

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



LONG & FOSTER[®]
REAL ESTATE
COMMERCIAL DIVISION

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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: \$40 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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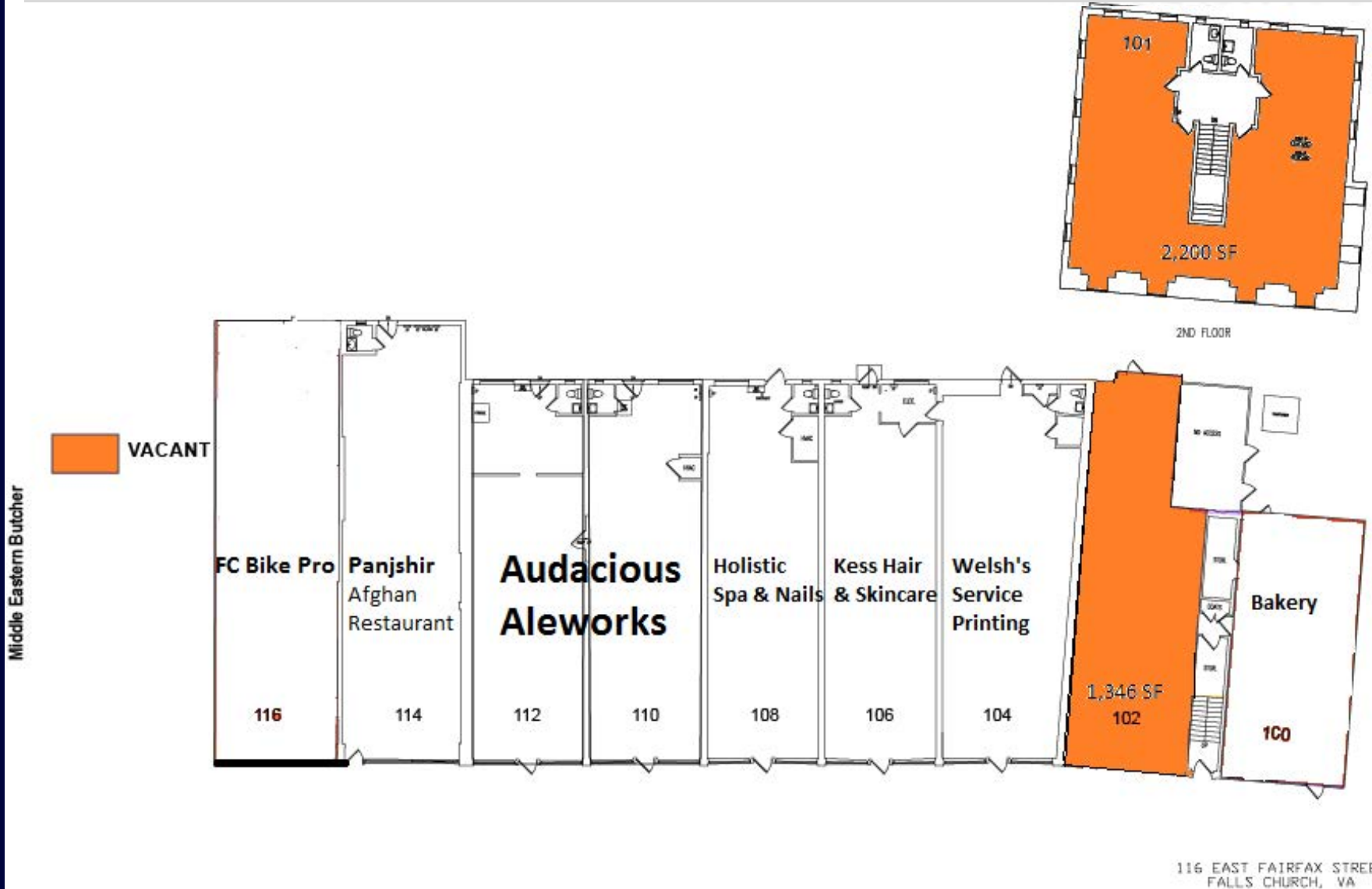


FALLS CHURCH

Google Earth

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Site Plans for The Southgate Shoppes

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