



**COMMERCIAL
DIVISION**

FOR SALE

112A-116B Broad Street

112A-116B E. BROAD STREET , FALLS CHURCH, VA 22046



PRESENTED BY:

KATHY KILLION

Senior Advisor

703.600.9295

kkillion@LNF.com



www.commercialdivision.lnfre.com

FOR SALE

112A-116B E. BROAD STREET, FALLS CHURCH, VA 22046

112A-116B E. BROAD STREET FALLS CHURCH, VA 22046



OFFERING SUMMARY

Sale Price/Unit: \$288,500 to \$351,200

Total Price For All 5 Units: \$1,595,500

Available: 1,200-6,300 SF

PROPERTY HIGHLIGHTS

- Units front on Rt. 7 Leesburg Pike - good visibility
- 5 two-level office condominiums ranging from approximately 1,200 to 1,450 sf each total approx. 6,300 sf
- 5 units are contiguous and current owner would consider leasing back some of the units.
- All 5 units for \$1,595,500
- 2 units are end units; 3 units have ground floor entries with lower level finished storage rooms with heating and cooling.
- Restaurants and shopping within the block
- Easy access Rt. 7, Rt. 29, Rt. 66 , Rt. 50 and the Beltway - I-495

KATHY KILLION
703.600.9295 | kkillion@LNF.com



FOR SALE

112A-116B Broad Street

112A-116B BROAD STREET , FALLS CHURCH, VA 22046



**COMMERCIAL
DIVISION**

Commercial Condo's - Independence Square

<u>Address</u>	<u>Gross Area on 2 levels</u>	<u>Price</u>	<u>Condo Fee/ Monthly Basis</u>
112A E. Broad	1,448	\$ 351,200	\$ 298
114A E. Broad	1,190	\$ 288,500	\$ 246
114B E. Broad	1,180	\$ 286,200	\$ 244
116A E. Broad	1,250	\$ 336,100	\$ 259
<u>116B E. Broad</u>	<u>1,250</u>	<u>\$ 333,500</u>	<u>\$ 258</u>
	6,318	\$ 1,595,500	

KATHY KILLION
703.600.9295 | kkillion@LNF.com



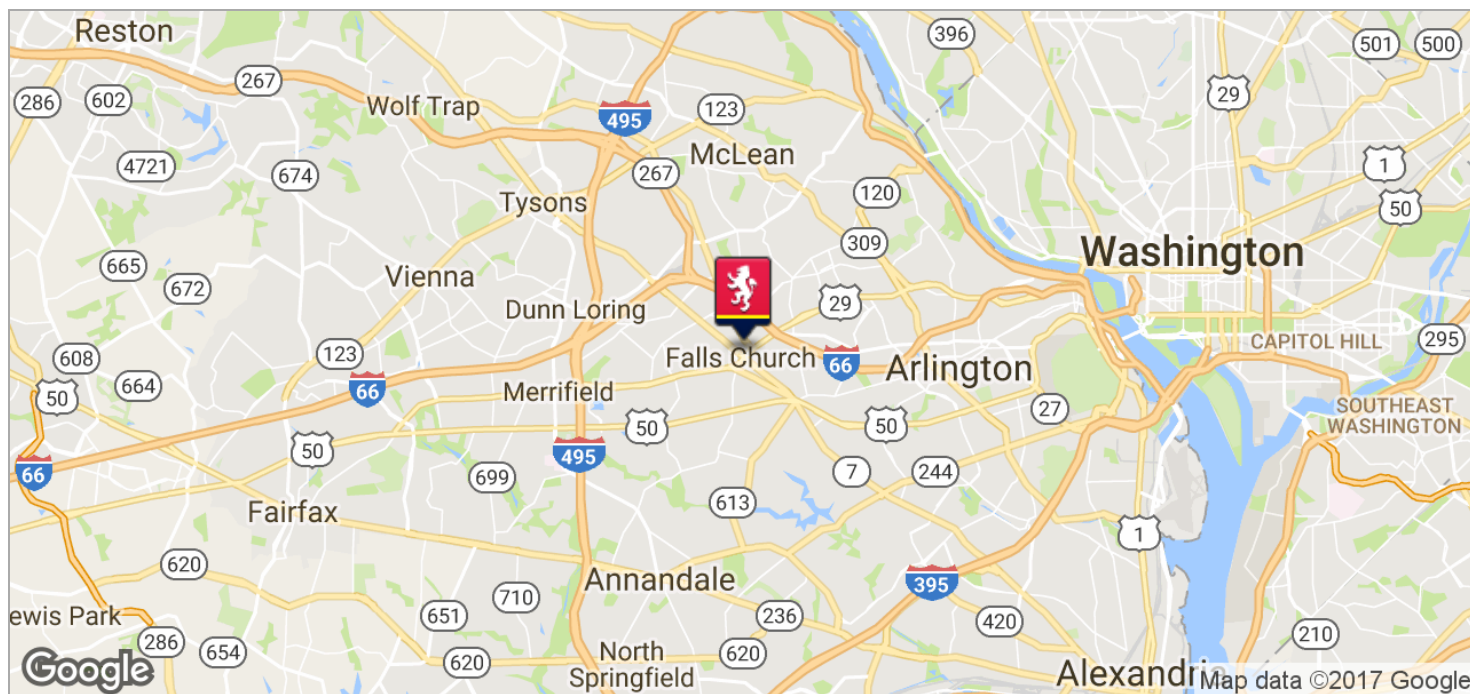
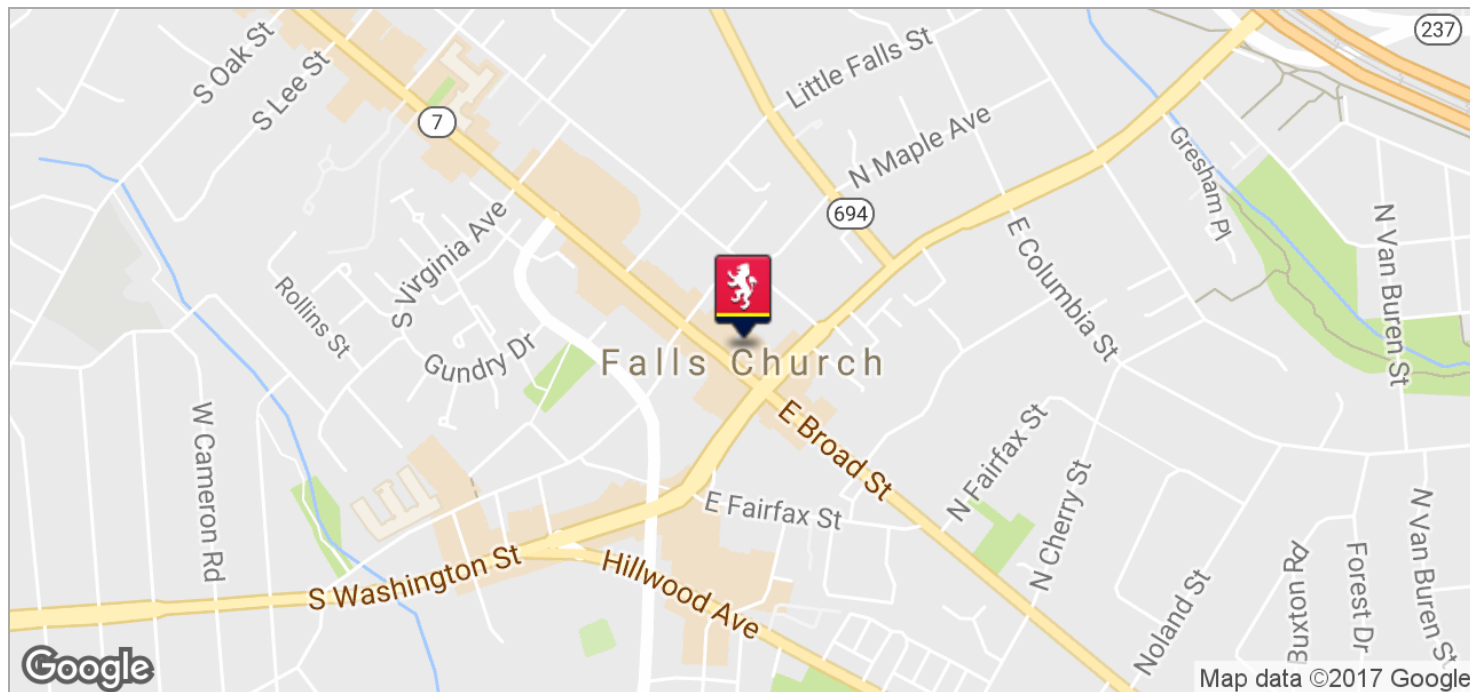
FOR SALE

112A-116B Broad Street

112A-116B E. BROAD STREET , FALLS CHURCH, VA 22046



COMMERCIAL DIVISION



KATHY KILLION

703.600.9295 | kkillion@LNF.com



FOR SALE AND LEASE

112A-116B Broad Street

112A-116B BROAD STREET , FALLS CHURCH, VA 22046



Link to article for new project across the street on Rt.7 <https://fcnp.com/2017/03/23/new-broad-washington-class-office-project-creative-cauldron-venue/>

Below is Excerpt of the article:

Plans for a first-rate Class A 67,000 square foot office building with ground floor retail and attached to a second building with 292 luxury apartments smack in the middle of downtown Falls Church were filed with the City of Falls Church this week.

The new configuration for the northeast corner on the intersection of Washington (Rt. 29) and Broad (Rt. 7) is the newest to come from Todd Hitt's Kiddar Capital, with its headquarters in the older building there now, and his partnership with Rick Hausler's Insight Property Group.

While an earlier version included a large grocery, this one has an even more alluring attraction that fits right into the emerging "arts and entertainment" neighborhood that is keyed by the renovated old State Theater a few doors away.

A letter of intent has been signed between the developers and Laura Connors Hull of the Creative Cauldron, the group which Hull started from scratch 15 years ago to become one of the D.C. Metro region's most iconic and popular small theater performing arts companies to put Hull's operation right there.

With the move, Creative Cauldron will nearly double its current space on S. Maple Street and enjoy exposure to one of the most heavily trafficked roads in the region. If the new overall project moves ahead with due dispatch at City Hall, Cauldron will be able to complete its lease on S. Maple and move right into the new space.

In a statement to the News-Press about the news, the Cauldron's Connors Hull said, "Creative Cauldron is thrilled to be included in the plans for this exciting new development. Rick Hausler and Todd Hitt understand the impact that the arts can have in a community and are committed to creating an inviting, vibrant arts and entertainment hub for the City of Falls Church. We look forward to working with them and to contribute to the economic and cultural vitality of the City."

The vision of Falls Church's Planning Director Jim Snyder to dedicate the neighborhood to "arts and entertainment" in his "small area planning" will gain a major boost from this. A long-standing major recording studio, a popular used CD retailer and other businesses have already been situated there, with other live music venues at popular restaurants within the block.

With the combination of 67,000 square feet of office space and 292 apartments, the developers predict that 250 to 300 permanent jobs will be created there, combined with the residents of the apartments to put "feet on the street" in that natural City center, making it a bustling and vibrant downtown.

But the biggest boost of all from this proposed new project will be what it does for the City's tax coffers. The developers' consultants, the same that the City of Falls Church uses to calculate such things, project that once completed the project will bring \$1.4 million in annual tax yields to alleviate the tax pressures on residents to provide the many infrastructure needs now pressing on the City, such as a renovated City Hall, library and a new high school. Over the course of 20 years it is projected that the project could bring \$31.4 million to the City tax coffers, with a lot of

KATHY KILLION
703.600.9295 | kkillion@LNF.com



FOR SALE

112A-116B Broad Street

112A-116B BROAD STREET , FALLS CHURCH, VA 22046



KATHY KILLION
703.600.9295 | kkillion@LNF.com



FOR SALE AND LEASE

112A-116B Broad Street

112A-116B BROAD STREET , FALLS CHURCH, VA 22046



KATHY KILLION
703.600.9295 | kkillion@LNF.com



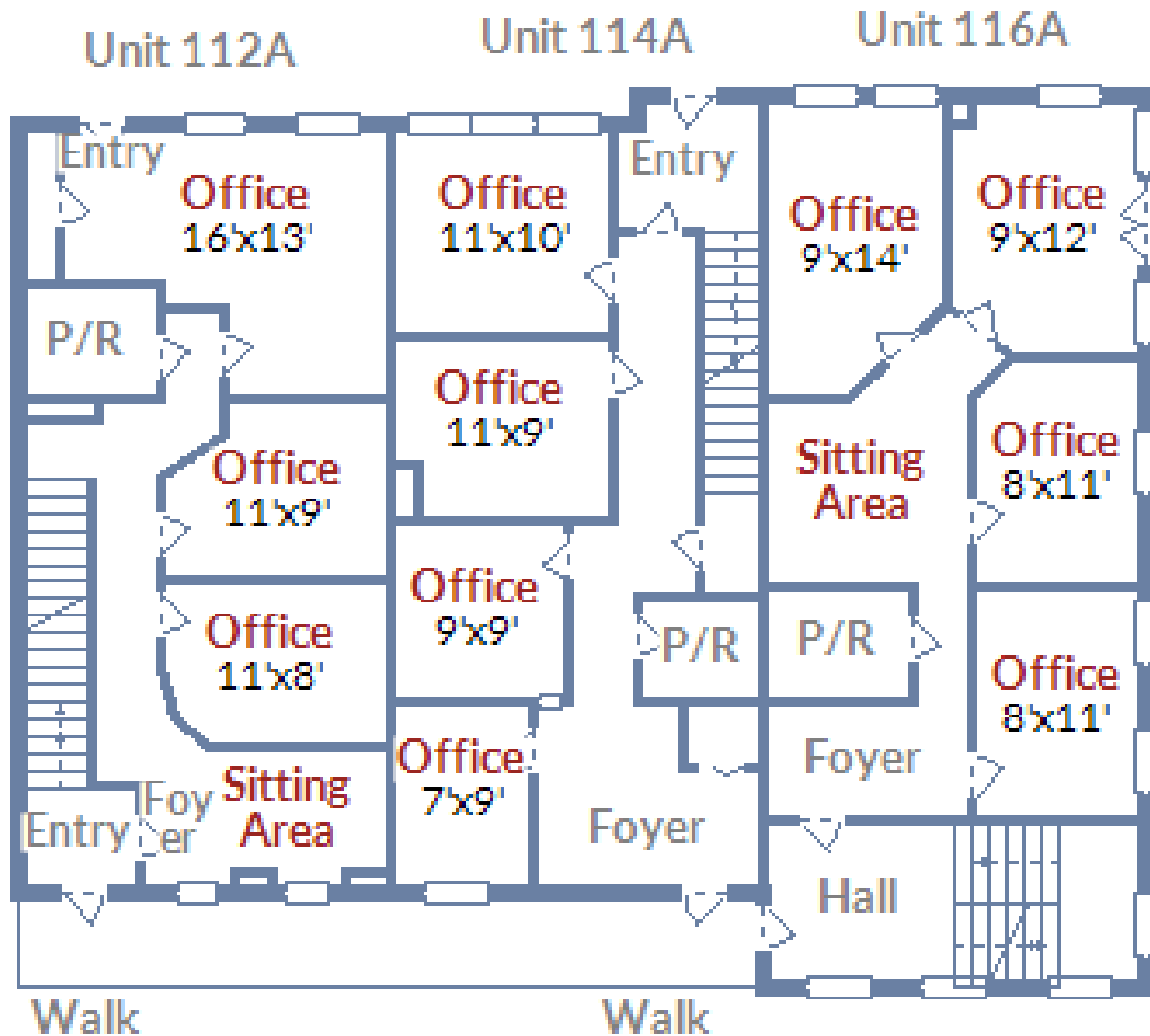
FOR SALE AND LEASE

112A-116B Broad Street

FLOORPLANS FOR 112A-116A BROAD STREET , FALLS CHURCH, VA 22046



**COMMERCIAL
DIVISION**



Copyright © TriPlace, Inc.

KATHY KILLION
703.600.9295 | kkillion@LNF.com



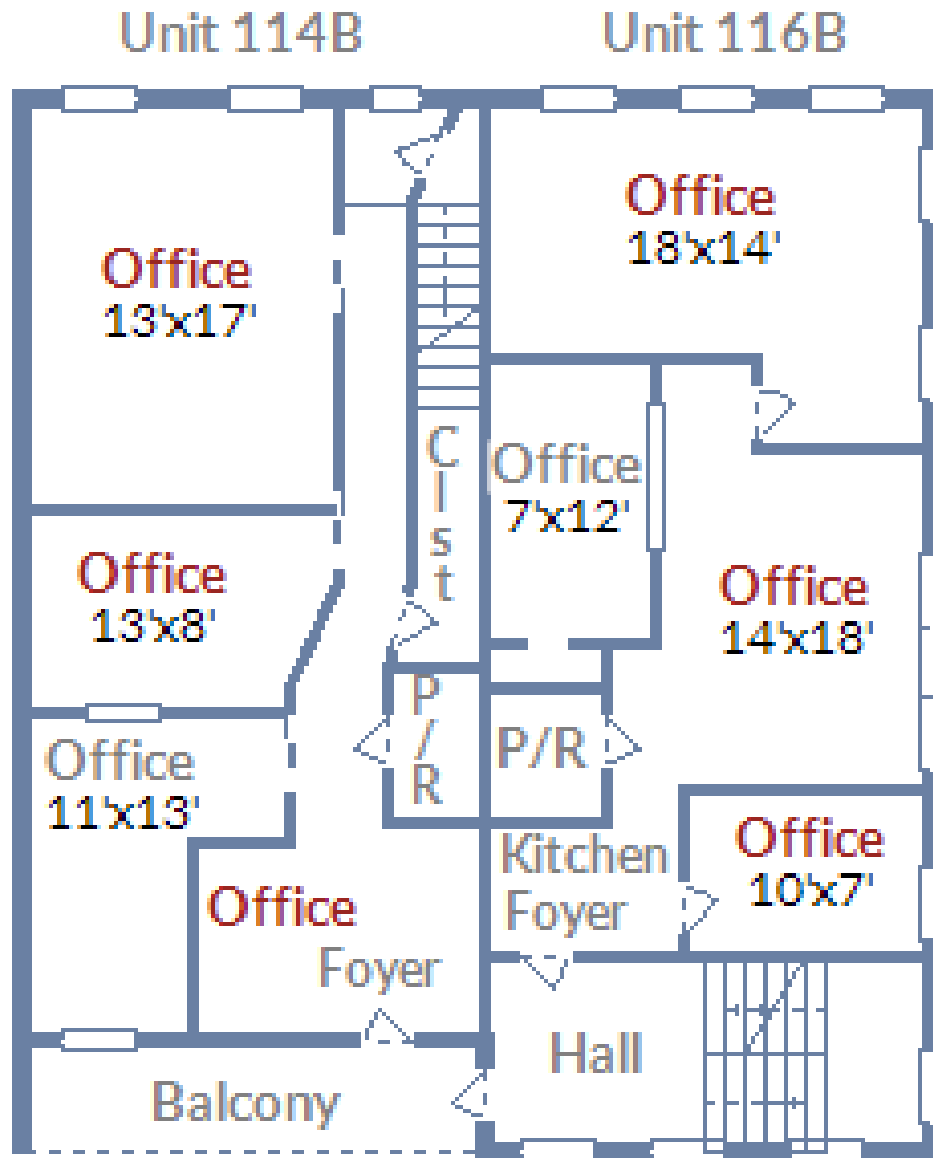
FOR SALE

112A-116B Broad Street

FLOORPLAN 114B-116B BROAD STREET , FALLS CHURCH, VA 22046



**COMMERCIAL
DIVISION**



KATHY KILLION
703.600.9295 | kkillion@LNF.com



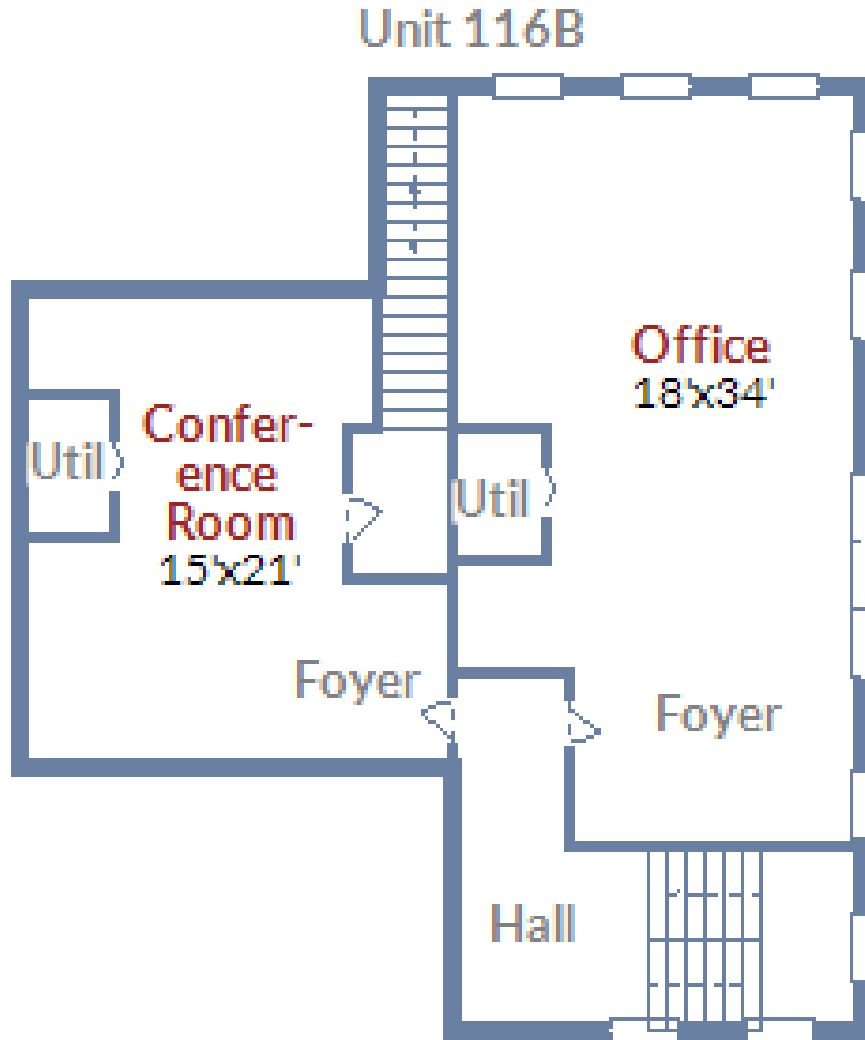
FOR SALE

112A-116B Broad Street

FLOORPLAN FOR UPPER LEVEL OF 114B AND 116B BROAD STREET , FALLS CHURCH, VA 22046



**COMMERCIAL
DIVISION**



Copyright © TruPlace, Inc.

KATHY KILLION
703.600.9295 | kkillion@LNF.com



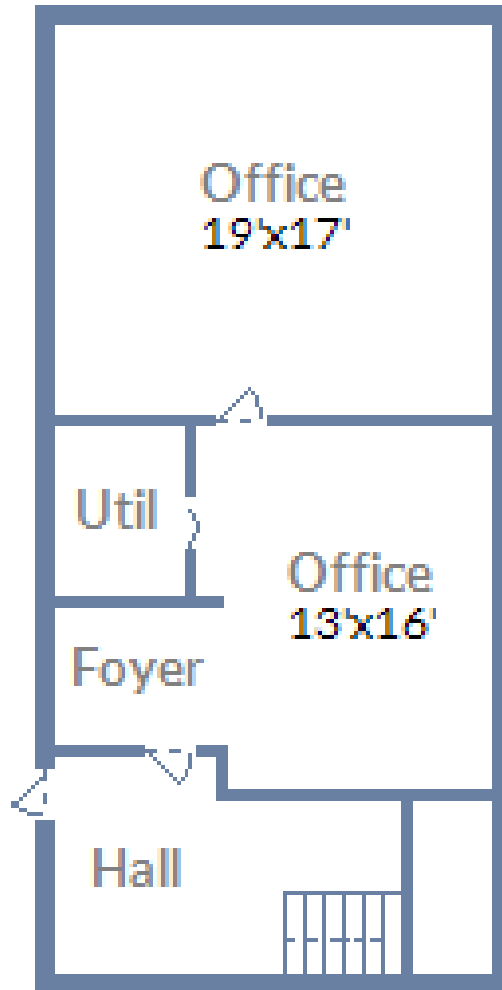
FOR SALE

112A-116B Broad Street

FLOORPLAN LOWER LEVEL 112A BROAD STREET , FALLS CHURCH, VA 22046



**COMMERCIAL
DIVISION**



Copyright © TruPlace, Inc.

KATHY KILLION
703.600.9295 | kkillion@LNF.com



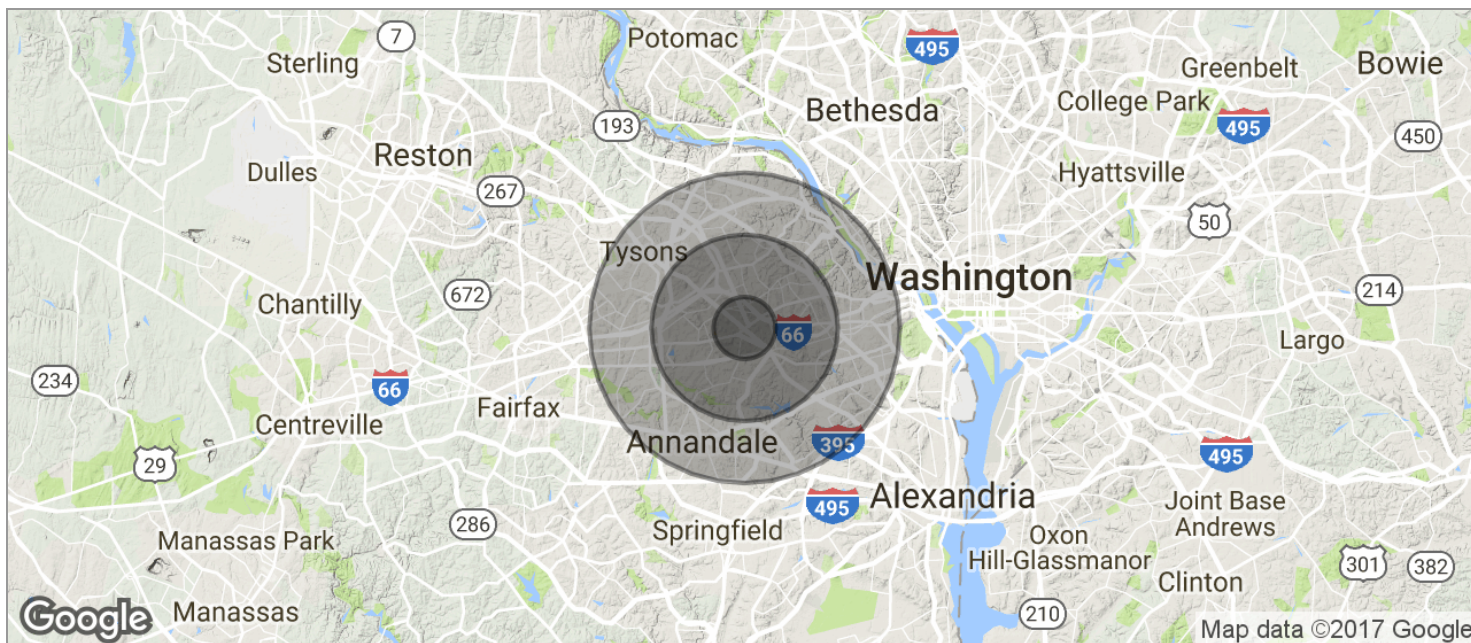
FOR SALE

112A-116B Broad Street

112A-116B E. BROAD STREET , FALLS CHURCH, VA 22046



COMMERCIAL DIVISION



	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	18,301	144,053	404,810
MEDIAN AGE	39.9	38.8	37.8
MEDIAN AGE (MALE)	38.0	37.9	37.2
MEDIAN AGE (FEMALE)	41.9	39.6	38.4
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	7,041	55,060	161,183
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$133,017	\$134,667	\$128,067
AVERAGE HOUSE VALUE	\$614,898	\$611,306	\$613,747

* Demographic data derived from 2010 US Census

KATHY KILLION
703.600.9295 | kkillion@LNF.com

