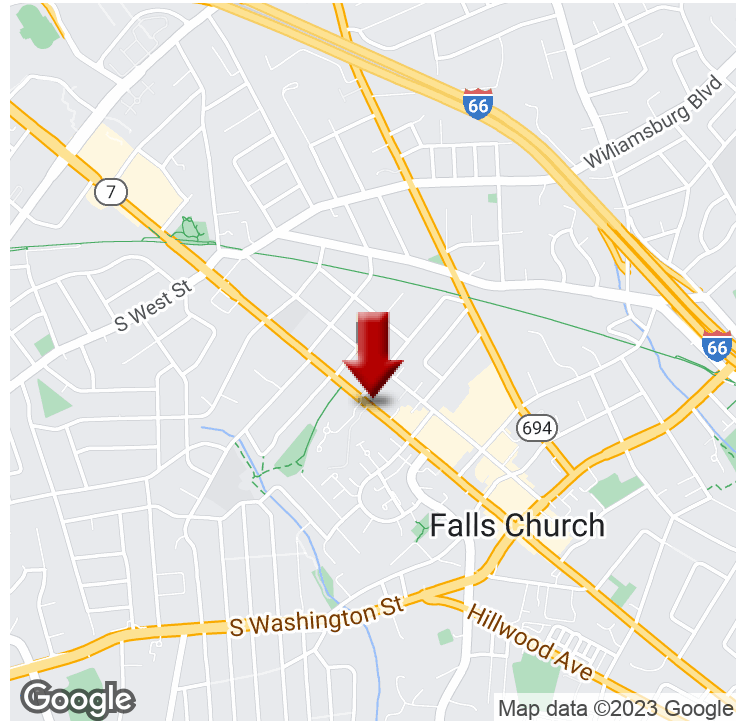


## GROUND LEVEL UNIT FOR SALE

# CITY OF FALLS CHURCH OFFICE

313 Park Avenue Unit G-3, Falls Church , VA 22046



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$155,000
<b>UNIT SIZE:</b>	900 SF
<b>RENOVATED:</b>	2001
<b>SUBMARKET:</b>	City of Falls Church

### PROPERTY OVERVIEW

Ground Level Unit walk-in from parking. End Unit consisting of 900SF with reception/waiting area, 3 offices, restroom. Previous medical use. Ample parking. Located across from City Hall, walking to restaurants and new Harris Teeter. Close to Metro.

### PROPERTY HIGHLIGHTS

- Ground level, End Unit, walk-in from parking
- 900 SF, Reception/Waiting area + 3 offices
- Across from City Hall, walk to restaurants and new Harris Teeter
- Lots of parking available
- Condo Fee + Utils + Cleaning: \$886/mo
- Real Estate Taxes: \$3,154/year

**KW COMMERCIAL**  
8133 Leesburg Pike,  
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Vienna, VA 22182

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boschmitz@kwcommercial.com

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**GROUND LEVEL UNIT FOR SALE**

## CITY OF FALLS CHURCH OFFICE

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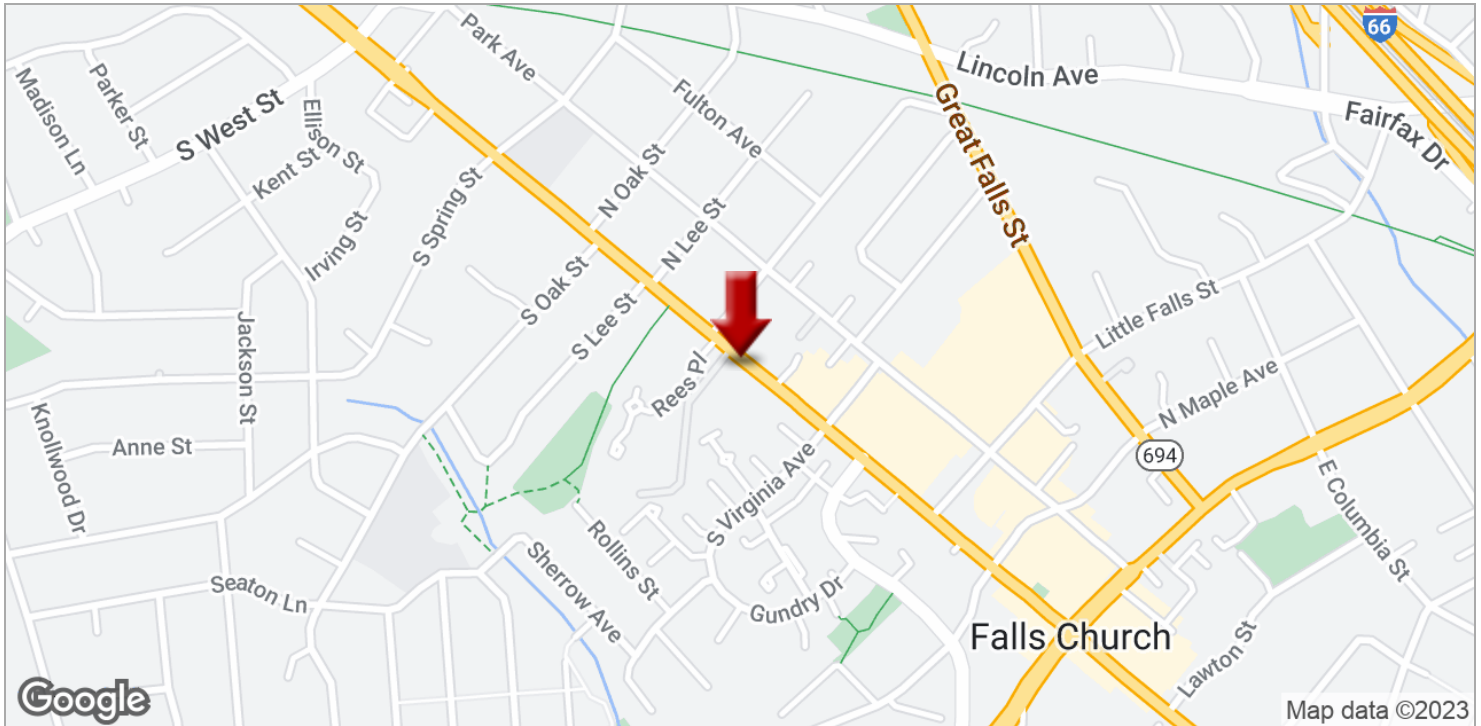
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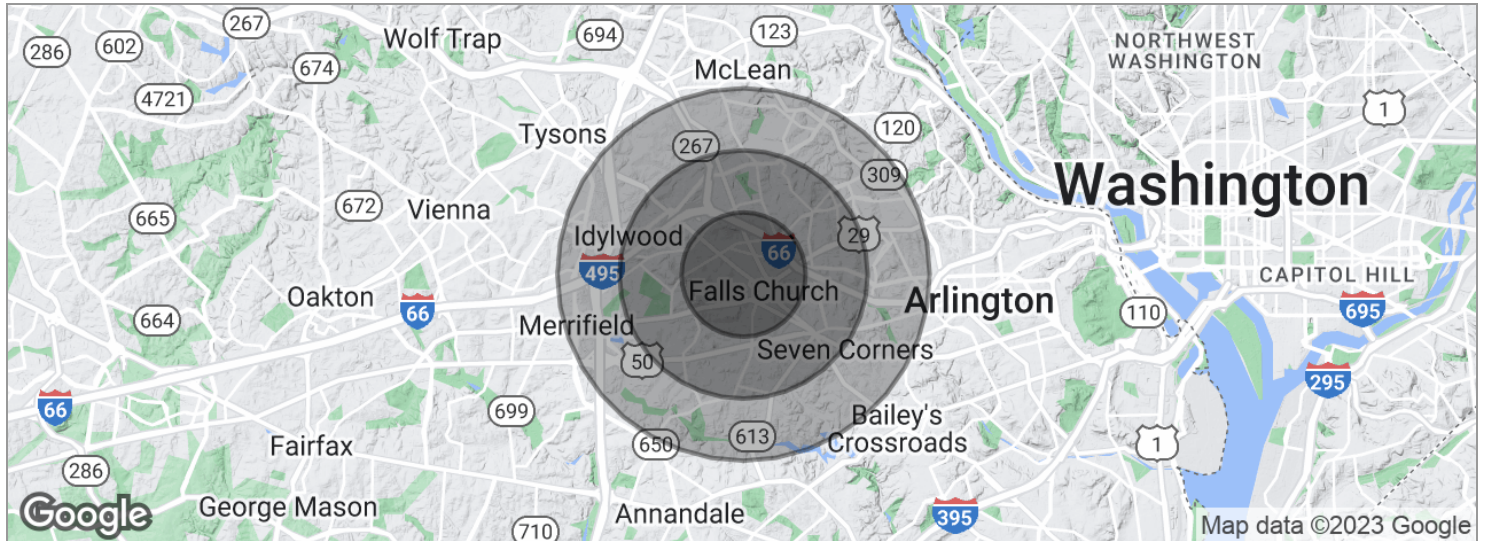
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## GROUND LEVEL UNIT FOR SALE

# CITY OF FALLS CHURCH OFFICE

313 Park Avenue Unit G-3, Falls Church , VA 22046



POPULATION	1 MILE	2 MILES	3 MILES
Total population	18,043	65,609	141,703
Median age	39.4	38.5	38.7
Median age (male)	37.4	37.2	37.8
Median age (Female)	41.8	39.8	39.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,972	24,812	54,281
# of persons per HH	2.6	2.6	2.6
Average HH income	\$130,962	\$134,276	\$134,602
Average house value	\$618,643	\$601,691	\$608,269

\* Demographic data derived from 2020 ACS - US Census

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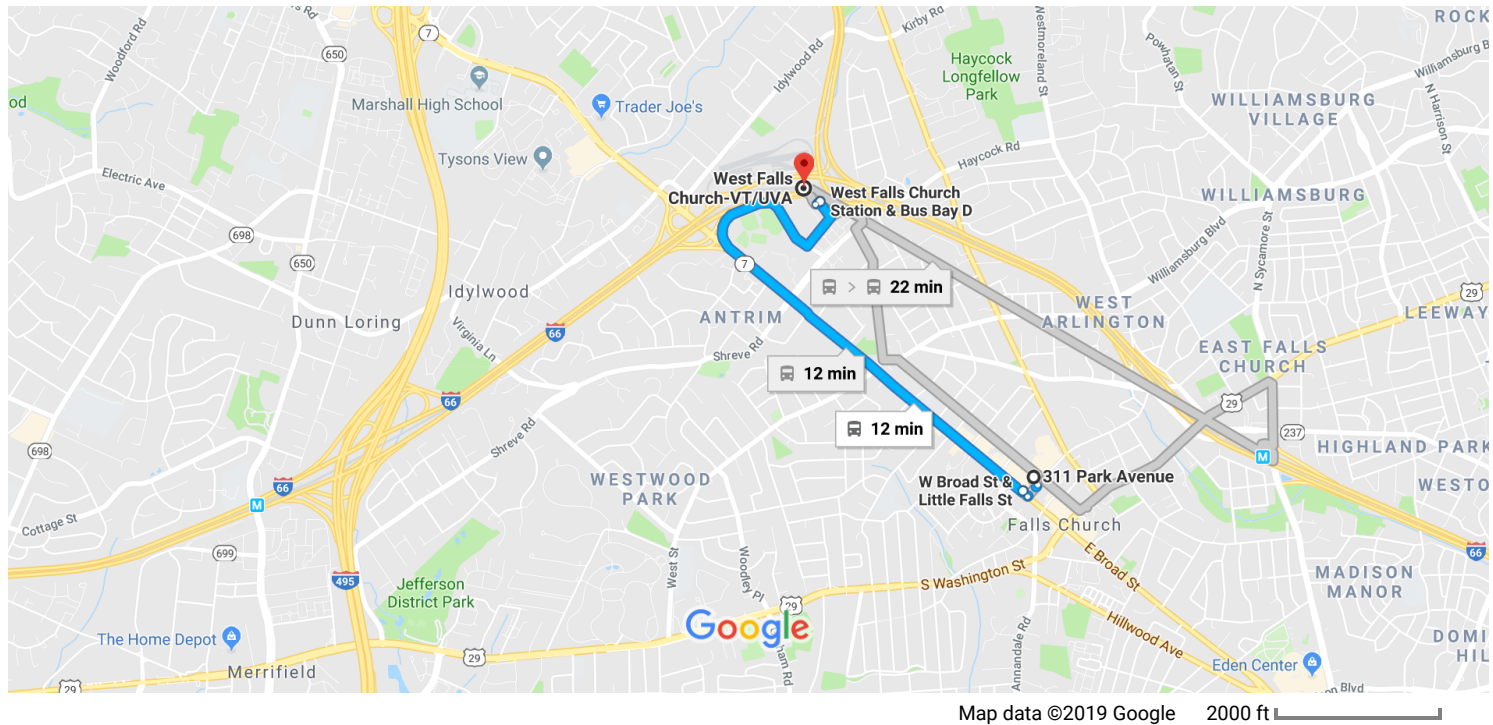
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Google Maps

311 Park Ave, Falls Church, VA to West Falls Church Metro, Falls Church, VA

3:19 PM - 3:31 PM (12 min)



	3:19 PM—3:31 PM	12 min
	28A	
	3:22 PM from W Broad St & Little Falls St	
	4 min	

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	3:05 PM—3:27 PM	22 min
	>  3A >  Orange	

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	3:39 PM—3:51 PM	12 min
	28A	

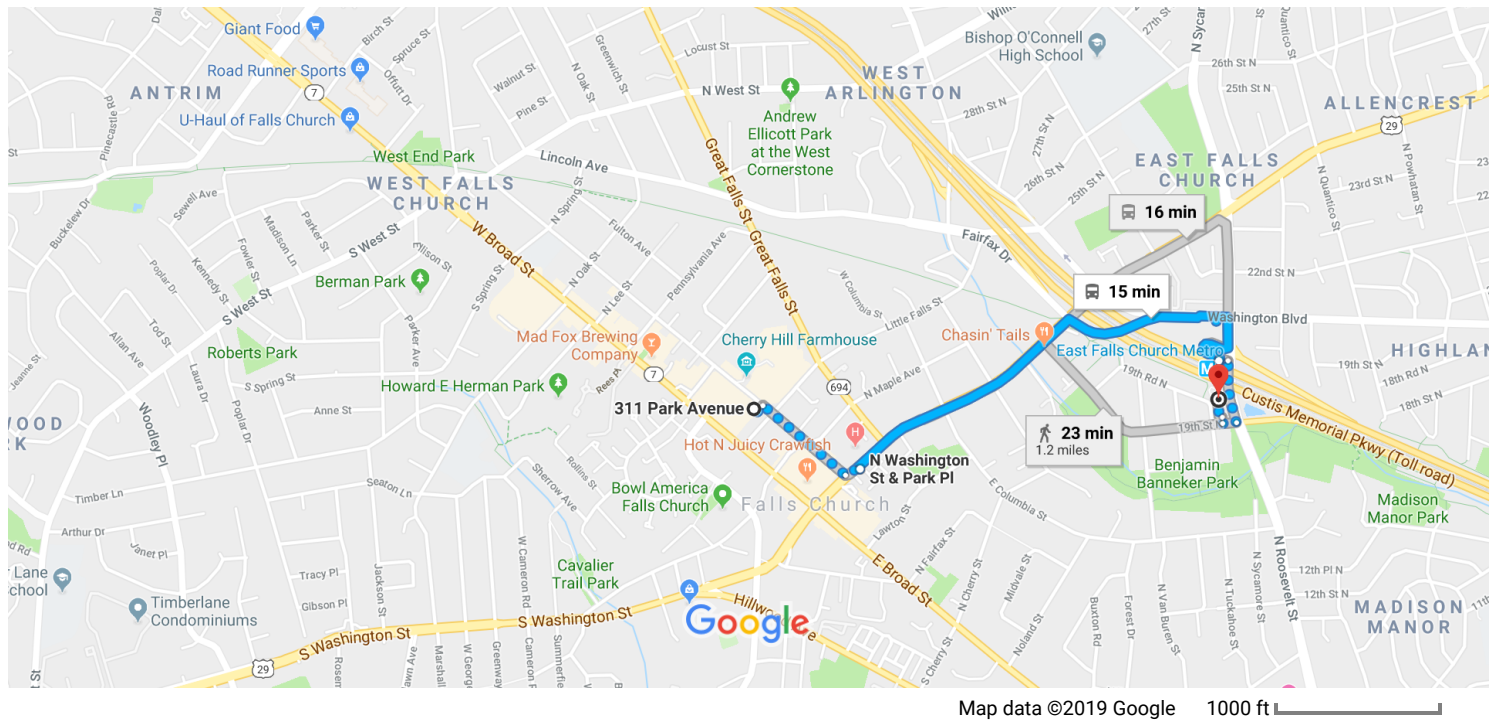
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	via Park Ave and Grove Ave	31 min
		1.6 miles



311 Park Ave, Falls Church, VA to East Falls Church Metro Station

3:00 PM - 3:15 PM (15 min)



	3:00 PM—3:15 PM	15 min
	>	
	<div>2A</div>	>
	3:06 PM from N Washington St & Park Pl	
	10 min	
	3:05 PM—3:21 PM	16 min
	>	
	<div>3A</div>	>
	via US-29 N	22 min
		1.2 miles
	3:25 PM—3:40 PM	15 min
	>	
	<div>2A</div>	>

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Thursday, March 7, 2019

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## NEWS

# Founders Row Mixed Use Project Update Slated Tomorrow in F.C.

January 21, 2019 12:26 PM

by [Nicholas F. Benton](#)

*A Founder's Row concept drawing from WDG. (Photo: WDG)*



In a social media post Sunday, Falls Church City Councilman Phil Duncan provided a preview of the updated construction management plan that the developers of the 4.3-acre Founders Row mixed use project is slated to present to the F.C. Planning Commission Tuesday night. The plan, according to the report, will call for demolitions of existing buildings at the northeast corner of W. Broad and N. West Streets this spring and above ground construction by fall, with occupancy by late 2021.

According to Duncan's post on Facebook, "Founders Row will provide an array of community benefits, including: a dine-in, multi-screen movie theater facility; nearly 60,000 sq. ft. of ground floor retail/restaurant space; an outdoor market square with a water feature; almost 5,000 sq. ft. of office space; 322 apartments and 72 senior apartments, including units classified as affordable; transportation, streetscape and W&OD Park and Trail improvements; and a school capital cost contribution.

"According to the construction management plan, demolition of existing structures on the site is expected by the spring, whereupon below-grade excavation and construction to grade will commence. Above-grade construction is anticipated from late this year until mid-2021. Building completion and occupancy is projected to be in late 2021.

"The construction management plan addresses the circulation of construction vehicles to and from the site; removal and replacement of specific landscaping elements; the strategy for pedestrian walkway detours; placement of construction trailers and cranes; and several other components of large-scale construction."

#### **Movie Theater, 9,500 Sq. Ft. Restaurant Leases Signed for Founder's Row Project**

May 18, 2018  
In "News"

#### **Work on 4.3-Acre Founders Row Now Begun, Bracing for 3 Years of Building**

January 24, 2019  
In "News"

#### **Founders Row Project Awaits Site Plan OK Monday for Work to Begin**

September 20, 2018  
In "News"

## Comments

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Facebook Comments Plugin



**Author: Nicholas F. Benton**

Nicholas F. Benton is owner and Editor-In-Chief of the Falls Church News-Press.