





EXCLUSIVE LISTING

PROPERTY CONTACT

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LONG & FOSTER®
COMMERCIAL DIVISION

EXECUTIVE SUMMARY

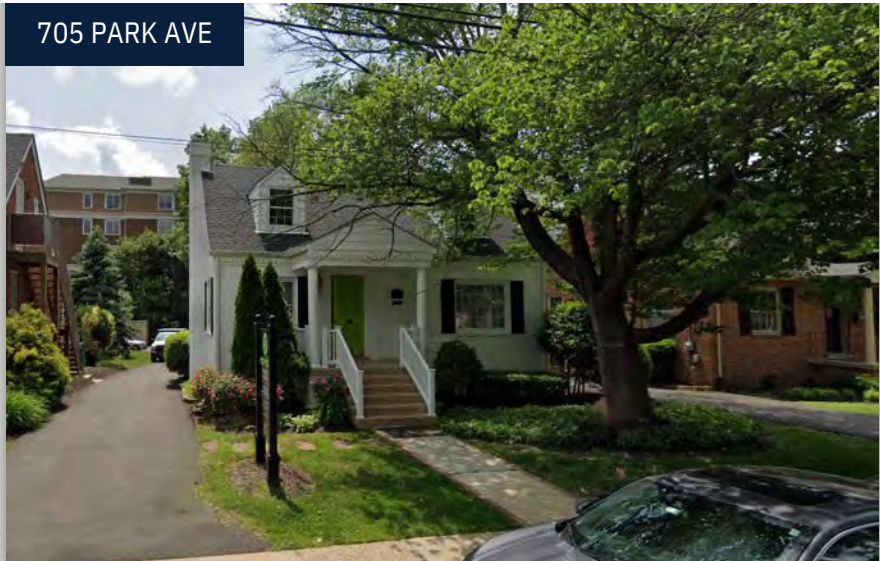
703 & 705 PARK AVE | FALLS CHURCH, VA 22046

OVERVIEW

703 & 705 Park Avenue represent a unique development opportunity in the highly coveted City of Falls Church. With a total land area of 20,002 square feet and T-1 Zoning, the properties are currently improved by two commercial buildings, a 1,724 square foot building at 703 Park Ave and a 2,581 square foot building at 705 Park Ave, respectively. The City of Falls Church recently passed a zoning amendment for T-1 zoned properties, thereby increasing the density potential for residential development, which most likely represents the highest and best use. An investor may also utilize the existing properties as a covered land play while refining their development plans. Priced at \$4,250,000, this offering taps into the existing strong market demand for housing, in an urban environment where residential housing commands a premium.

PROPERTY DETAILS

Sale Price	\$4,250,000
Lot Size	20,002 SF
Zoning	<u>T-1</u>
Submarket	City of Falls Church



PROPERTY HIGHLIGHTS

\$4,250,000

sale price

20,002 SF

lot size

T-1

zoning

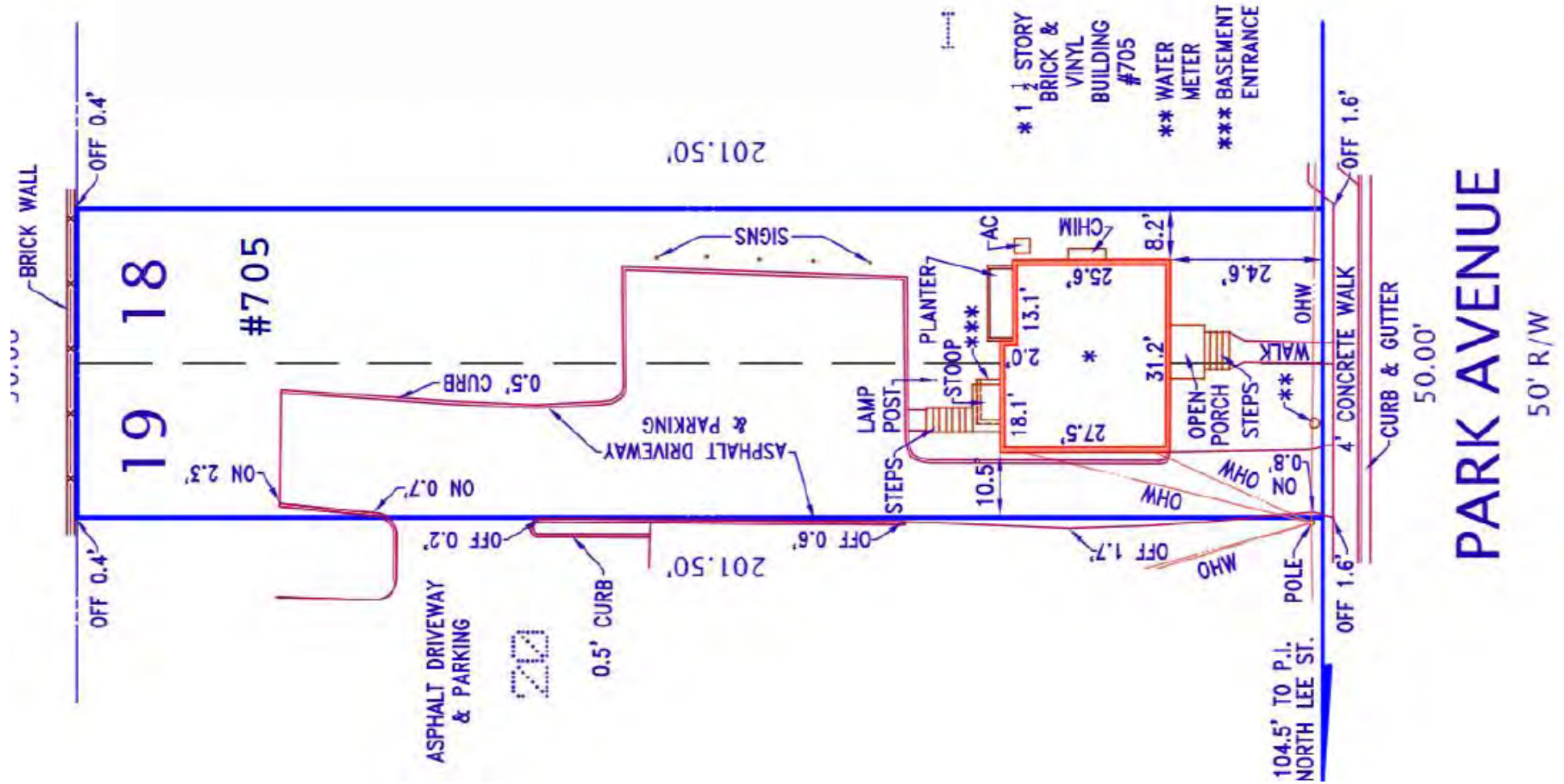
**FALLS
CHURCH**

submarket



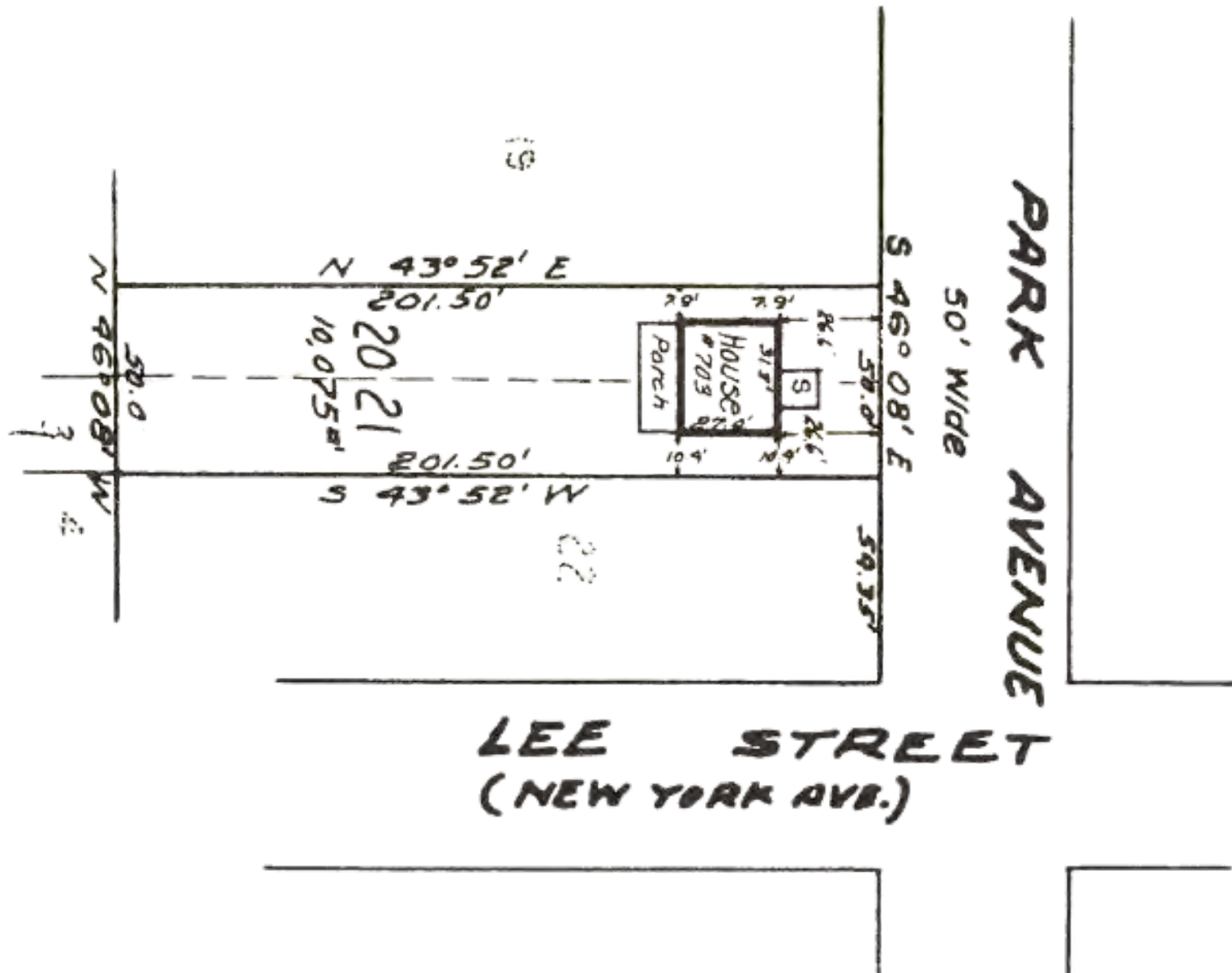
705 PARK AVE | FALLS CHURCH, VA

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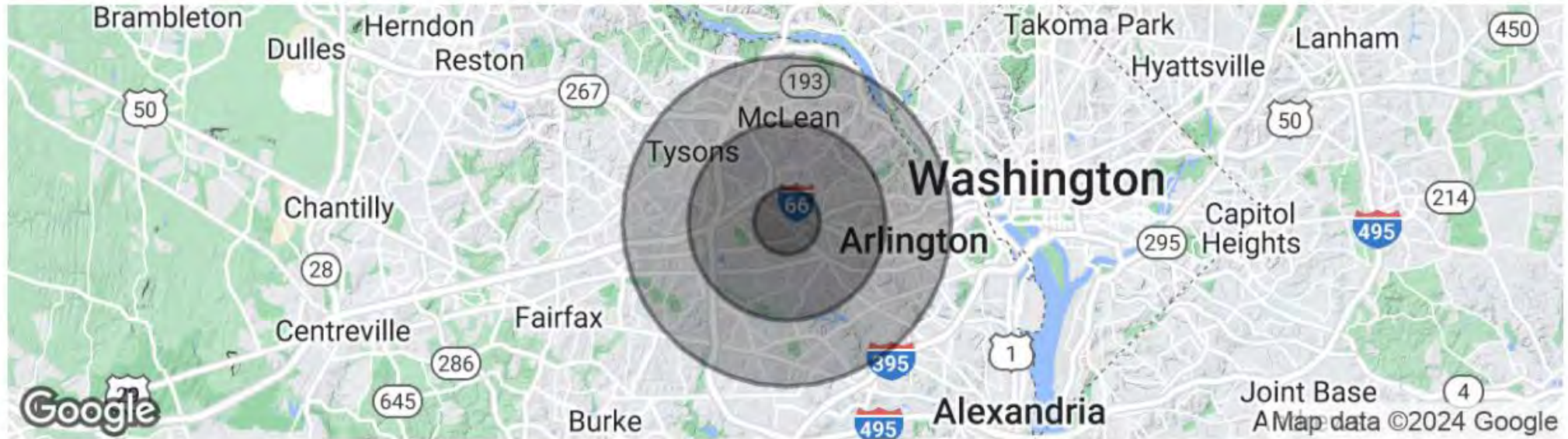


PLAT MAP

703 PARK AVE | FALLS CHURCH, VA



DEMOGRAPHICS MAP & REPORT



POPULATION

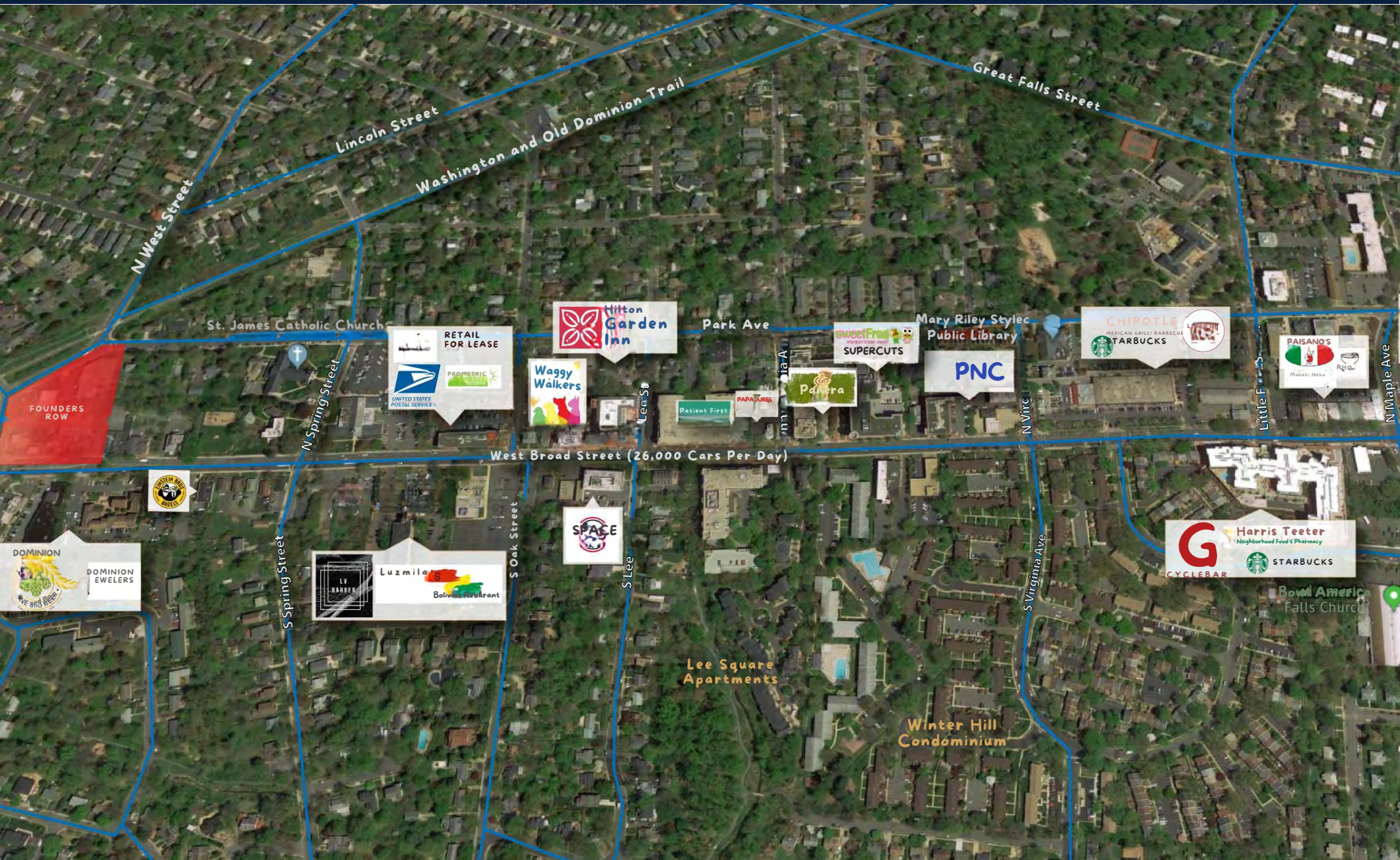
	1 MILE	3 MILES	5 MILES
Total Population	20,044	166,999	436,073
Average Age	40.7	39.3	38.6
Average Age (Male)	37.7	38.9	38.3
Average Age (Female)	42.0	39.5	39.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,893	63,808	176,492
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$178,190	\$169,190	\$162,158
Average House Value	\$749,659	\$655,920	\$632,888

* Demographic data derived from 2020 ACS - US Census

AERIAL MAP



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Connect With Us

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