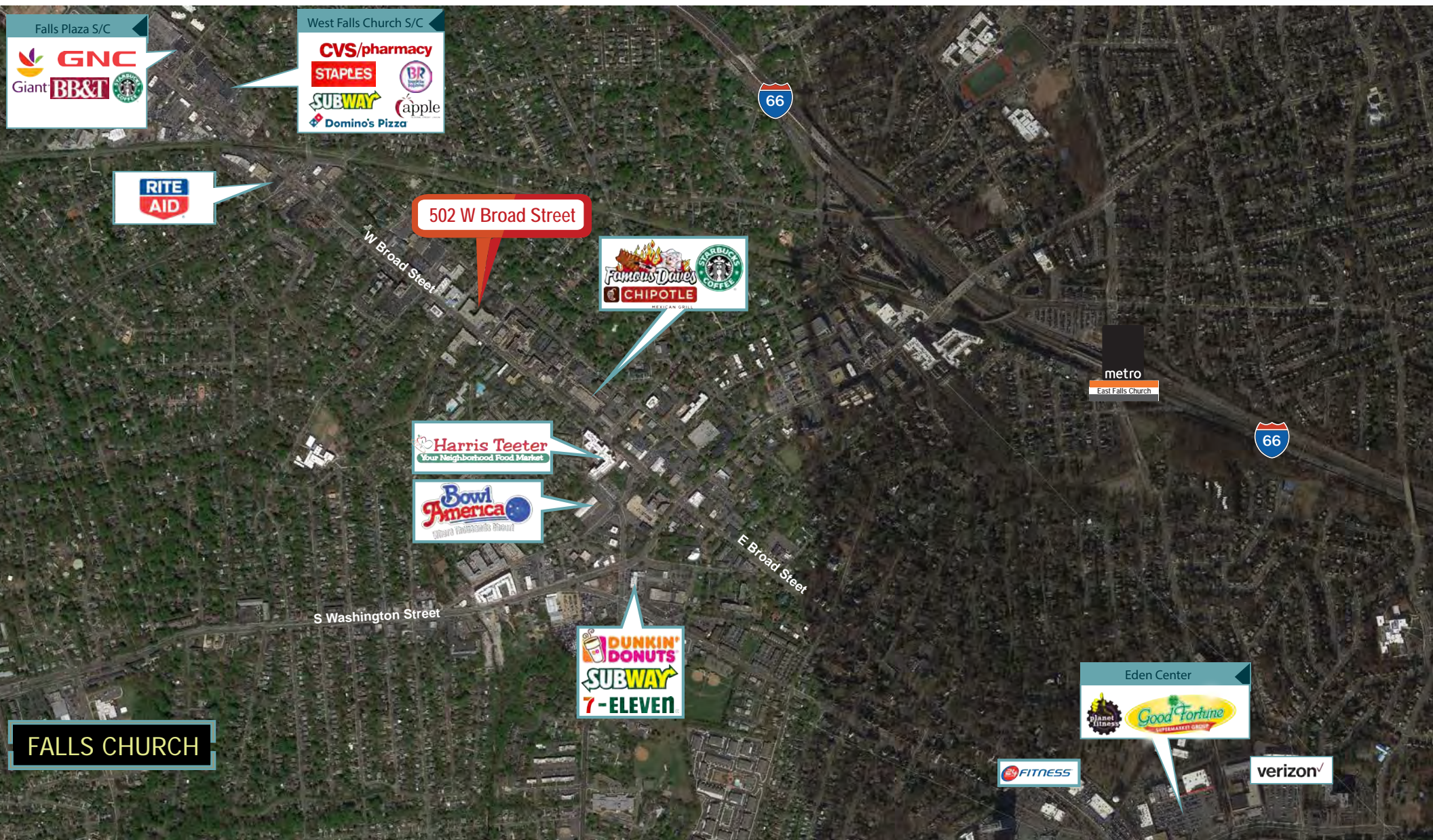
## Property Description

Long & Foster Commercial Division has been exclusively retained by ownership to offer an excellent opportunity to Lease second generation restaurant space (previously known as "The Locker Room"), in the City of Falls Church. The street level retail is situated in a mixed use condominium building known as "The Broadway" and has tremendous visibility on West Broad Street.

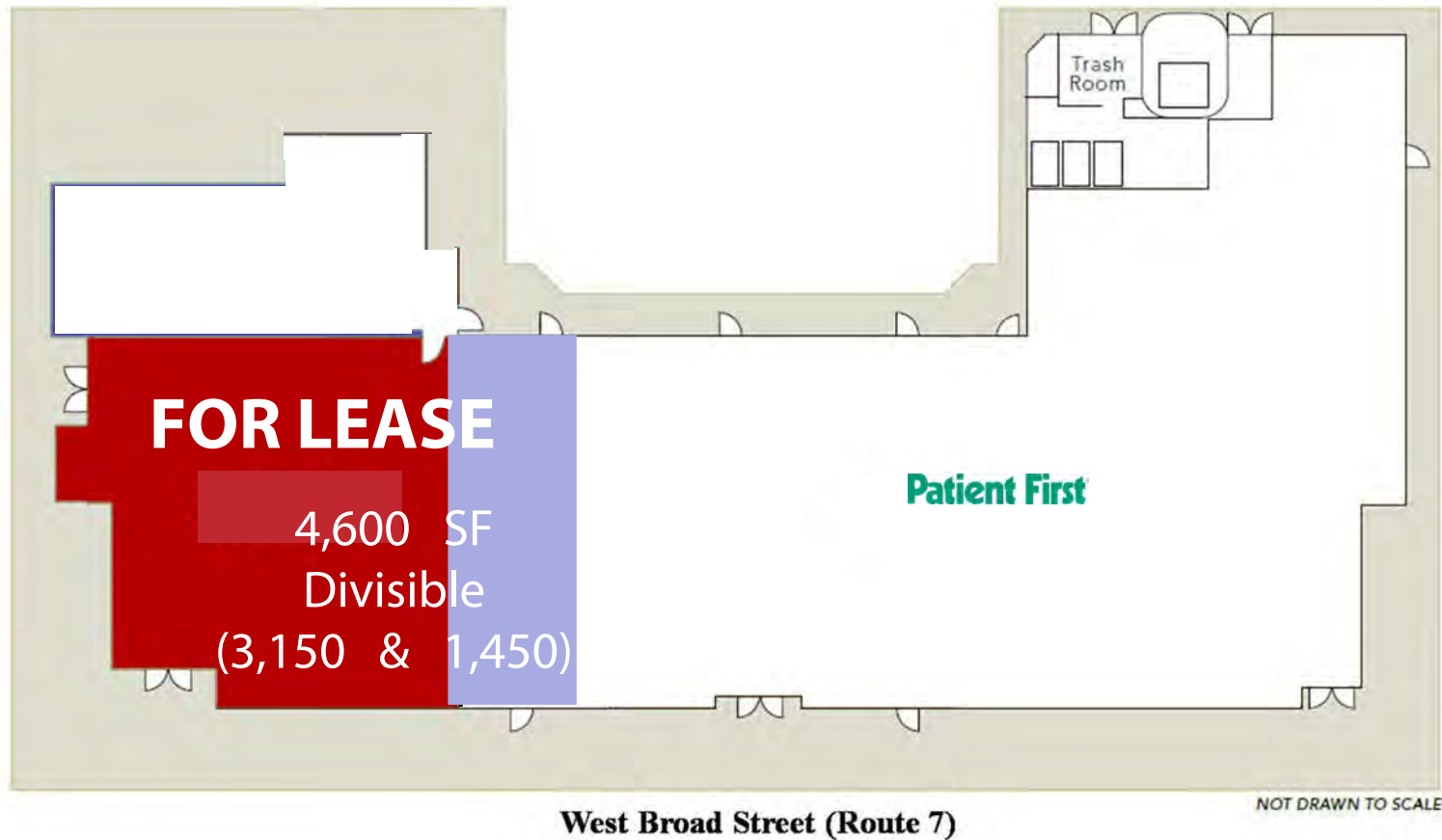
The total contiguous space consists of 4,600 SF (divisible into 3,150 SF and 1,450 SF). Both spaces are separately metered with their own bathroom(s). The ceiling height is 13' feet slab to slab. This is an ideal opportunity for a variety of retail uses looking to establish a presence in the heart of the City of Falls Church on the corner of West Broad and North Lee Street.



# Aerial



# Floor Plan



# Parking Aerial (59 Spaces)



Retail Parking  
59 Surface Spaces  
4/1,000

Street  
Parking

Covered Parking  
Garage

★ 502 W Broad St.

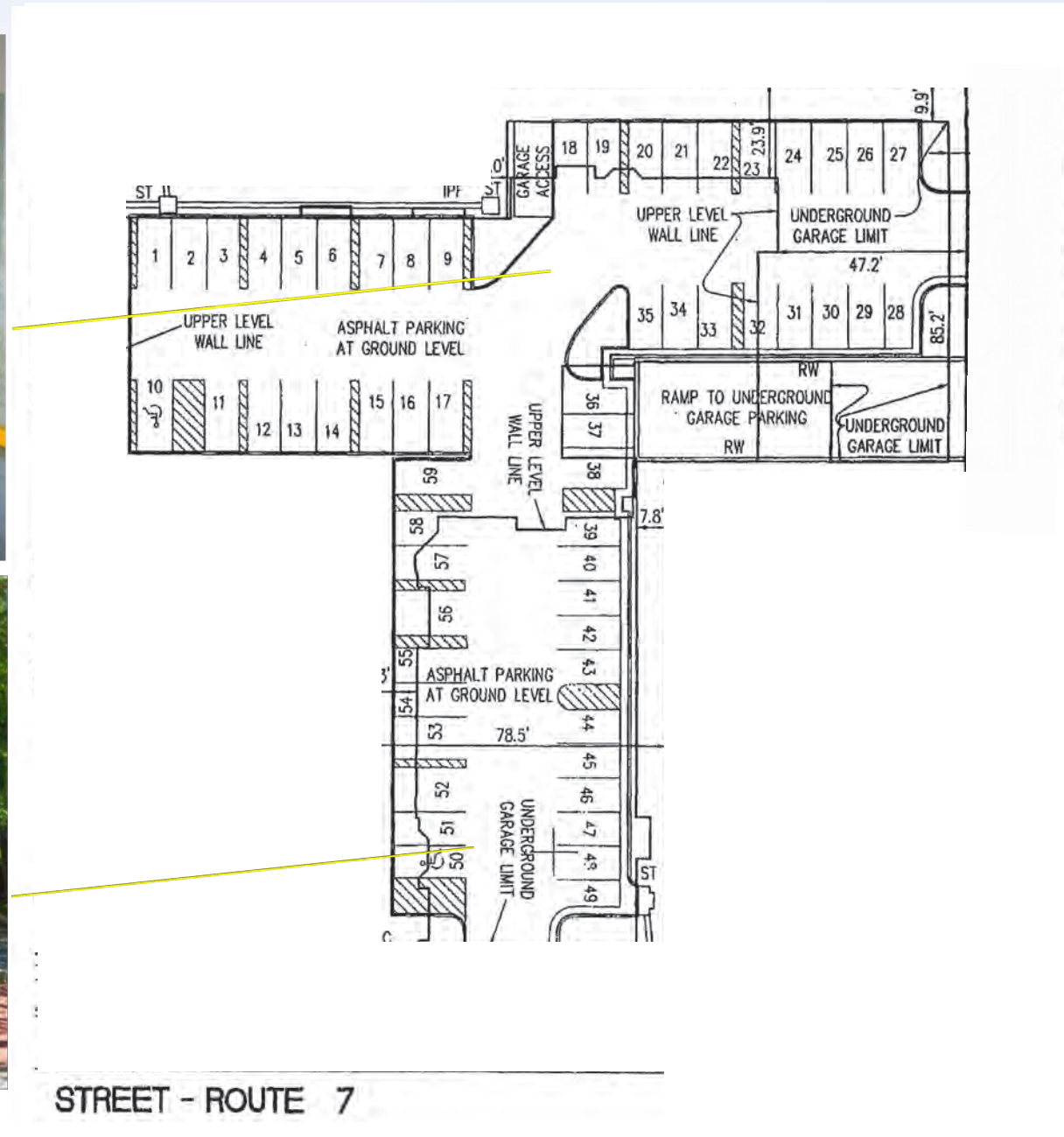
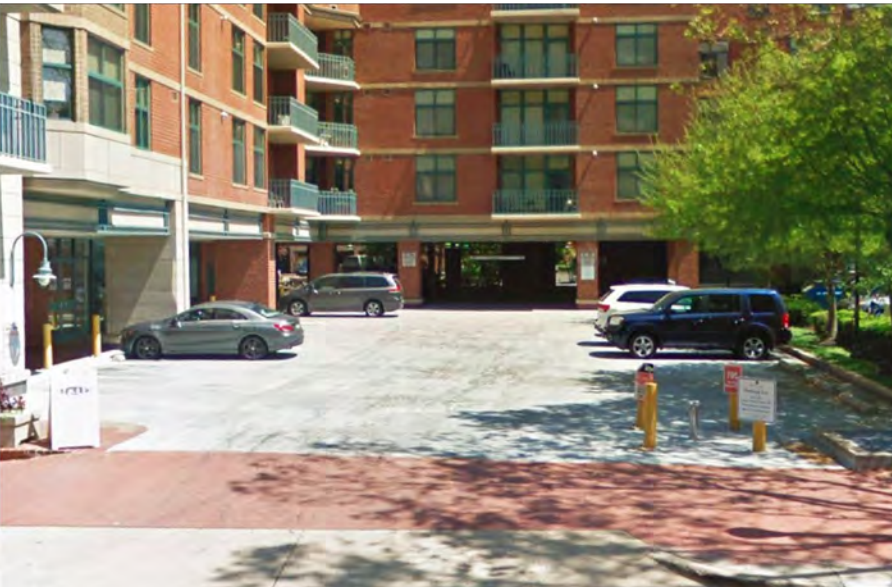
Patient First

PIZZA  
PAPA JOHN'S

Panera  
BREAD

mobydick  
HOUSE OF FABRICS

# Parking Map



# Additional Photos



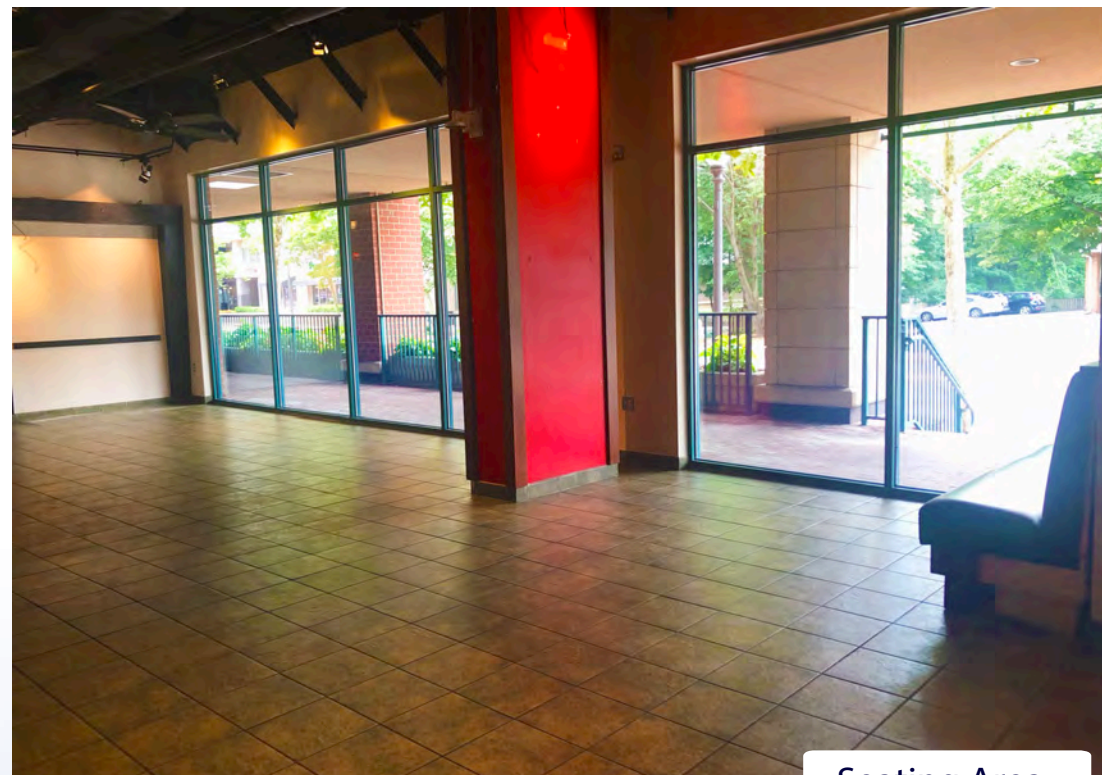
Outside Patio



Bar Area



Covered Parking



Seating Area



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