

Executive Summary



OFFERING SUMMARY

Sale Price: Subject To Offer

Building Size: Approx. 5,500 SF

PROPERTY OVERVIEW

Great opportunity to buy a commercial building with great visibility in the Heart of Falls Church City

- Located on Washington Blvd/Lee Highway the property enjoys great visibility.
- Shops and restaurants are in same block. State Theater is across the street. New masterplanned project to have office, retail & apartments The new popular Northside Social Cafe and Whole Foods Market are a 1 block away.
- Traffic count exceeds 25,000 cars
- In great condition - Hardiplank exterior
- Great tenants- Allstate on ground floor
- Can be good for investor or user.. Upper floor group will lease back or leave depending on desire of buyer group.
- City Hall and parks 2 blocks away

Additional Photos



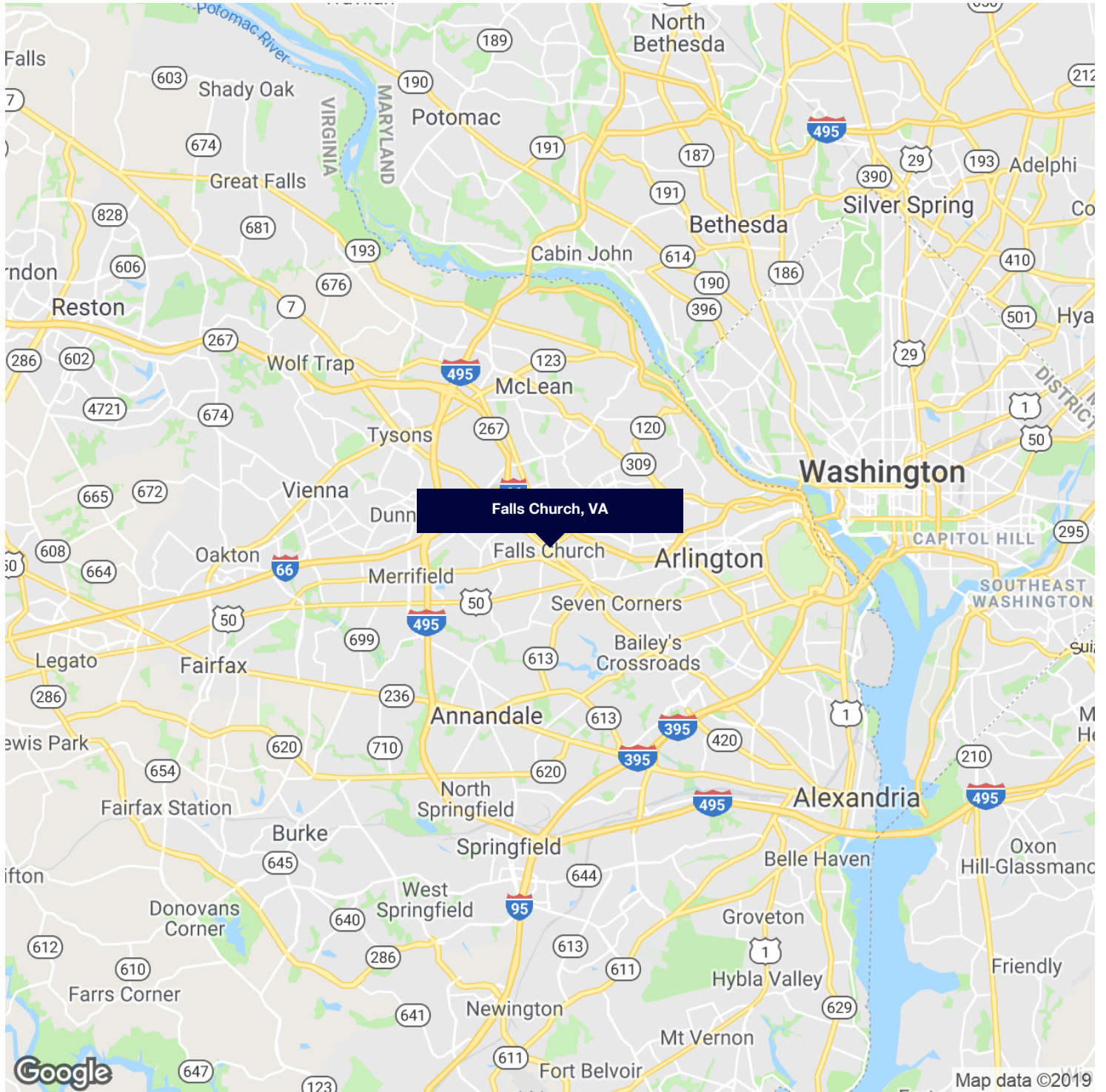
Additional Photos



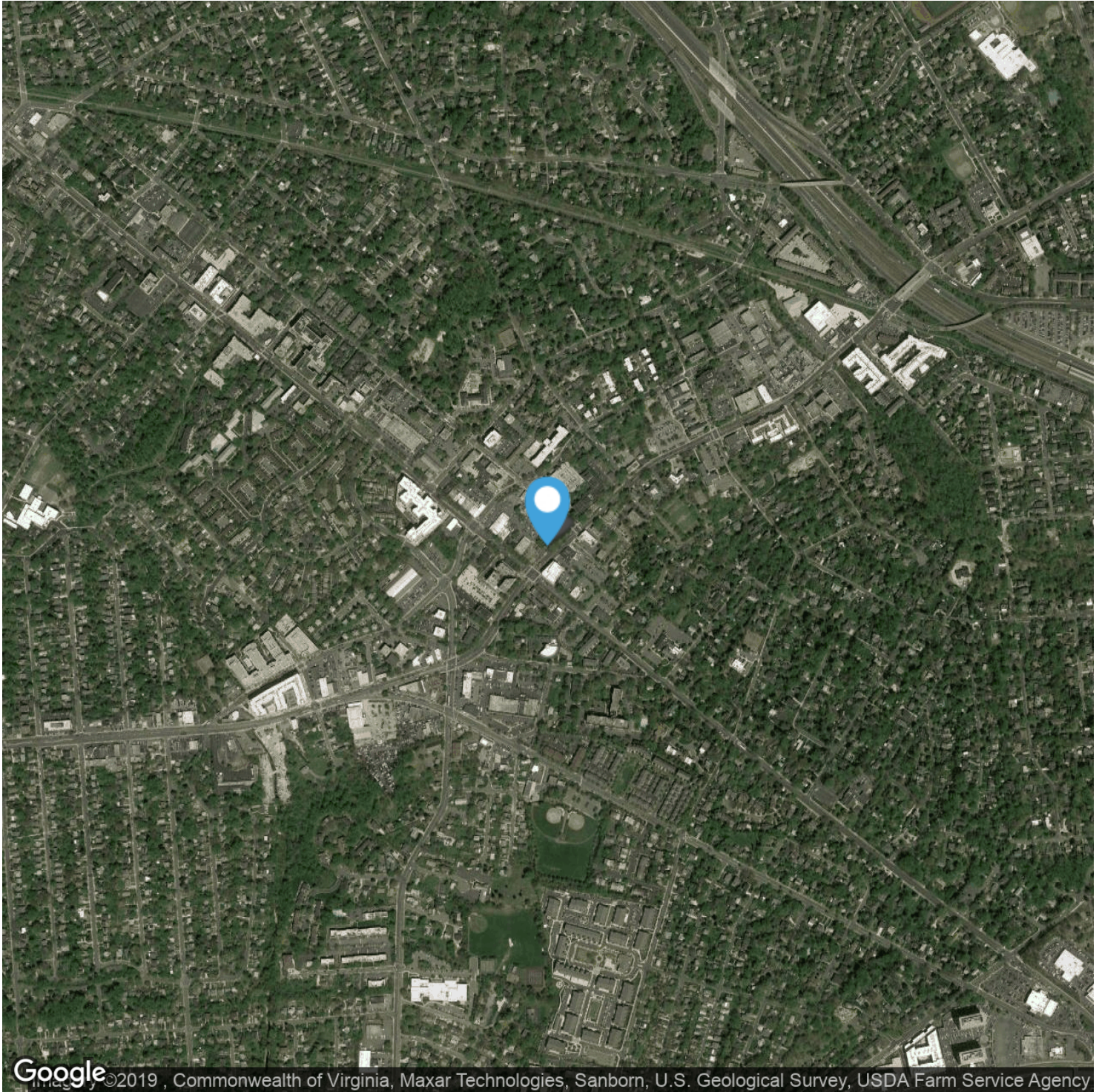
Location Maps



Regional Map

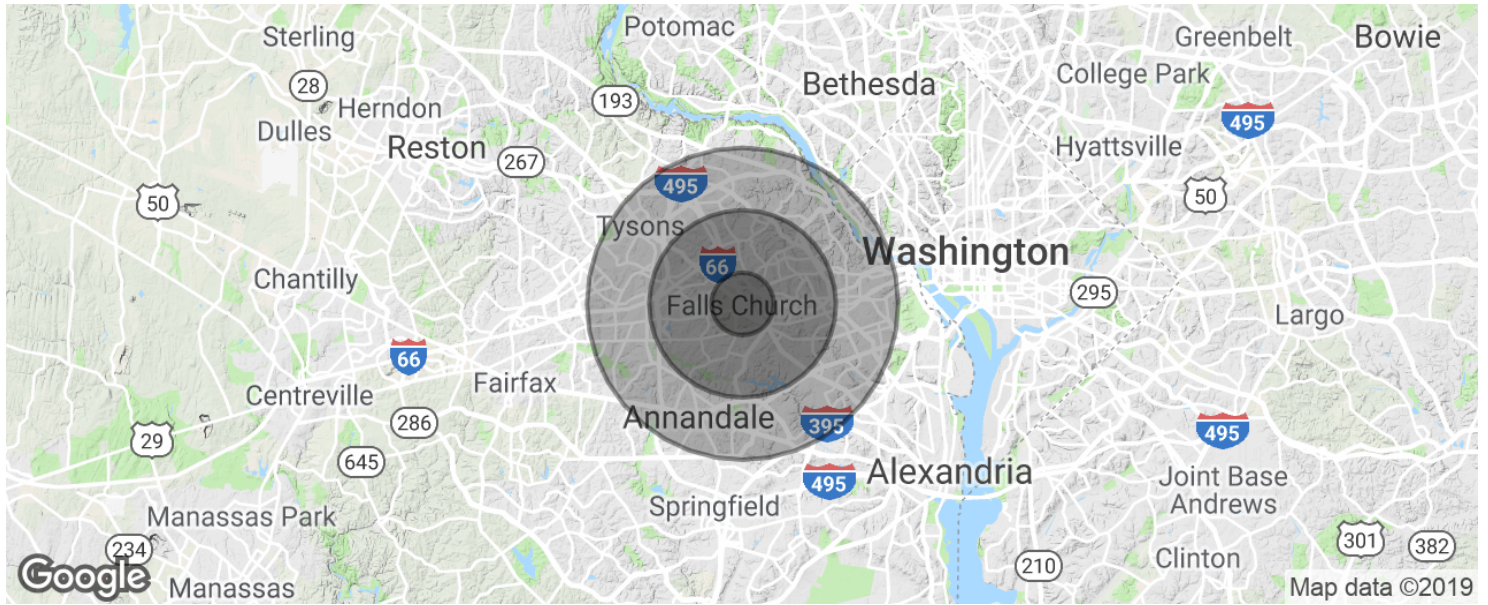


Aerial Maps



Google ©2019, Commonwealth of Virginia, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA Farm Service Agency

Demographics Map & Report



POPULATION

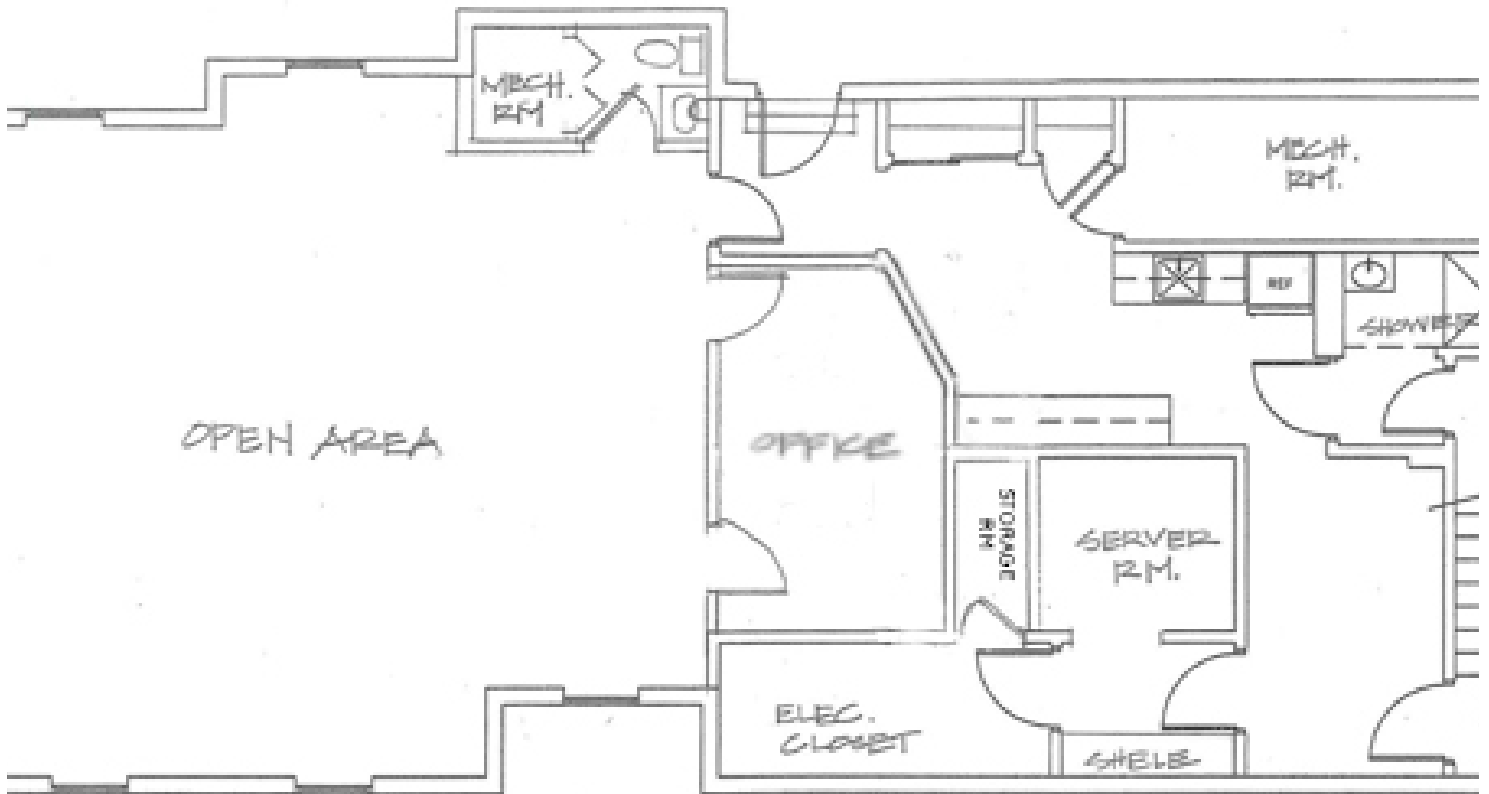
	1 MILE	3 MILES	5 MILES
Total population	18,184	144,223	405,733
Median age	40.0	38.8	37.8
Median age (Male)	38.0	37.9	37.2
Median age (Female)	42.0	39.6	38.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	7,007	55,039	161,821
# of persons per HH	2.6	2.6	2.5
Average HH income	\$134,398	\$135,259	\$128,303
Average house value	\$618,382	\$613,405	\$614,683

* Demographic data derived from 2010 US Census

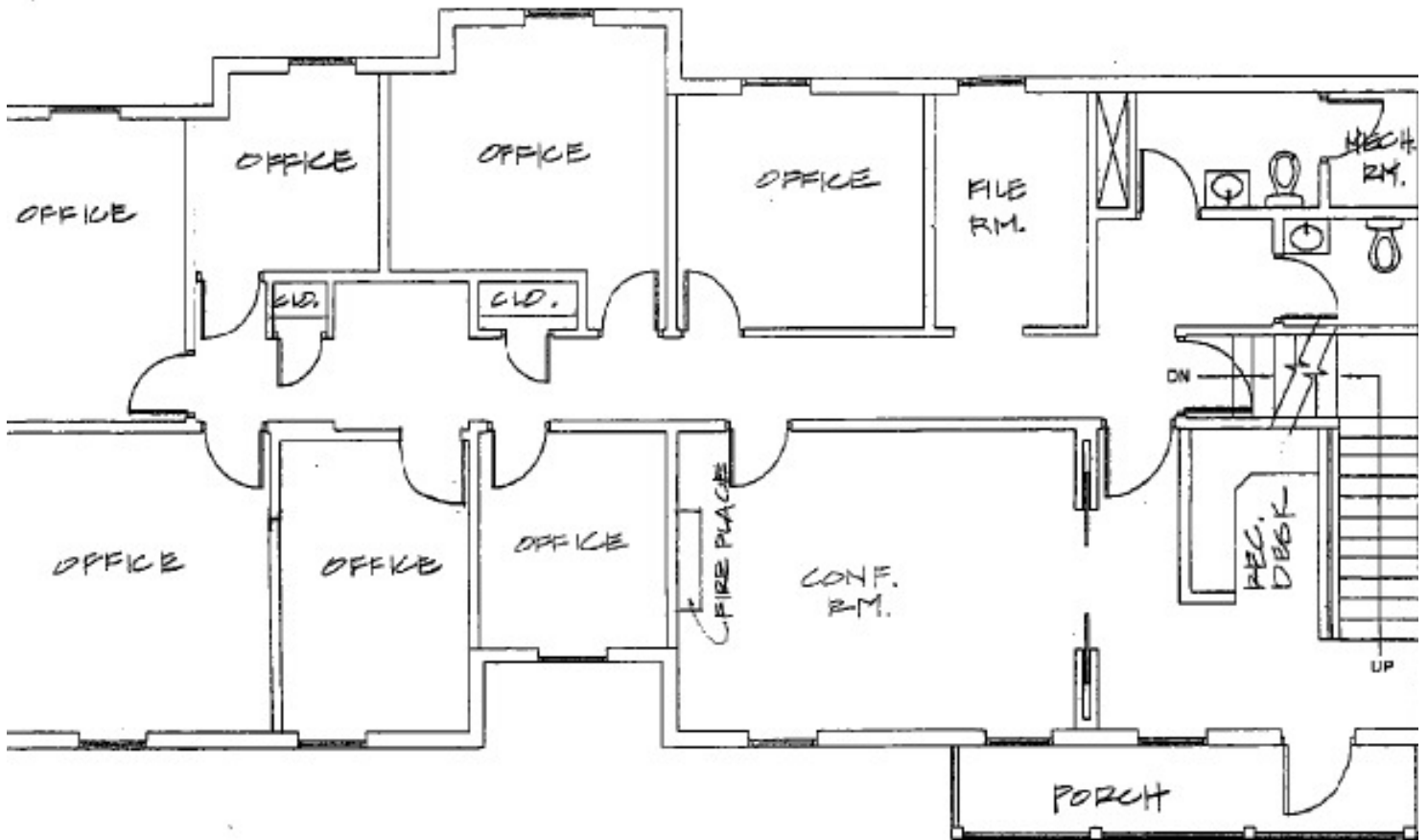
Floor Plans



125 N Washington St
FALLS CHURCH

NOT TO SCALE

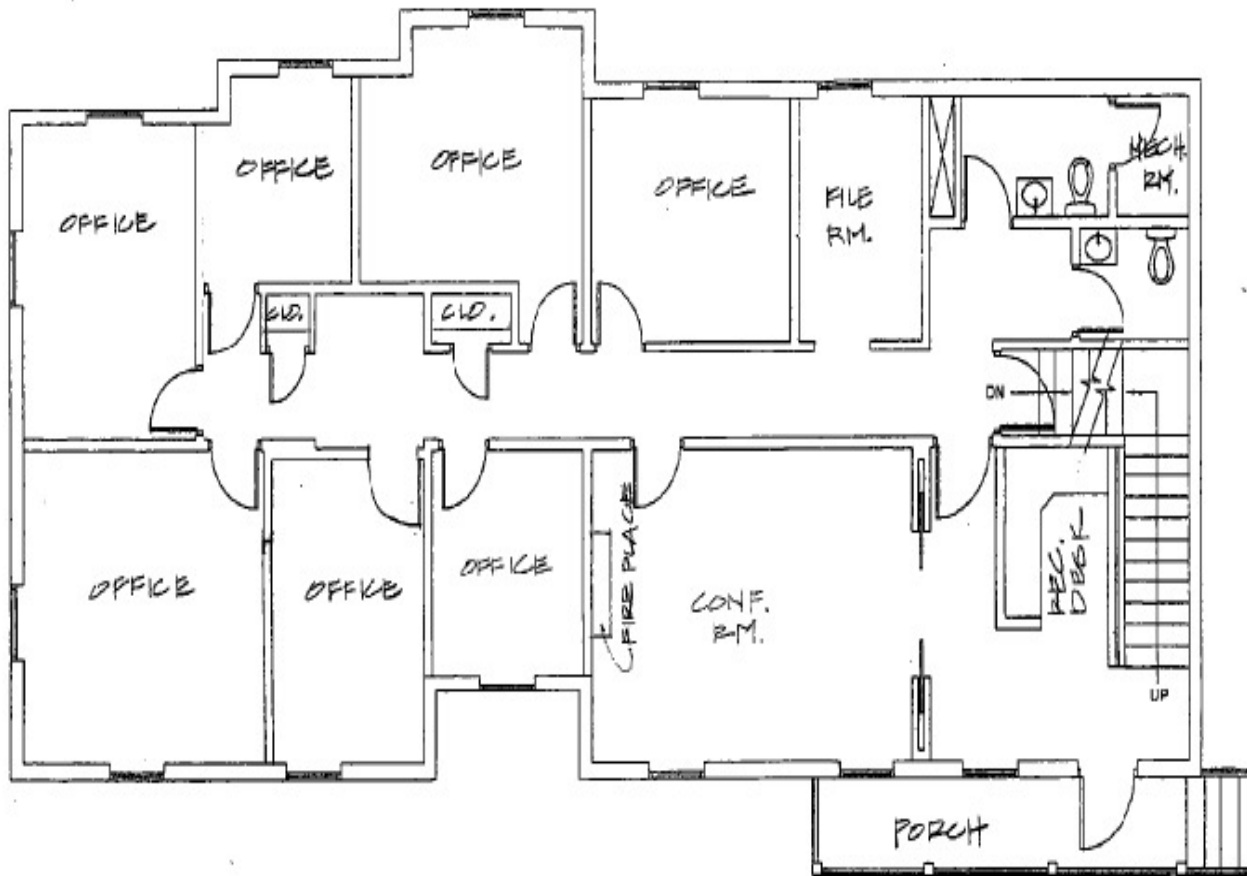
Floor Plans



125 N. WASHINGTON STREET (DBA LEE HIGHWAY)
FALLS CHURCH, VA 22046

1ST FLOOR
NOT TO SCALE

Floor Plans



125 N. WASHINGTON STREET (DBA LEE HIGHWAY)
FALLS CHURCH, VA 22046

1ST FLOOR
NOT TO SCALE