

# THE LOREN

FALLS CHURCH, VA



RAPPAPORT



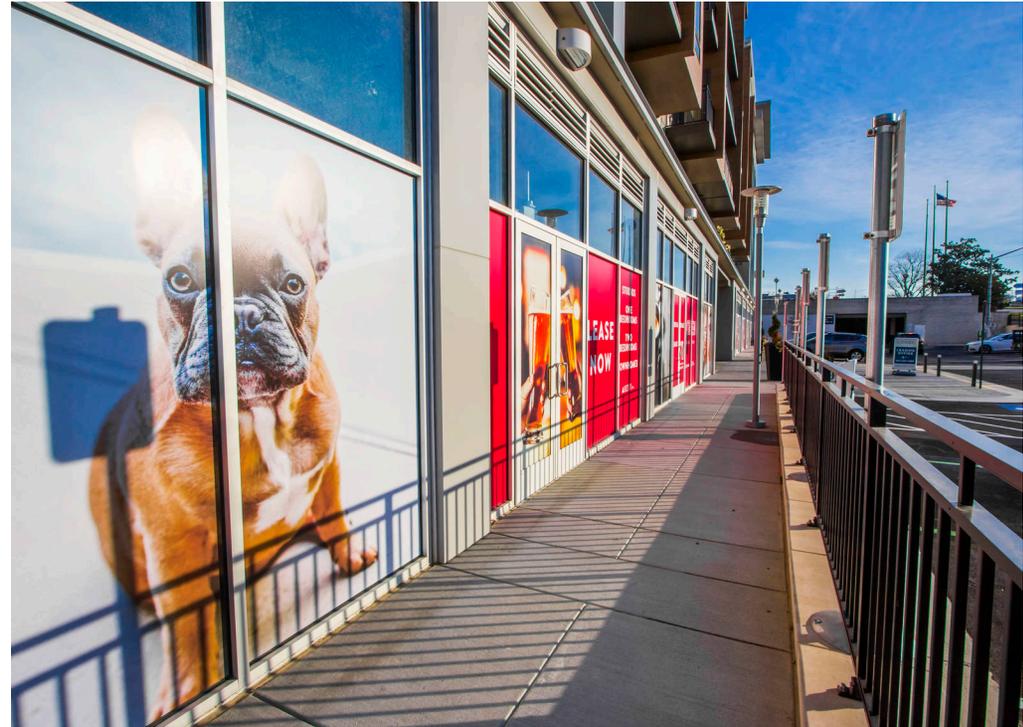
## THE LOREN FALLS CHURCH, VA

This new mixed-use residential development in Falls Church benefits from constant daytime and residential traffic from the 171 multifamily rental units, 14 townhomes, a 160 room hotel and a 125,000 SF office building adjacent to the site. Located at the intersection of Route 50 and Route 7 in Seven Corners, this site is in a highly traveled area and is surrounded by a well-established community with high household incomes.

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	22,322	82,252	551,140
 DAYTIME POPULATION	14,564	26,952	313,760
 HOUSEHOLD INCOME	\$153,727	\$165,399	\$144,443
 TRAFFIC COUNTS	53,000 on Arlington Blvd		

### AREA RETAILERS



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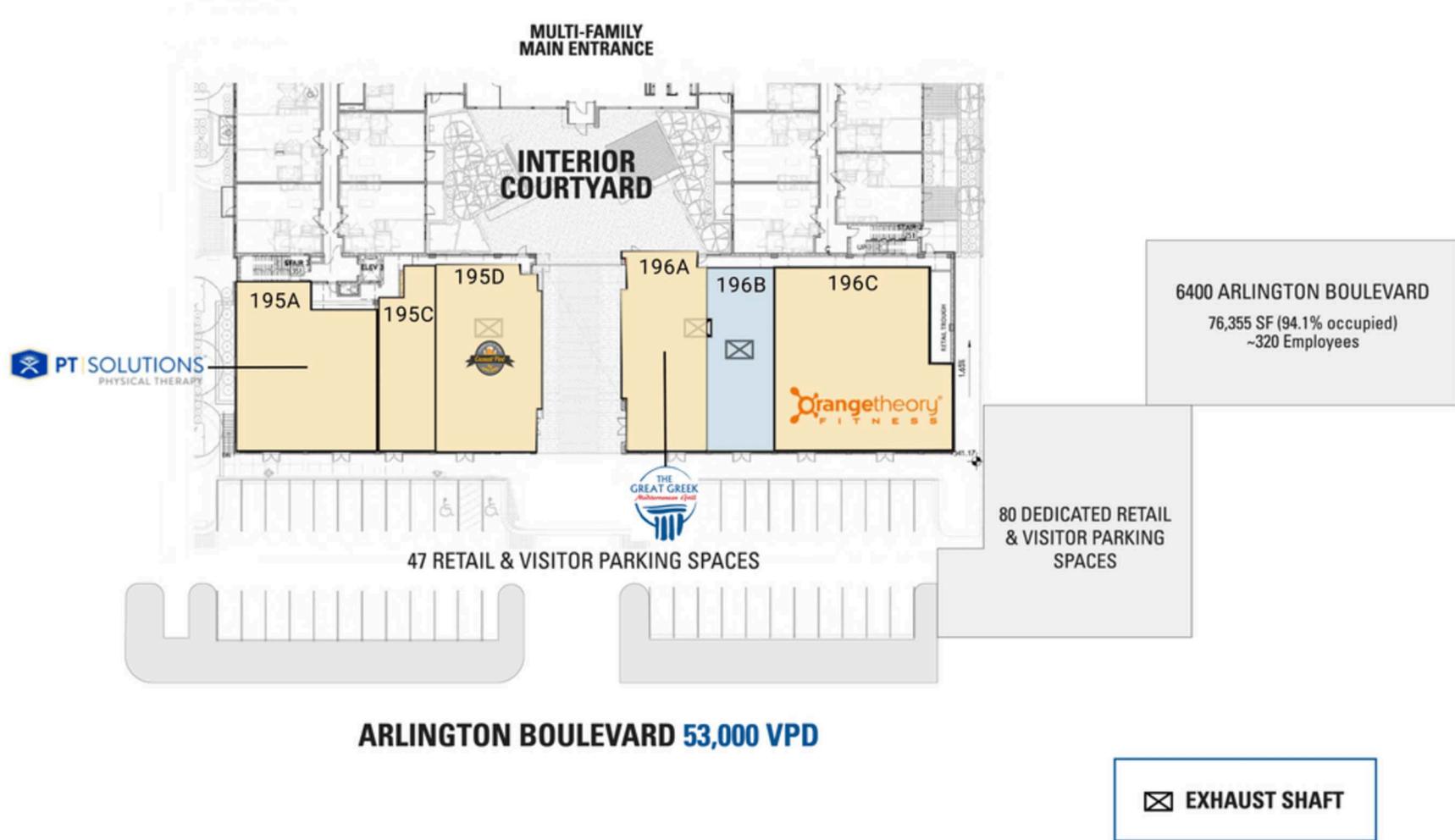


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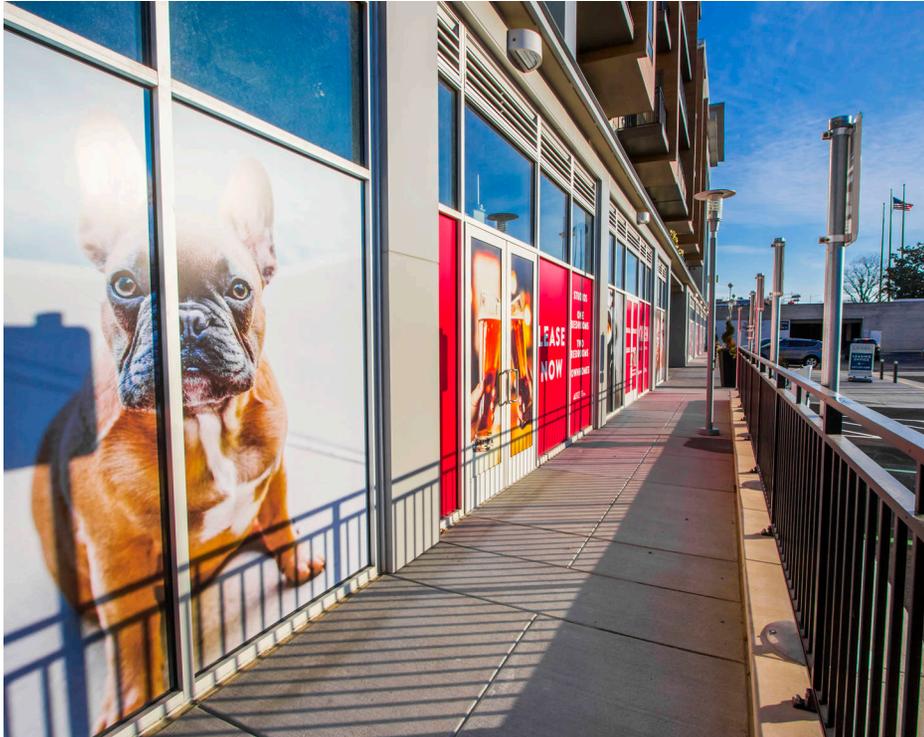
# SITEPLAN\_CUSTOM KEY

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Space	Sqft	Tenant Name	Space	Sqft	Tenant Name	Space	Sqft	Tenant Name
195A	2,716	PT Solutions	195D	2,307	The Casual Pint	196B	1,600	Available
195C	1,228	Nail Salon	196A	2,200	Great Greek Mediterranean Grill	196C	3,669	Orangetheory Fitness

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FALLS CHURCH, VA



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**THE LOREN | 6410 ARLINGTON BLVD, FALLS CHURCH, VA**

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