





# Freestanding Building For Sale

**Location:** City of Falls Church, VA

**Building Size:** 1,280 SF

**Parking:** 8 Private Spaces

**Lot Size:** 5,970 SF

**Zoning:** B1

## HIGHLIGHTS

- ▶ Freestanding retail building on the corner of West Broad Street & South Spring Street.
- ▶ Less than a mile to W Falls Church Metro
- ▶ Sits on a signalized intersection
- ▶ Two stories (1,280 SF ground level & 725 SF lower level)
- ▶ By right uses for a wide variety of retail and office uses including; daycare, medical, dental, drugstore, etc.
- ▶ Abundance of nearby retail and restaurant amenities
- ▶ Seller leaseback on a 5-year term with one 5-year option

## DEMOGRAPHICS (3 Mile Radius):



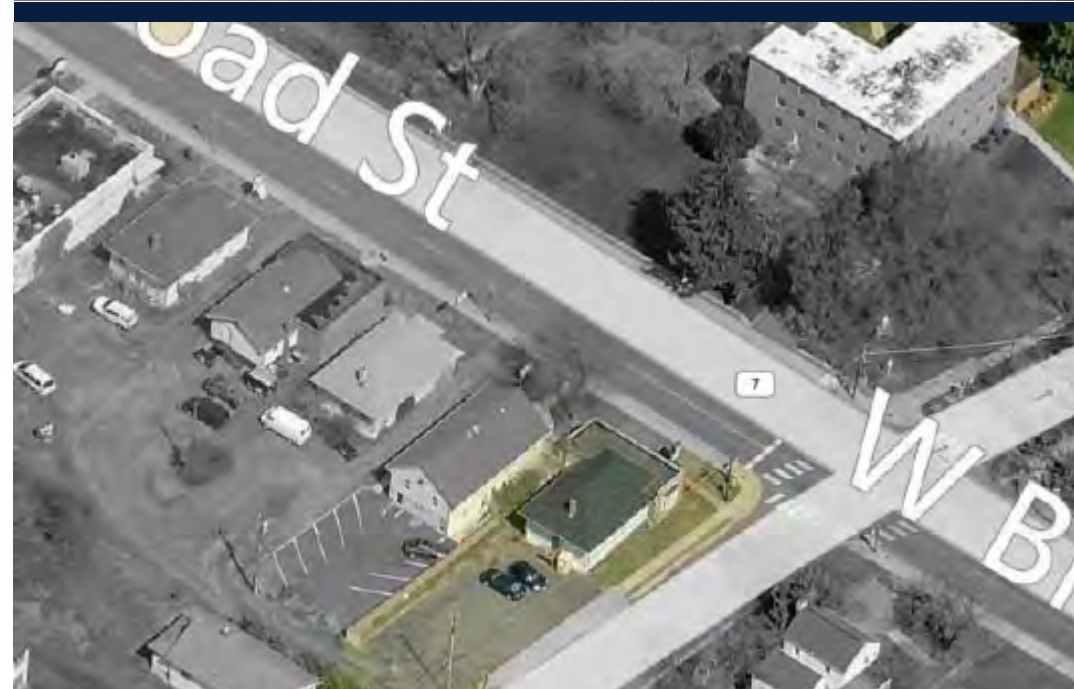
Population:  
**162,731**

Median HH Income:  
**121,392**



Total Businesses:  
**6,218**

Median Age:  
**38**





## Property Description

The Long & Foster Commercial Division proudly presents an exclusive opportunity to acquire a freestanding retail building situated in the heart of the City of Falls Church. This prime location offers exceptional visibility in a thriving urban community, making it an ideal investment for owner/users seeking a prominent spot for their businesses. For investors, the seller is open to a sale/leaseback arrangement, providing immediate income from this property.

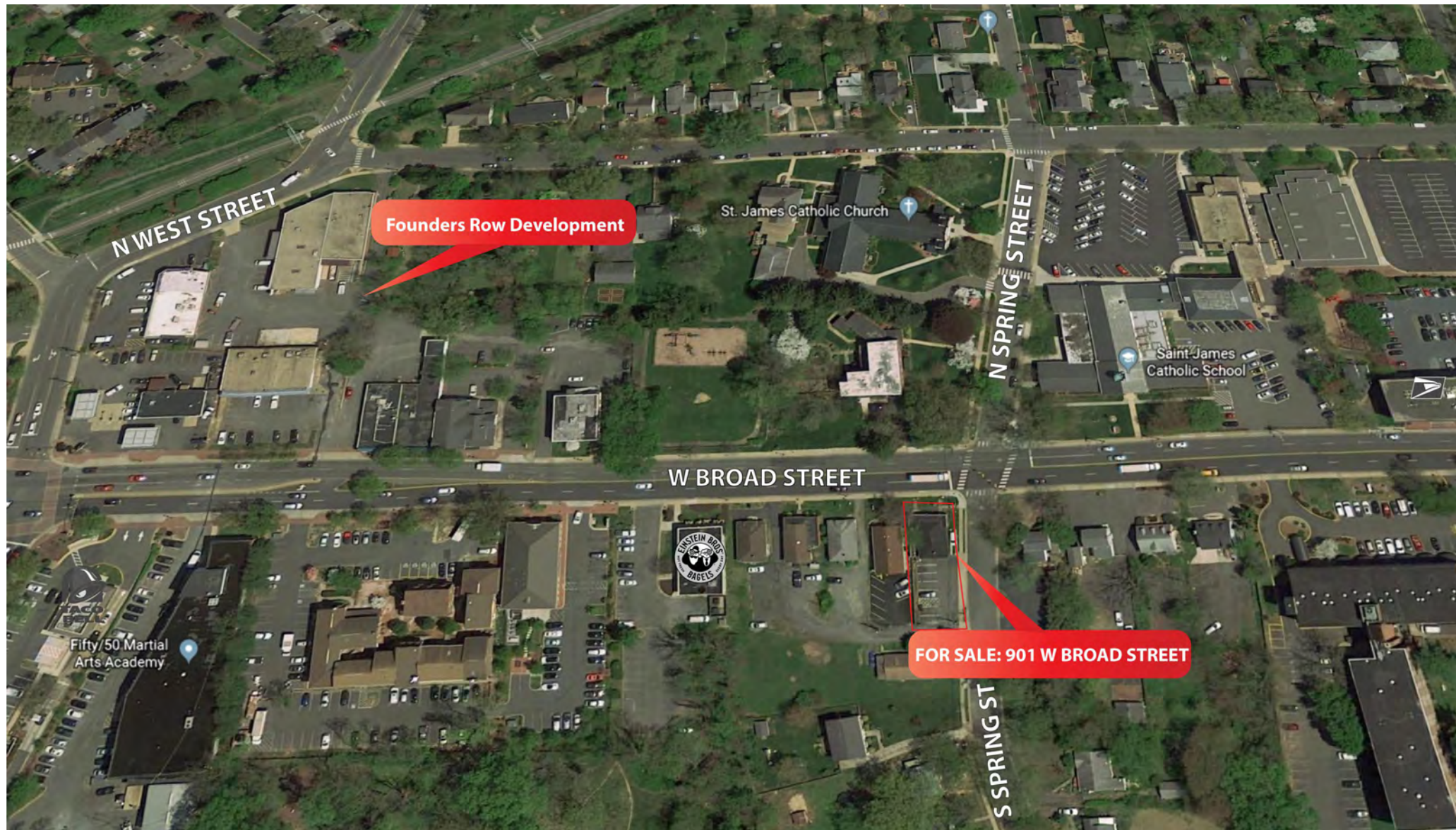
Strategically positioned within 500 feet of the new Founders Row development, the property enjoys proximity to an array of exciting amenities. Founders Row encompasses 95,000 square feet of retail space, 322 apartments, and 127 hotel rooms. It is set to become a renowned destination, and being located across the street from it offers unparalleled potential.

The building itself comprises 1,280 square feet on the ground floor and an additional 725 square feet on the lower level. With its prime position along West Broad Street (Route 7), the property benefits from excellent visibility. Moreover, it includes eight dedicated surface parking spaces and ample free street parking nearby, ensuring convenient access for customers. Founders Row retail, featuring esteemed establishments like Chasin Tails, Paragon Theaters, and Roll Play restaurants, further adds to the allure of this vibrant location. Don't miss out on this extraordinary opportunity to establish your presence in one of the most dynamic communities in the area.





## Aerial







ulsakergroup.com



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