PARACLETE
retail real estate advisors

JUST SALAD

JUST SIGNED

BROADDALE VILLAGE

350 W. Broad Street | Falls Church, VA

DANIEL PATRIZIO
410.905.5364
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MARKET AERIAL

RETAIL FOR LEASE

350 W. Broad Street | Falls Church, VA

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PROPERTY HIGHLIGHTS

RETAIL FOR LEASE

AVAILABLE

Fully Leased

PROPERTY OVERVIEW

Located in the heart of Falls Church, VA and benefiting from convenient access to I-66 and surrounded by both residential and office

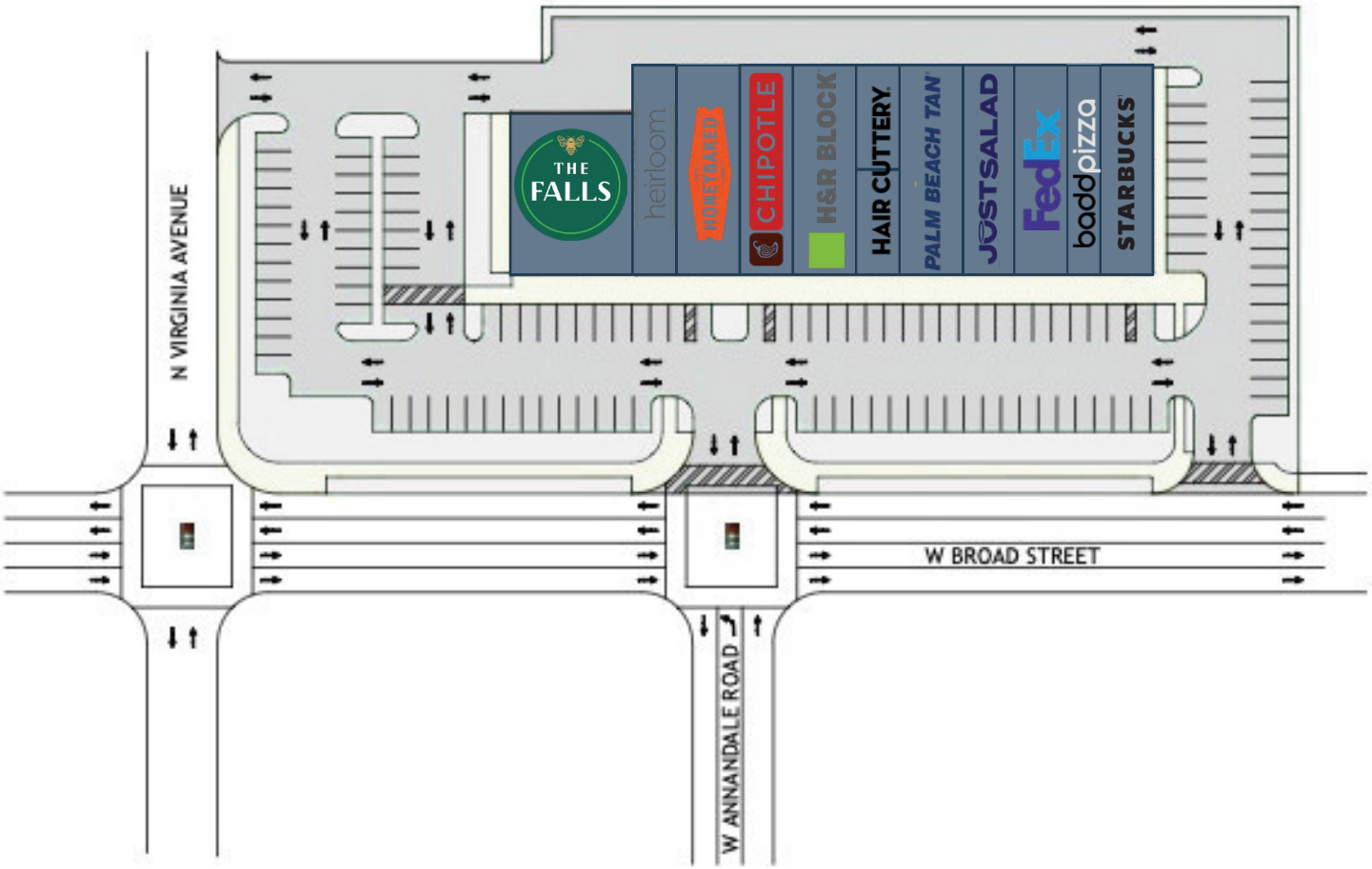
LOCAL TRAFFIC

Broad Street	23,000 AADT
Annandale Rd	6,300 AADT
Washington Street	13,000 AADT

JOIN

CHIPOTLE MEXICAN GRILL · JUST SALAD · HC · FedEx Office · HONEYBAKED · PALM BEACH TAN · baddpizza

SITE PLAN



TENANT ROSTER

Unit 344	Starbuck's	2,500sf
Unit 346	BaddPizza	1,500sf
Unit 348	FedEx Office	2,500sf
Unit 350	Just Salad	2,340sf
Unit 352	Palm Beach Tan	3,300sf
Unit 354	Hair Cuttery	1,000sf
Unit 354a	Heirloom Catering	1,000sf
Unit 356	H&R Block	2,500sf
Unit 358	Chipotle	3,100sf
Unit 360	Honeybaked Ham	2,950sf
Unit 362	Heirloom Catering	2,000sf
Unit 370	The Falls	5,425sf

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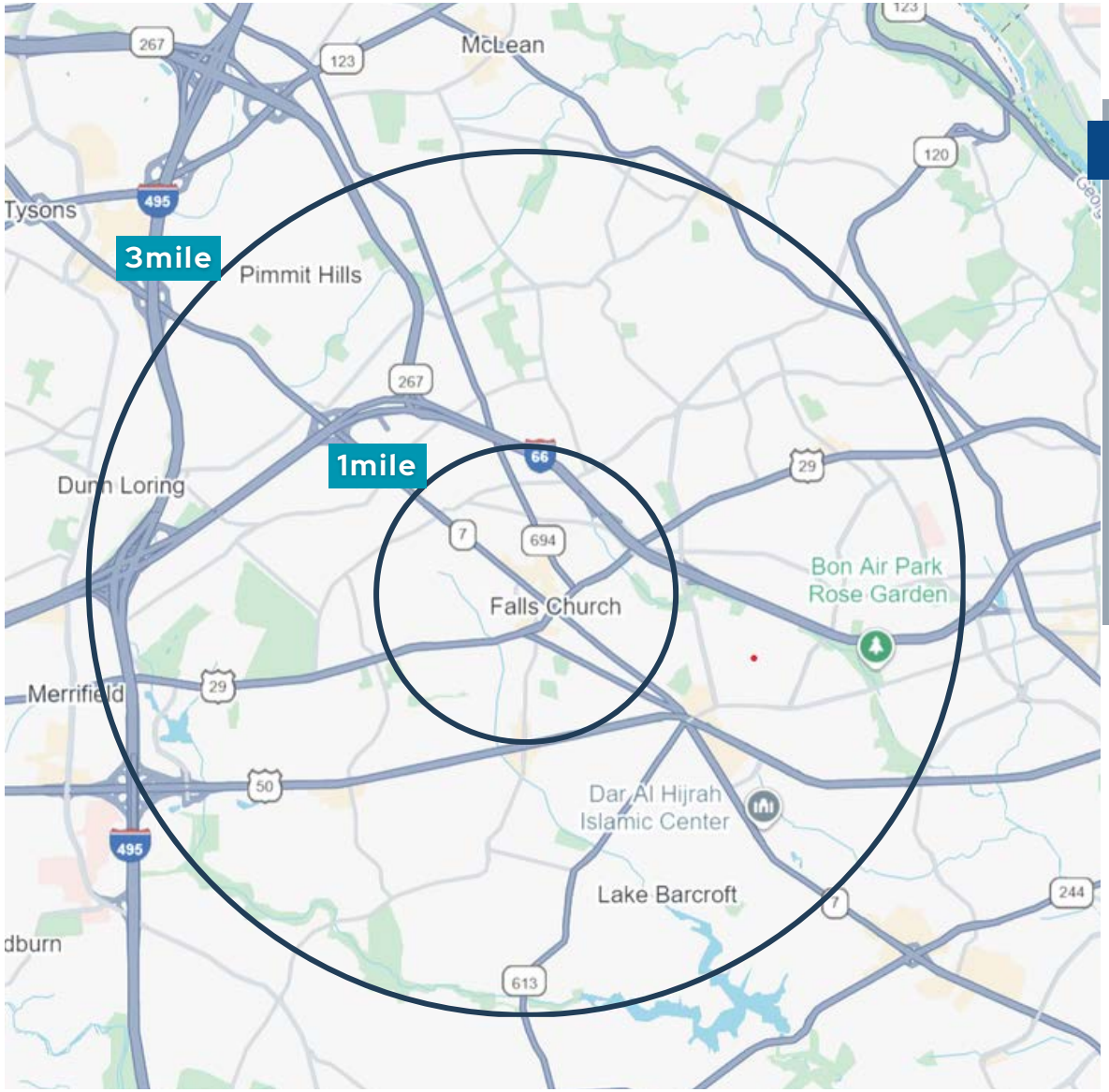
DEMOGRAPHICS



BY RADIUS

	1mile	3miles	5miles
POPULATION	22,762	167,215	478,830
WORKDAY POP	13,284	75,622	324,845
HOUSEHOLDS	8,701	60,724	192,104
MEDIAN HOUSEHOLD INCOME	$182.8k	$174.3k	$158.9k

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