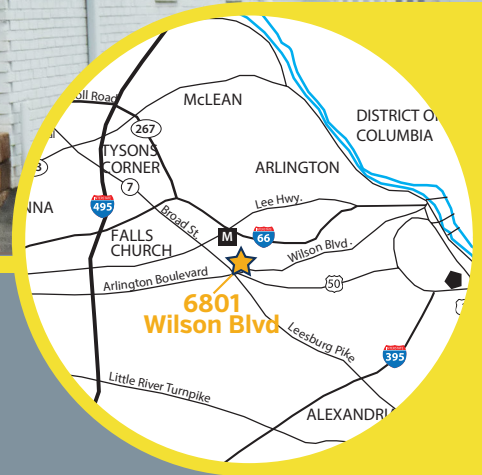


BUILDING FOR SALE || 6801 WILSON BLVD. FALLS CHURCH, VA 22044

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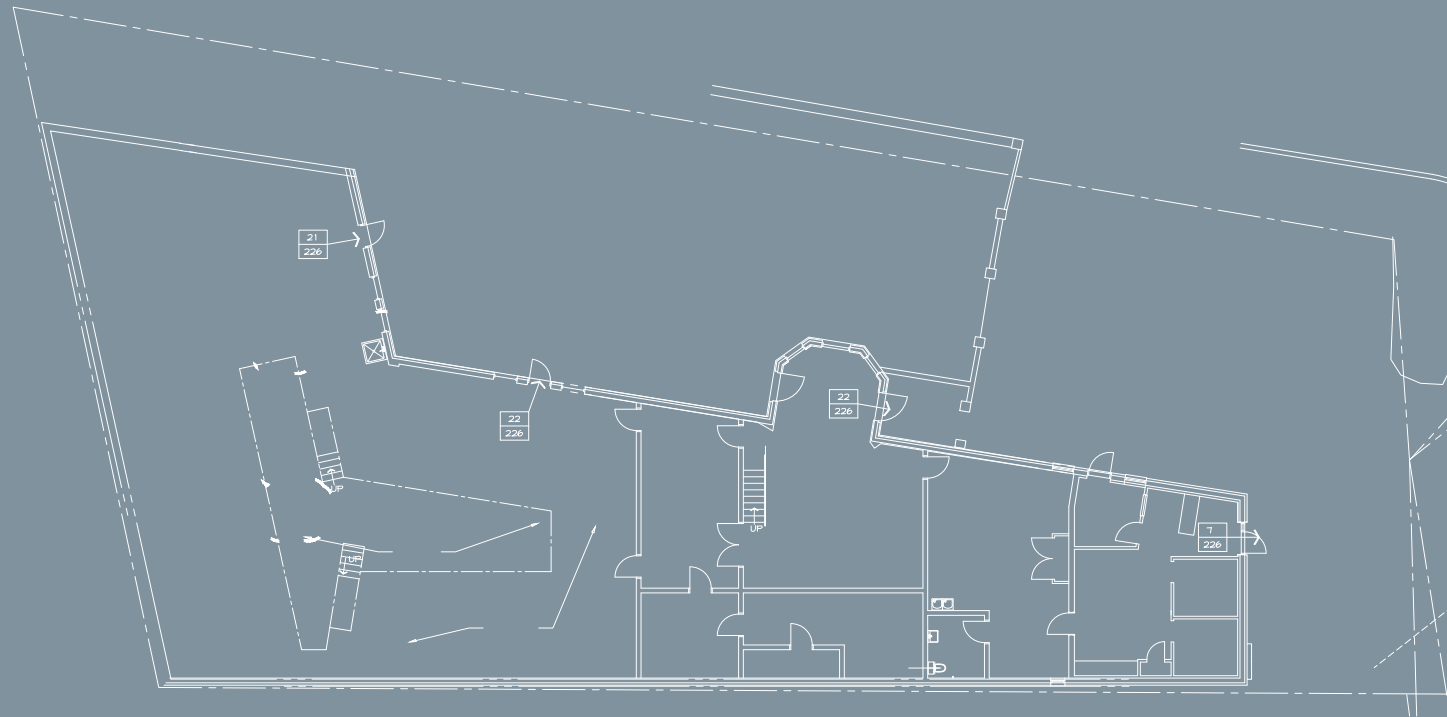
FACTS:

- REDUCED PRICE: \$2,750,000
- 15,000 SF
- RECENTLY RENOVATED & READY TO MOVE-IN
- .34 ACRES
- M-1 ZONING
- OWNER FINANCING AVAILABLE 10% DOWN!

7 MILES FROM D.C.





SITE PLAN



FACTS:

- **REDUCED PRICE:** \$2,750,000
- 15,000 SF
- RECENTLY RENOVATED & READY TO MOVE-IN
- .34 ACRES
- M-1 ZONING
- OWNER FINANCING AVAILABLE 10% DOWN!

GREAT LOCATION!

- CONVENIENTLY LOCATED ON  & 
- QUICK ACCESS TO SEVEN CORNERS SHOPPING CENTER
- 7 MILES TO D.C.



FEATURES:

- M-1 ZONING (SEE ATTACHED PERMITTED USES)
- STATE-OF-THE-ART FACILITY WITH HEATED FLOORS
- FLOOR DRAINS

PERMITTED USES - ALLOWED BY RIGHT

- Public building and facility
- Business and professional office, medical and dental
- Church, parish house and similar facility
- Parking lot, subject to site plan review
- Restaurant
- Museum
- Private, non-commercial club and recreational or community facility
- Food, beverage and drugstore, bakery, confectionery, self-serve laundry, shoe repair, barber shop or beauty salon, clothing store, variety store, gift shop, studio, bank, antique shop, jewelry store, florist, photo shop, music store, book or stationery store, appliance store, office equipment store, furniture store, hardware store, garden store, mortuary, department store, theater.
- Radio station, bowling establishment, automotive repair or filing station, automotive sale or service, nursery, green house, carpenter or upholstery shop, sign shop, indoor storage and sales of building materials, including contractor supplies & hardware.
- Industrial research and development; Office and laboratory for physical and life sciences.
- Manufacturing, processing and storage of products.
- Major automobile repair shop; Blacksmith, welding or metal shop; Creamery, bottling, ice or cold storage plant; foundry casting; Commercial kennels and animal hospital.
- Contractor and building materials storage; warehouse and self-storage; lumber yard; contractor's equipment storage; Trucking, freight, brick and tile yards; feed mill or fuel and coal yard; underground storage of oil.
- Uses that are customarily accessory and incidental to any permitted principal use. See code for specifics.

DEMOGRAPHIC AND INCOME PROFILE

5 MILE RADIUS

Summary	Census 2010	2014	2019
Population	512,630	532,983	568,932
Households	216,369	225,346	241,575
Families	113,827	117,635	125,140
Average Household Size	2.33	2.33	2.32
Owner Occupied Housing Units	109,270	108,665	115,829
Renter Occupied Housing Units	107,099	116,682	125,746
Median Age	34.9	35.7	36.5
Trends: 2014 – 2019 Annual Rate	Area	State	National
Population	1.31%	0.98%	0.73%
Households	1.40%	0.99%	0.75%
Families	1.24%	0.92%	0.66%
Owner HHs	1.29%	0.93%	0.69%
Median Household Income	2.07%	2.95%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	12,552	5.6%	11,394	4.7%
\$15,000 – \$24,999	8,911	4.0%	6,846	2.8%
\$25,000 – \$34,999	13,436	6.0%	8,697	3.6%
\$35,000 – \$49,999	20,055	8.9%	19,002	7.9%
\$50,000 – \$74,999	32,849	14.6%	33,275	13.8%
\$75,000 – \$99,999	29,145	12.9%	32,965	13.6%
\$100,000 – \$149,999	48,990	21.7%	51,023	21.1%
\$150,000 – \$199,999	25,390	11.3%	32,856	13.6%
\$200,000+	34,016	15.1%	45,517	18.8%
Median Household Income	\$95,434		\$105,725	
Average Household Income	\$122,135		\$142,983	
Per Capita Income	\$51,737		\$60,801	



6801 WILSON BLVD.

Pistone's
Italian Inn

Bank of America



Fairfax Inn
Restuarant



Chipotle



ROSS
DRESS FOR LESS

SEVEN CORNERS
SHOPPING
CENTER



Burlington
coat factory



6801 WILSON
BLVD.

FALLS CHURCH, VA 22044

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