

# BROADDALE VILLAGE CENTER

350 W Broad Street, Falls Church, VA 22046



**RETAILERS INCLUDE**



## FULLY LEASED

### SITE SPECIFICS

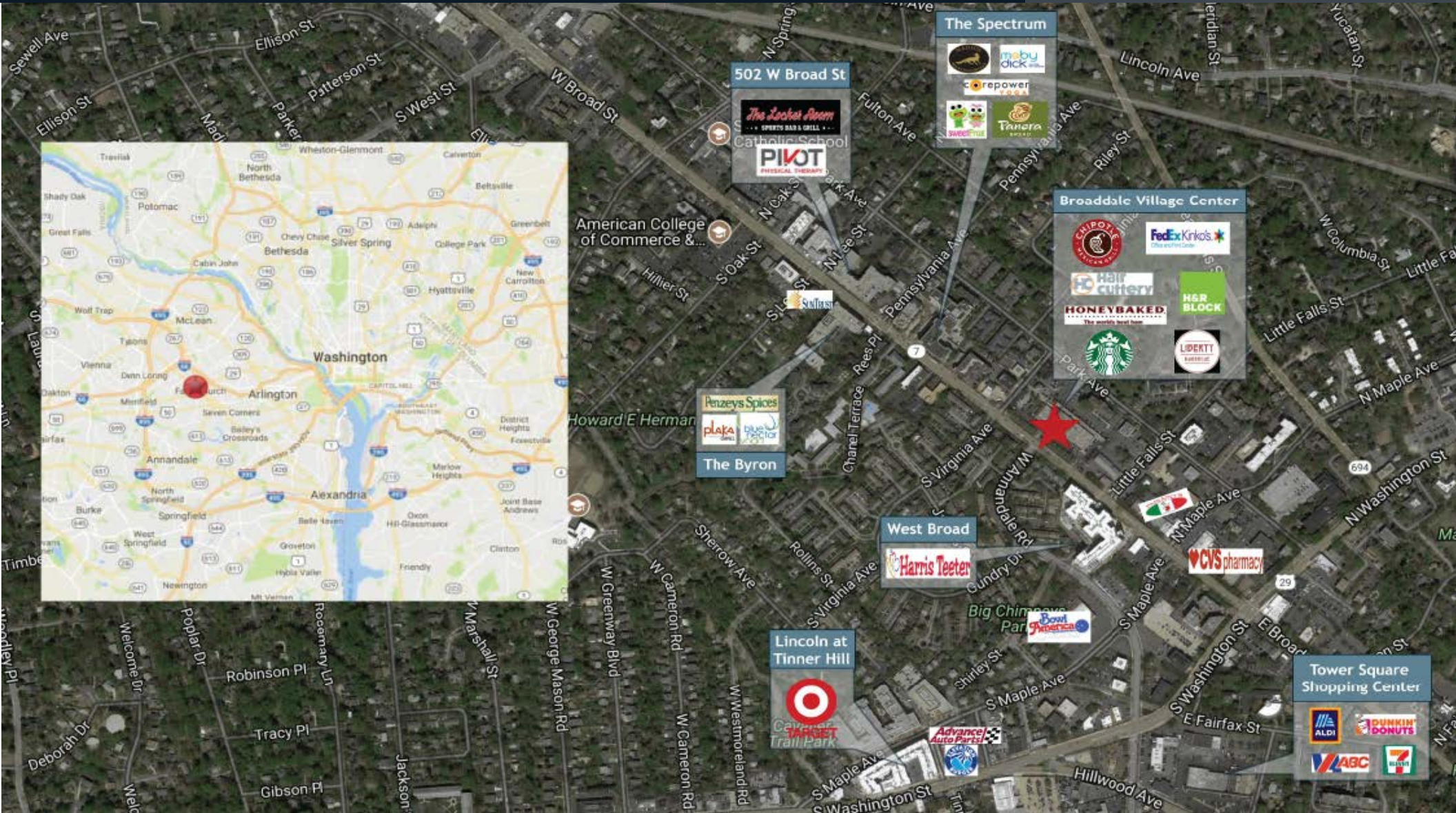
- Fully Leased
- Starbucks, Chipotle, and Liberty Barbecue
- Highly visible from W Broad Street/ Route 7

### TRAFFIC COUNTS

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

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	22,475	169,821	471,647
MEDIAN HH INCOME	\$146,647	\$146,082	\$134,341
DAYTIME POPULATION	11,845	60,556	278,779



**TENANTS**

- Unit 344. STARBUCKS 2,500 SF
- Unit 346. BADDPIZZA 1,500 SF
- Unit 348. FEDEX KINKO'S 5,000 SF
- Unit 352. PALM BEACH TAN 3,300 SF
- Unit 354. HAIR CUTTERY 1,000 SF
- Unit 354-A. HEIRLOOM CATERING 1,000 SF
- Unit 356. H&R BLOCK 2,500 SF
- Unit 358. CHIPOTLE MEXICAN GRILL 3,100 SF
- Unit 360. HONEYBAKED HAM 2,950 SF
- Unit 362. HEIRLOOM CATERING Showroom 2,000 SF
- Unit 370. LIBERTY BARBECUE 5,425 SF

