



**COMMERCIAL
DIVISION**

FOR SALE

Great Views Overlooking Downtown Falls Church

200 LITTLE FALLS STREET, FALLS CHURCH, VA 22046



PRESENTED BY:

KATHY KILLION

Senior Advisor

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www.commercialdivision.lnfre.com

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OFFERING SUMMARY

Sale Price: \$495,000

Suite Size: 1,965 SF

PROPERTY HIGHLIGHTS

- Experience Great Views Overlooking Downtown Falls Church
- One block to restaurants & shops
- Lots of natural light - great window line
- Nine foot ceilings
- Mix of offices and open space areas
- In-suite Kitchnette
- New, operable windows
- Modernized elevator & HVAC
- Across from City Hall and Cherry Hill Farm Park
- One block to Starbucks and new Harris Teeter
- Zoning OD_MCA - many uses allowed including professional office and medical

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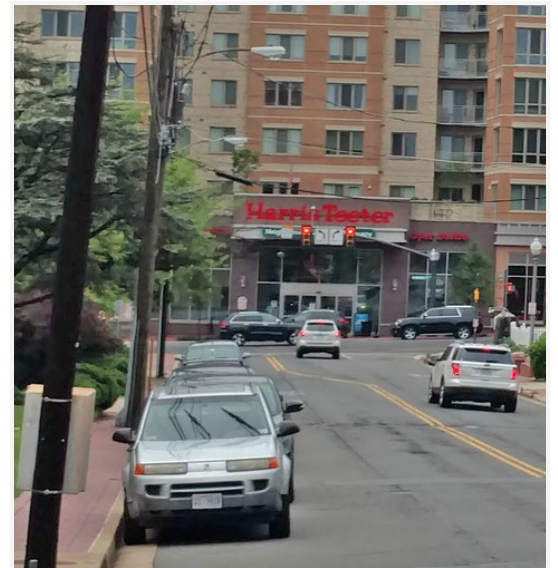
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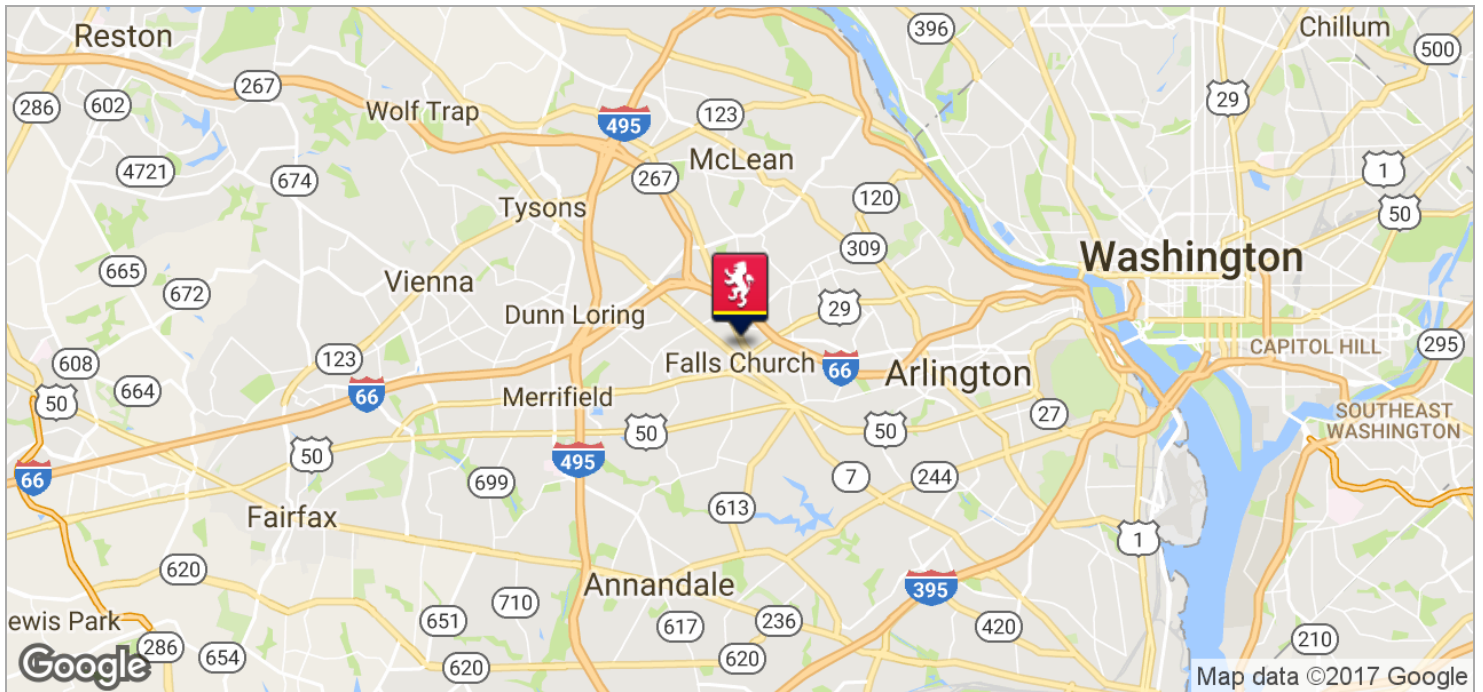
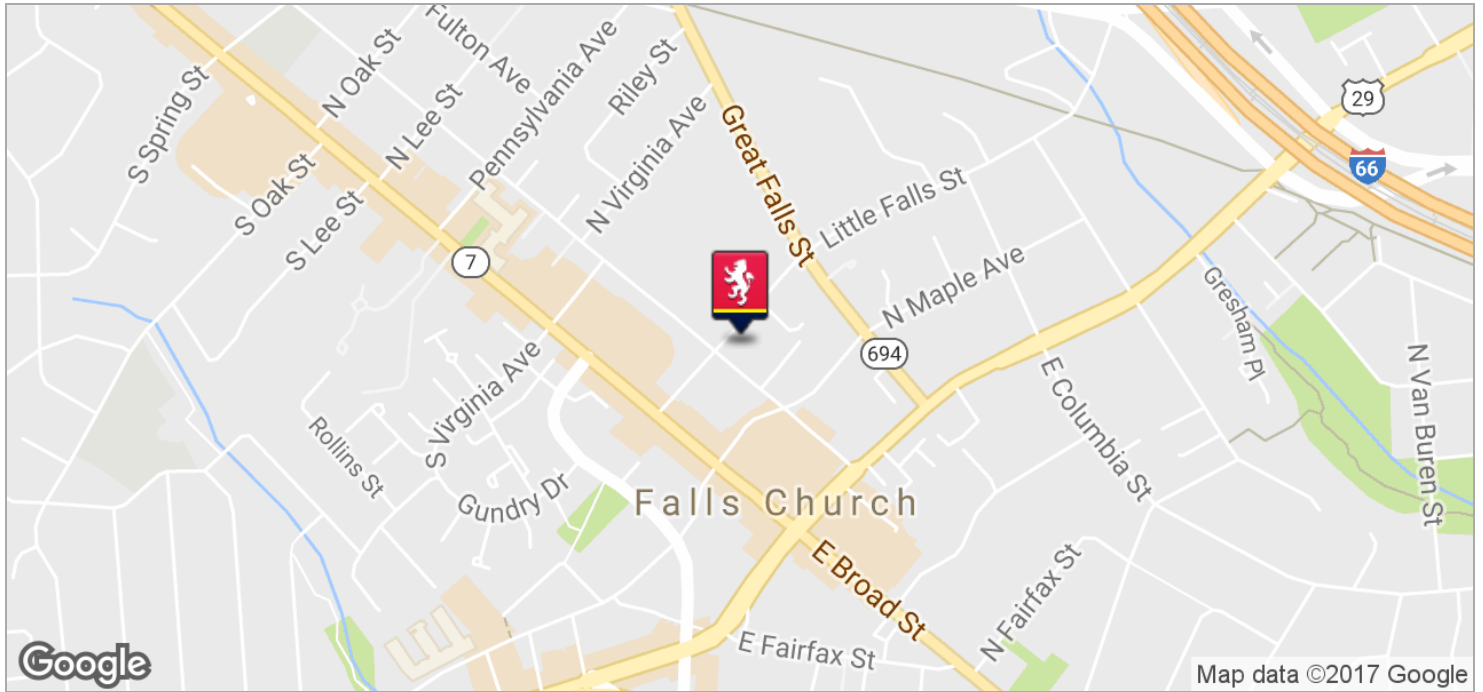
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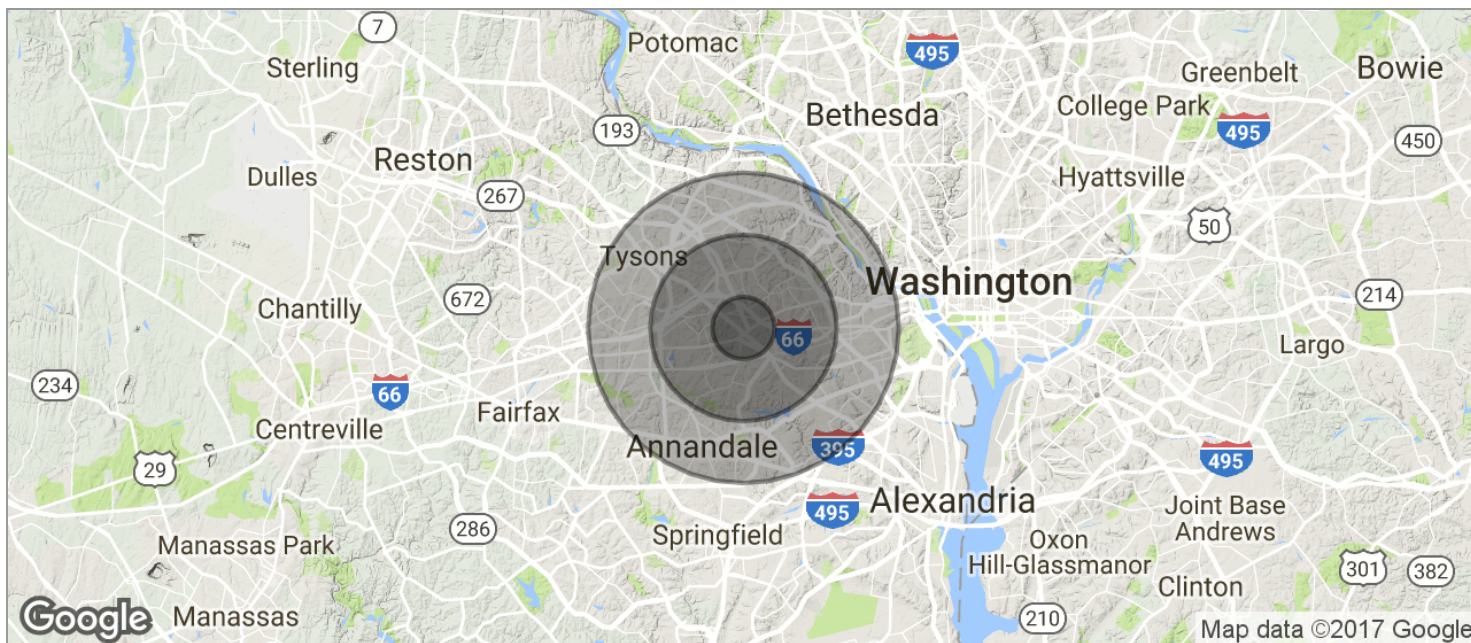
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	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	18,056	143,398	393,754
MEDIAN AGE	40.0	38.8	37.9
MEDIAN AGE (MALE)	37.8	37.9	37.3
MEDIAN AGE (FEMALE)	42.2	39.6	38.5
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	6,988	54,878	156,732
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$135,748	\$135,598	\$130,157
AVERAGE HOUSE VALUE	\$624,195	\$613,871	\$620,655

* Demographic data derived from 2010 US Census

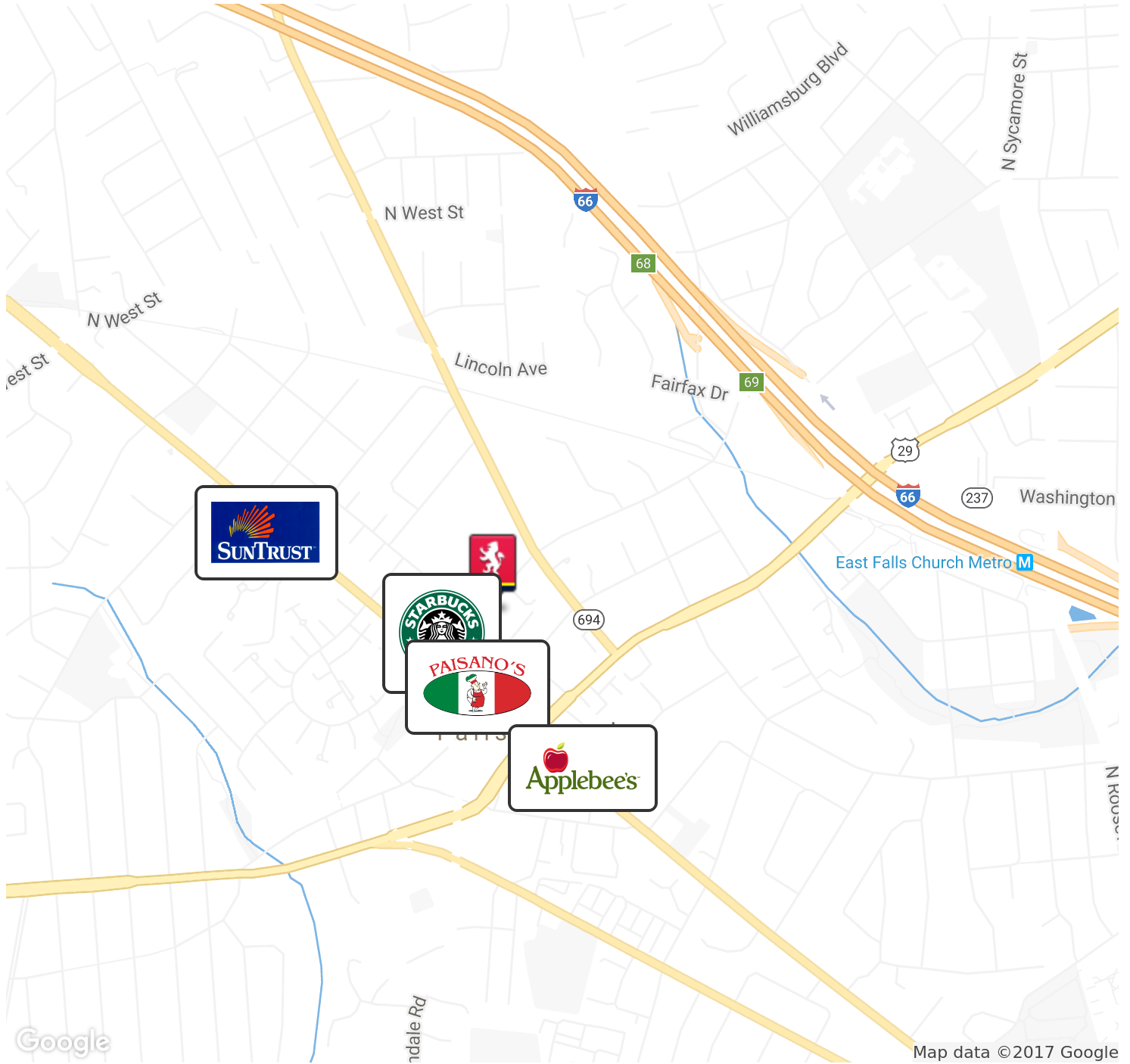
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