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## NEARBY RETAILERS



## RETAIL FOR LEASE

- 2,180 SF space great for fitness or other uses.
- Convenient surface parking with 53 common spaces.
- Located .2 miles from newly signed 50,000 SF Whole Foods anchored mixed use project including 350 apartments.
- B-2 Zoning (Falls Church)

**CRAIG S. CHENEY**

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# LOCATION

## 300 S WASHINGTON ST - WASHINGTON COMMONS

FALLS CHURCH, VA 22046



### AVAILABILITY:

SPACE	RATE	CONDITION	DELIVERY
Suite 336A 2,180 SF	\$35.00 PSF NNN	VANILLA SHELL	IMMEDIATE

\*Est NNN: \$10.30 PSF

### DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
24,004	168,855	513,619
Daytime Population		
16,363	82,009	376,740
Households		
8,826	59,598	201,774
Average HH Income		
\$226,303	\$220,088	\$200,614

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2024:

S Washington St	14,682 ADT
W Annandale Rd	11,043 ADT

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# SITE PLAN

## 300 S WASHINGTON ST - WASHINGTON COMMONS

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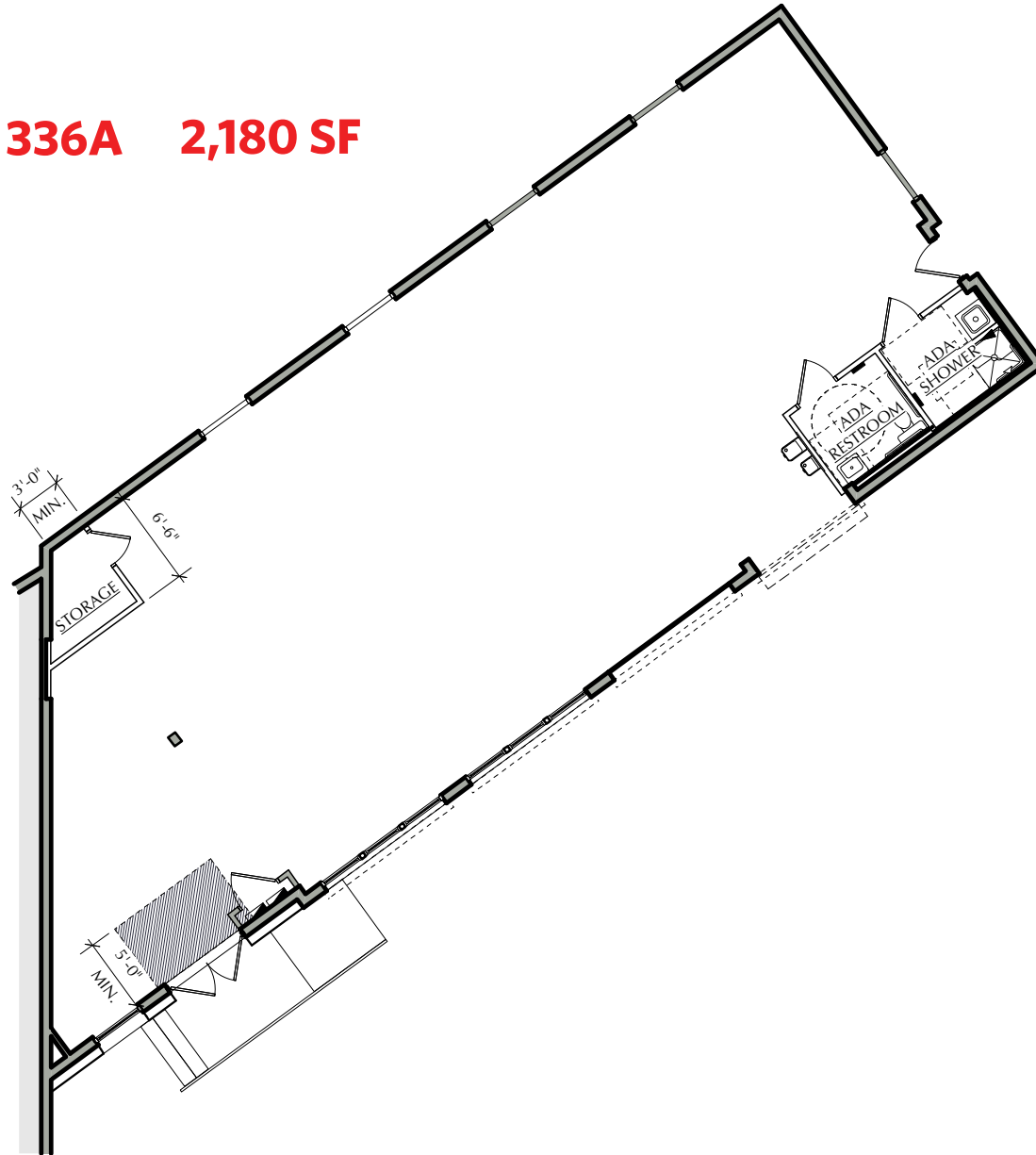


# SPACE PLAN

300 S WASHINGTON ST - WASHINGTON COMMONS

FALLS CHURCH, VA 22046

**Suite 336A 2,180 SF**



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# PHOTOS

300 S WASHINGTON ST - WASHINGTON COMMONS

FALLS CHURCH, VA 22046

SUITE 336A



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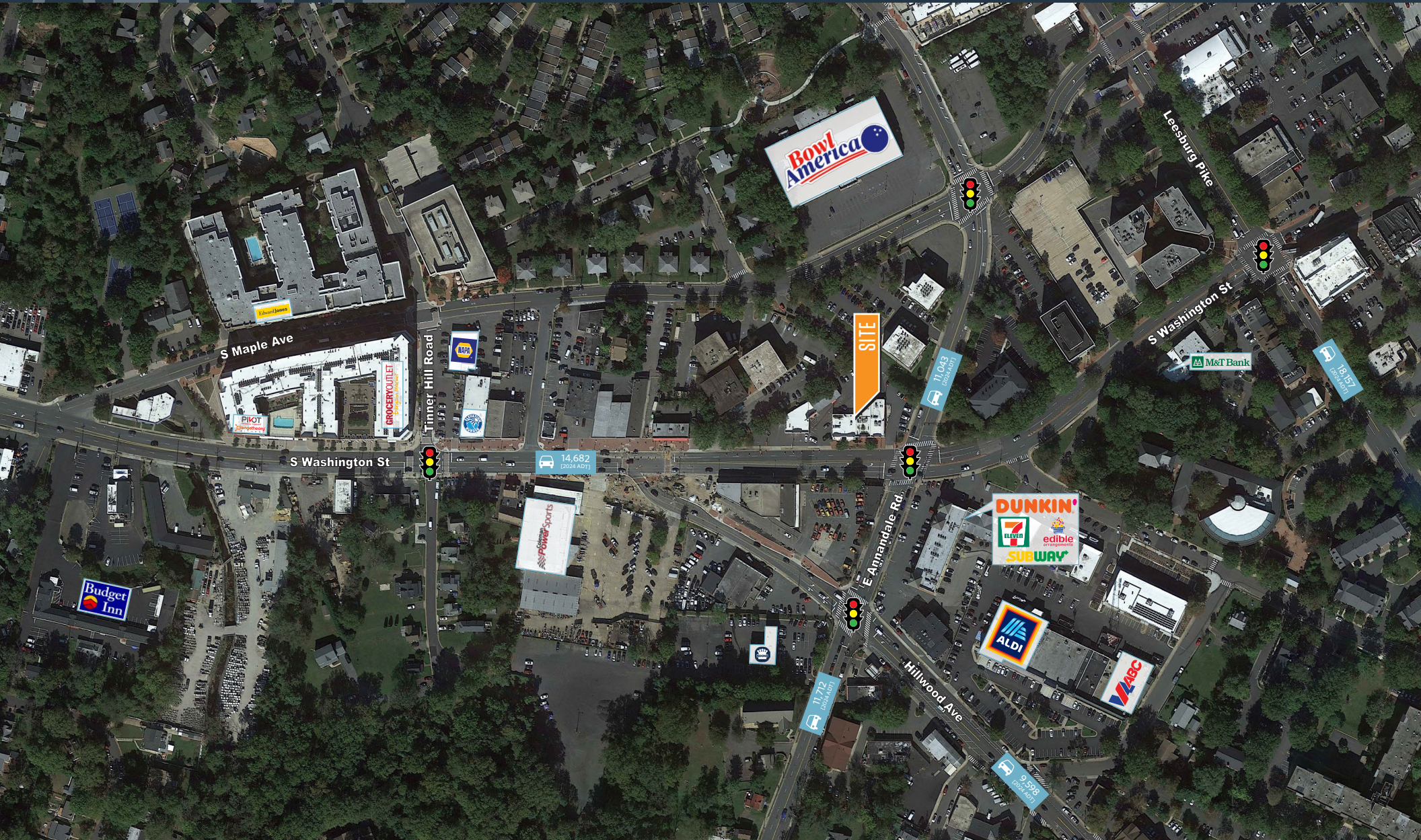
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# AERIAL

## 300 S WASHINGTON ST - WASHINGTON COMMONS

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FALLS CHURCH, VA 22046

## FOR MORE INFORMATION, PLEASE CONTACT:

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