



## **BROAD AND WASHINGTON**

Falls Church, VA

2,800 - 13,500 SF available

**RAPPAPORT**  
CULTIVATING PLACES

# Falls Church, VA

Retail space available in Downtown Falls Church's core entertainment area. Broad and Washington is an enduring mixed-use building that celebrates, showcases and supports the local cultural and community activities that make the City of Falls Church a vibrant, engaging and special place to live. The project offers exciting restaurant and retail space on the ground floor and rooftop. Join Creative Cauldron community theater in a vibrant project with ideal space for an upscale casual restaurant, bakery, specialty grocer and soft goods retailers.

## 2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	21,694	168,806	496,171
Daytime Population	13,428	70,617	294,155
Household Income	\$167,023	\$159,141	\$145,097
Traffic Counts	26000 on Washington Street 21000 on Broad Street		

## Co-Tenants



## The Area

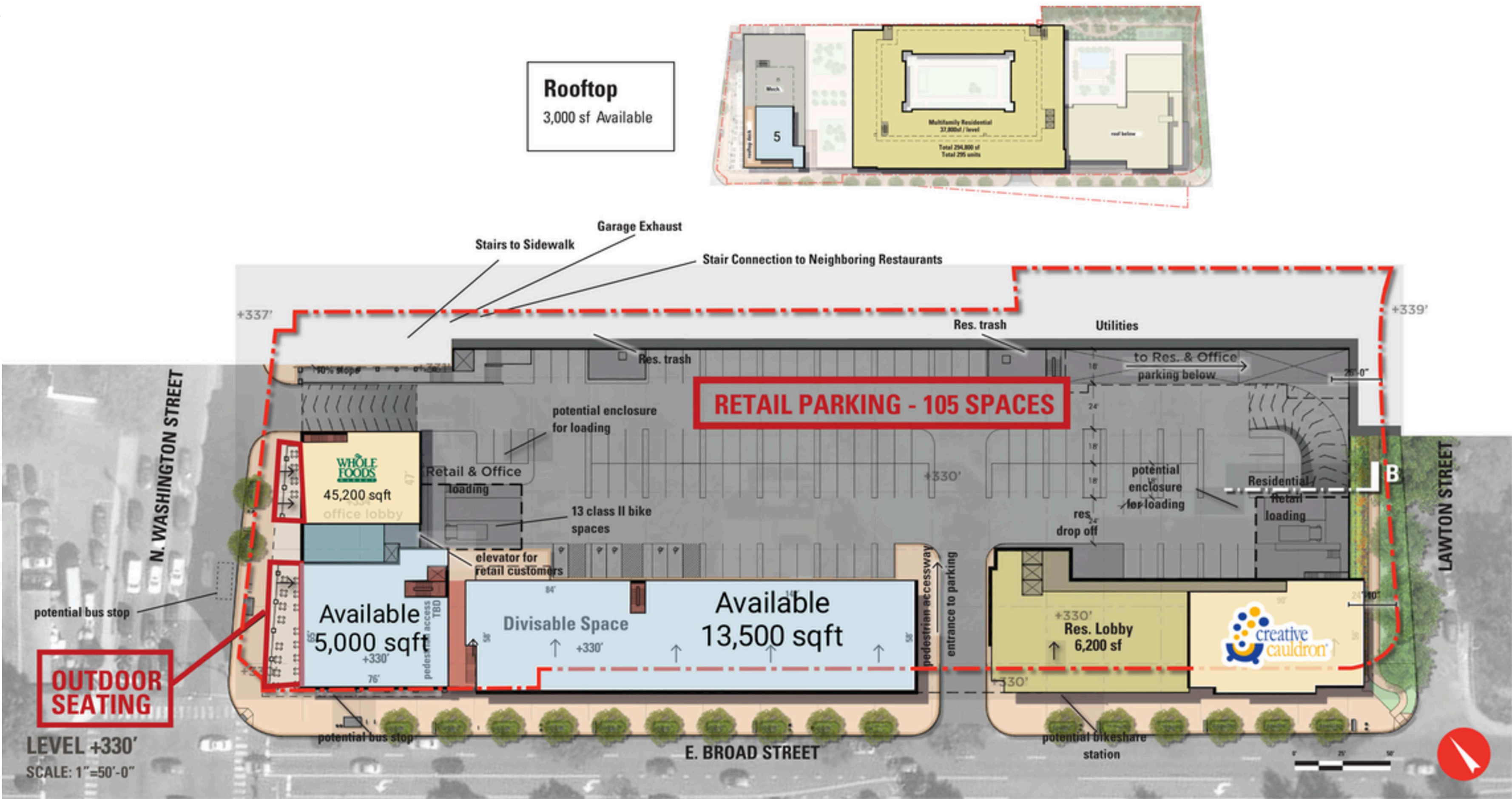
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# SPACE PLAN

2,800 - 13,500 SF available

Space #	Sq. Ft.	Tenant
1	2,800	Available
2	5,000	Available
3	13,500	Available
4	5,000	Creative Cauldron
5	3,000	Available



● Space Available



# The Property





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**BROAD AND WASHINGTON | 100 N WASHINGTON ST, FALLS CHURCH, VA**

**Jim Farrell | [jfarrell@rappaportco.com](mailto:jfarrell@rappaportco.com) | 571.382.1229**