

The Southgate Shoppes 100 - 116 E Fairfax Street, Falls Church, VA 220146



LONG & FOSTER[®]
REAL ESTATE
COMMERCIAL DIVISION

Erik Ulsaker
Senior Commercial Agent
703.861.0373
eu@lnf.com

Jack Clauff
Commercial Agent
402.203.9702
Jack.Clauff@Longandfoster.com



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Property Highlights:

- Façade and exterior completely renovated with new and upgraded HVAC system
- Plenty of surface parking
- Southgate Shoppes brings the Little City Charm in the heart of Falls Church City with small, ready to go, storefront spaces
- Walk Score- Walker's Paradise (92)
- Easily Accessible from W Broad, Hillwood Ave, S. Washington Street (Route 29), Fairfax Street, and Annandale Road in Falls Church
- Close to many new mixed-use developments such as Tinner Hill, Harris Teeter development, and new multi-modal transportation plaza.

Space Details:

Available: 1,346 SF REMAINING

Lease Rate: \$35 PSF NNN

Parking Ratio: 6 per 1,000 SF

Renovation: September 2016

Zoning: B-3, Ideal for Retail, Medical & Restaurants

Demographics:

	1 Mile	3 Mile	5 Mile
Total Households:	7,558	59,193	193,461
Total Population:	19,621	161,822	481,871
Avg HH Income:	\$153,005	\$152,834	\$139,773

Traffic Counts:

E. Fairfax Street	25,764 VPD
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Falls Plaza S/C

GNC
Giant BB&T
Starbucks
hair cuttery

West Falls Church S/C

CVS/pharmacy
STAPLES
BR
SUBWAY
apple
Domino's Pizza

LOCKER ROOM
Sports Bar & Grill
mobydick
HOUSE OF RABBIT
sweetFrog
premium frozen yogurt
hair cuttery
PAPA JOHN'S
Panera BREAD
MAD FOR BREWING COMPANY

zpizza
the pure one
RITE AID

WELLS FARGO

Famous Dave's
Starbucks COFFEE
CHIPOTLE
MEXICAN GRILL

Harris Teeter
Your Neighborhood Food Market

Bowl America
where thousands cheer!

Southgate Village Shoppes

DUNKIN' DONUTS
SUBWAY
7-ELEVEN

M
metro
East Falls Church

Eden Center
planet fitness
Good Fortune
SUPERMARKET GROUP

24 FITNESS

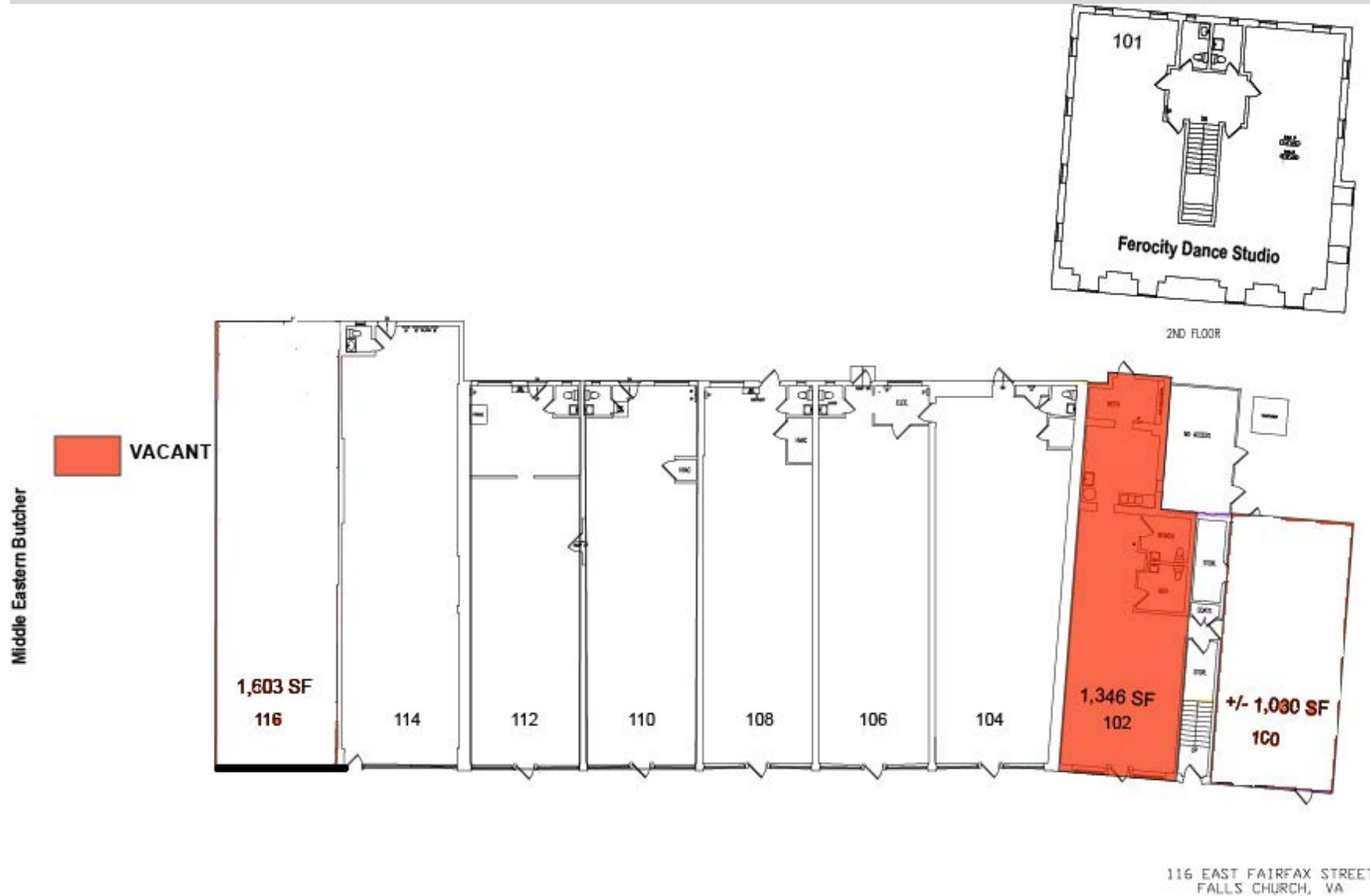
verizon

FALLS CHURCH

Google Earth

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Site Plans for The Southgate Shoppes

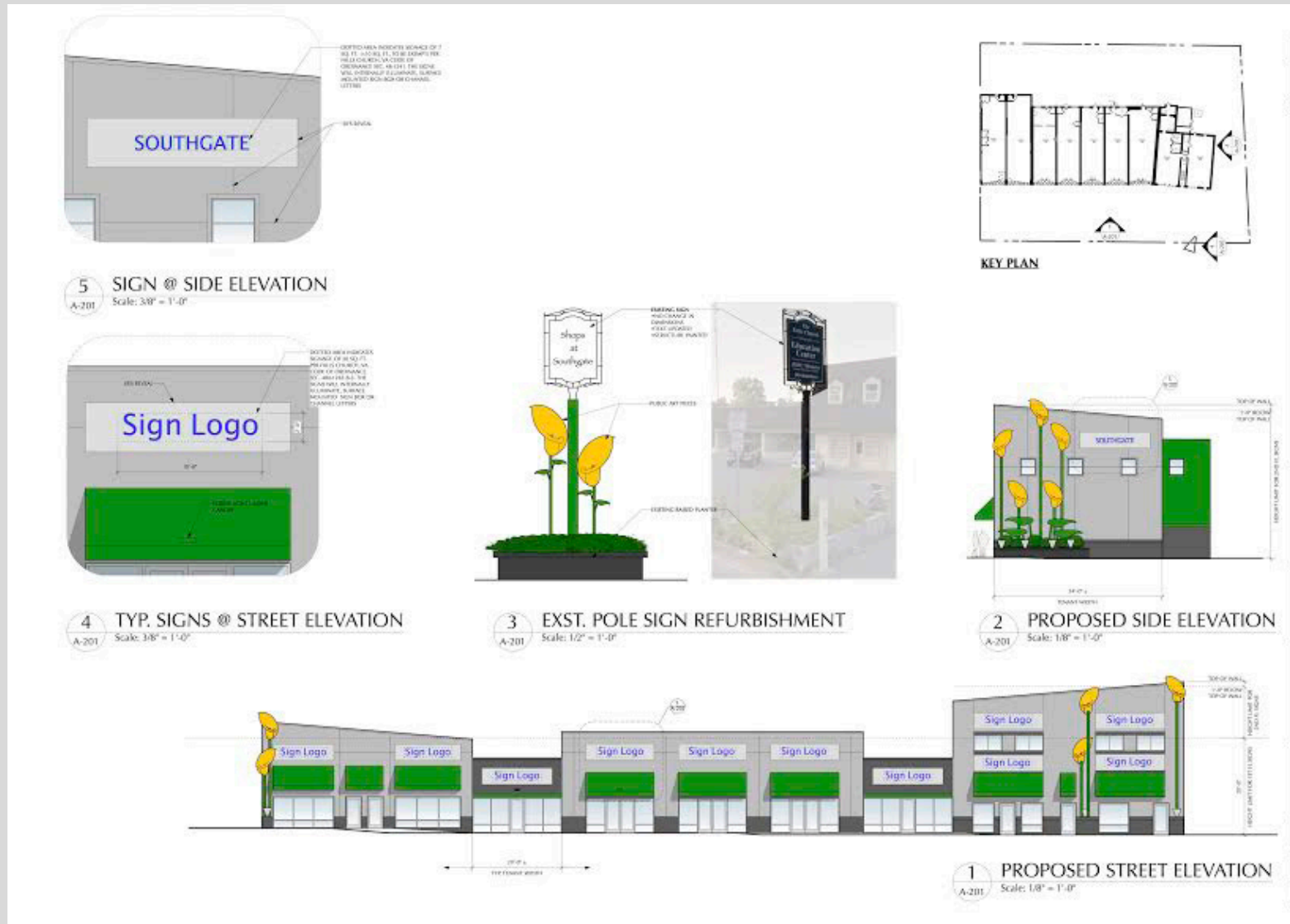
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