

FOR LEASE OR SALE

431 Park Avenue

Falls Church, VA 22046

Overview

- Great location in the City of Falls Church
- First floor window office units
- Located on a tree lined street close to everything
- Strong amenities within walking distance

Quick Facts

Availability

November 2024

Size

Unit 101 - 1,129 square feet

Unit 103 - 1,442 square feet

Rental Rate/Sales Price

TBD

Fees & Taxes

Unit 101 - condo fee, quarterly \$1,986.61
taxes \$4,702.00

Unit 103 - condo fee, quarterly \$2,537.00
taxes \$6,546.00

(Condo fee includes water/sewer & trash)

2023 Demographics

1 mile

3 miles

5 miles



POPULATION

22,145

168,662

456,103



HOUSEHOLDS

8,297

61,478

178,134



AVG. HH
INCOME

\$211,310

\$201,928

\$190,875



DAYTIME
POPULATION

25,509

175,833

651,323



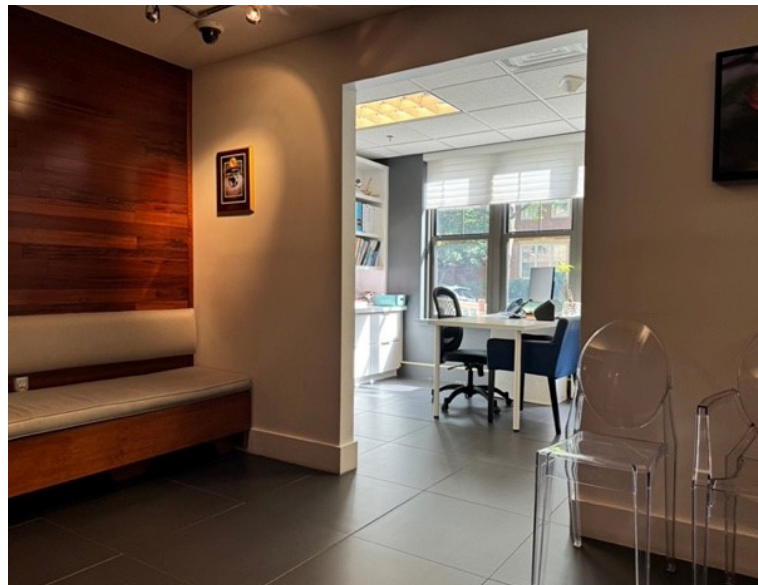
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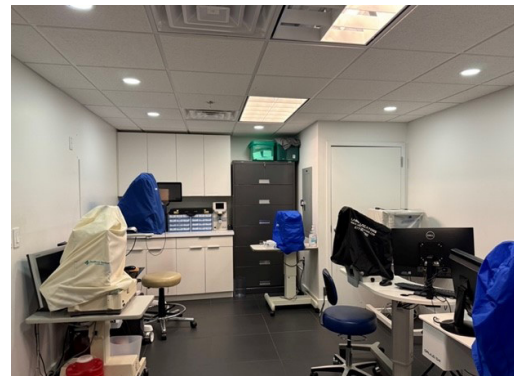
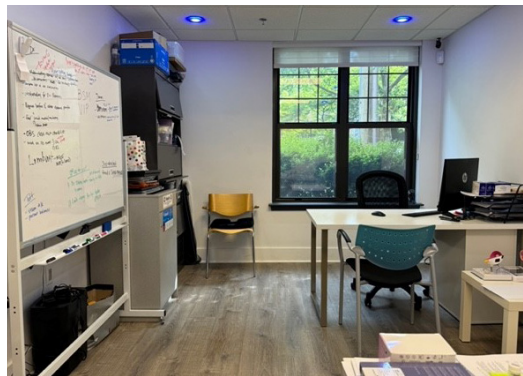
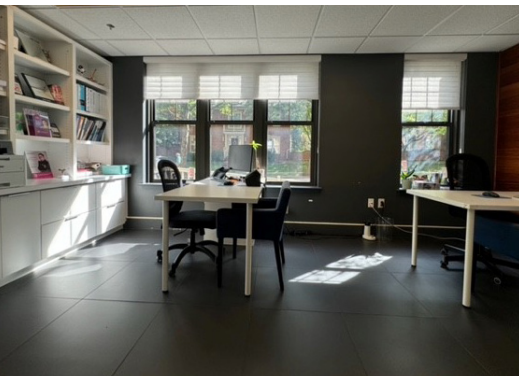
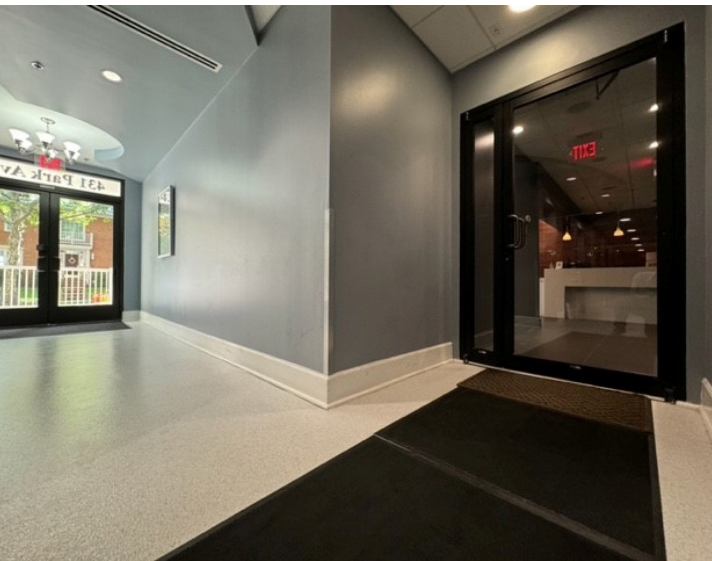
22,000 AADT
(Leesburg Pike - Rt 7)

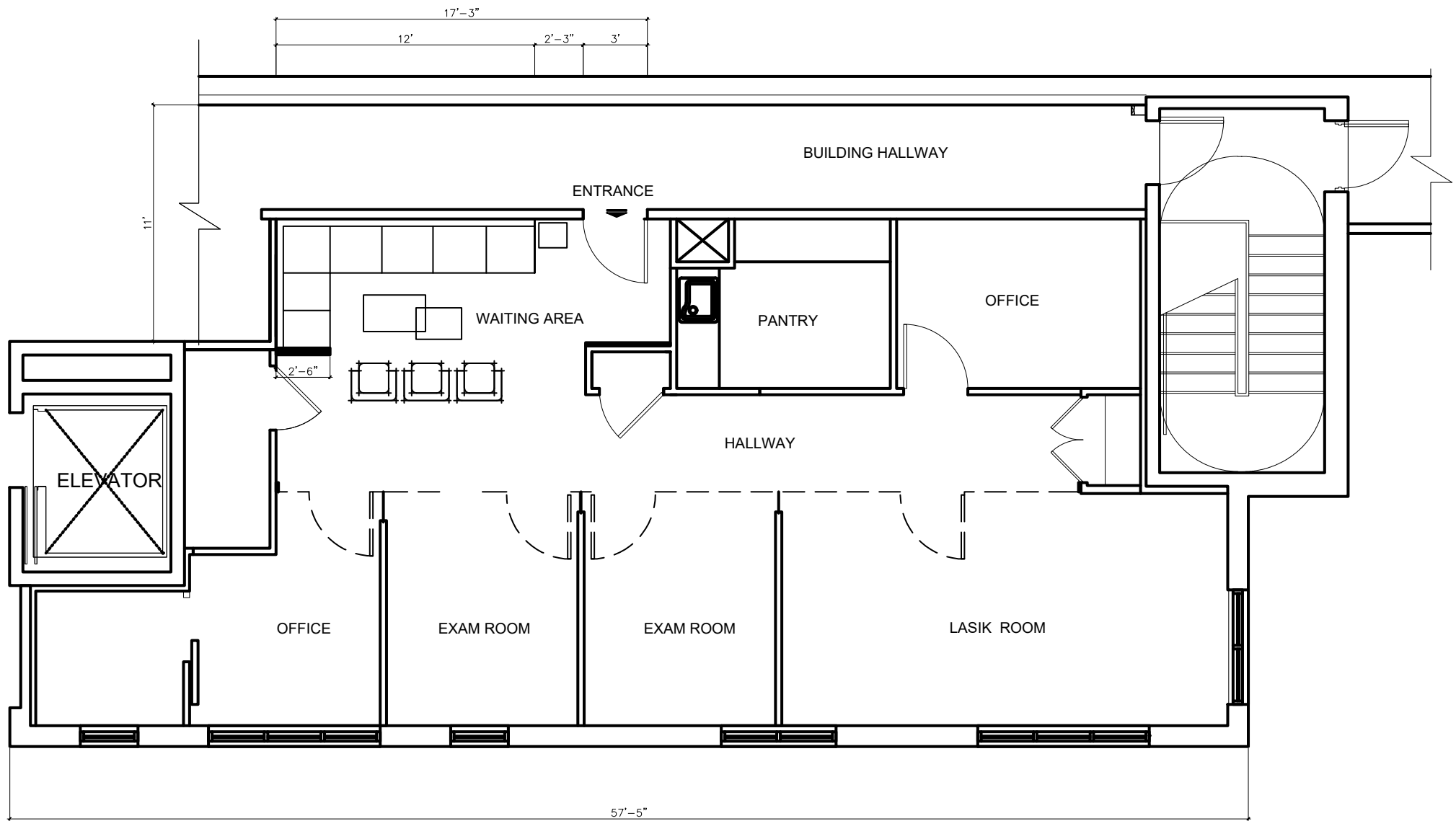
2,630 AADT
(Park Avenue)

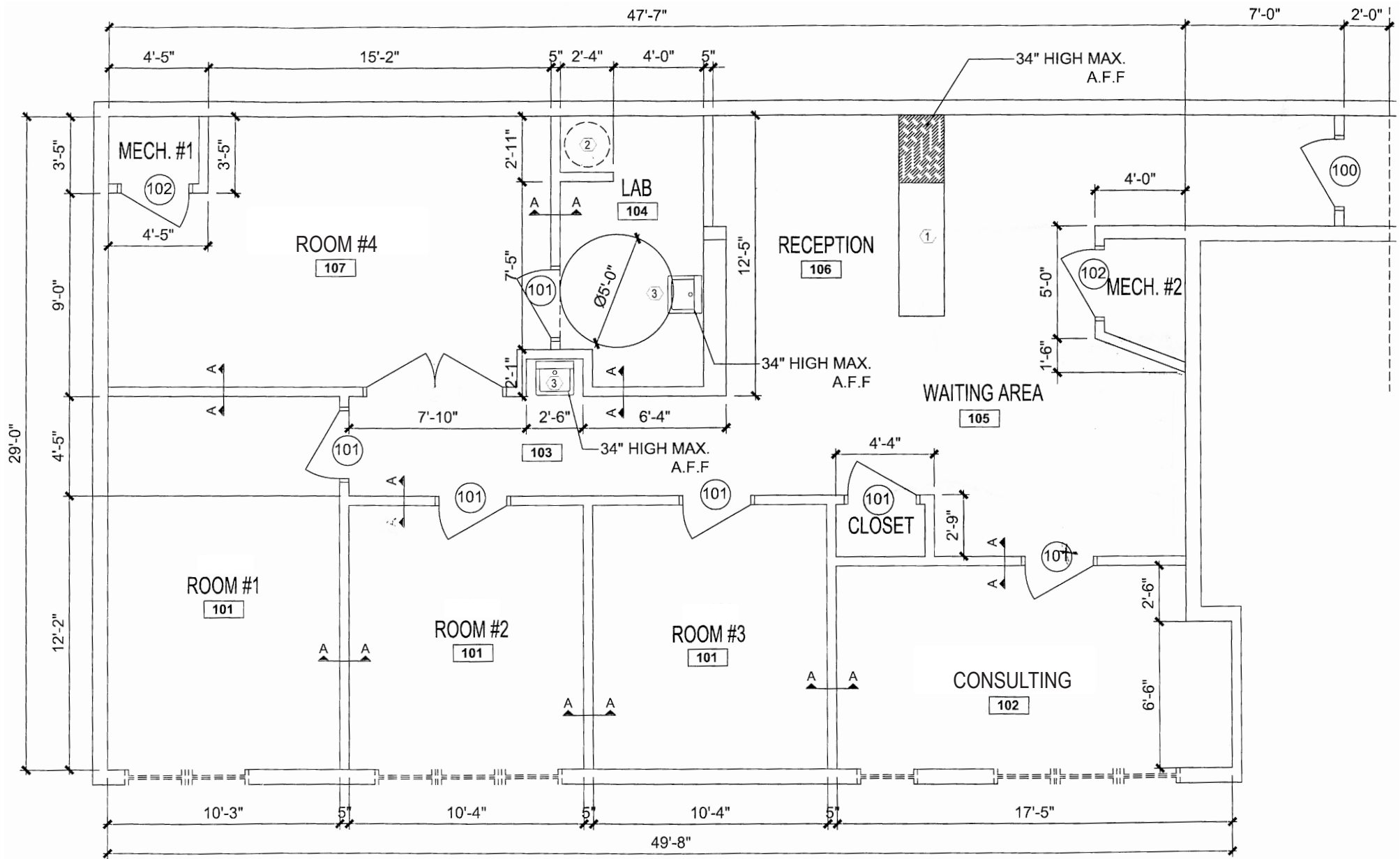
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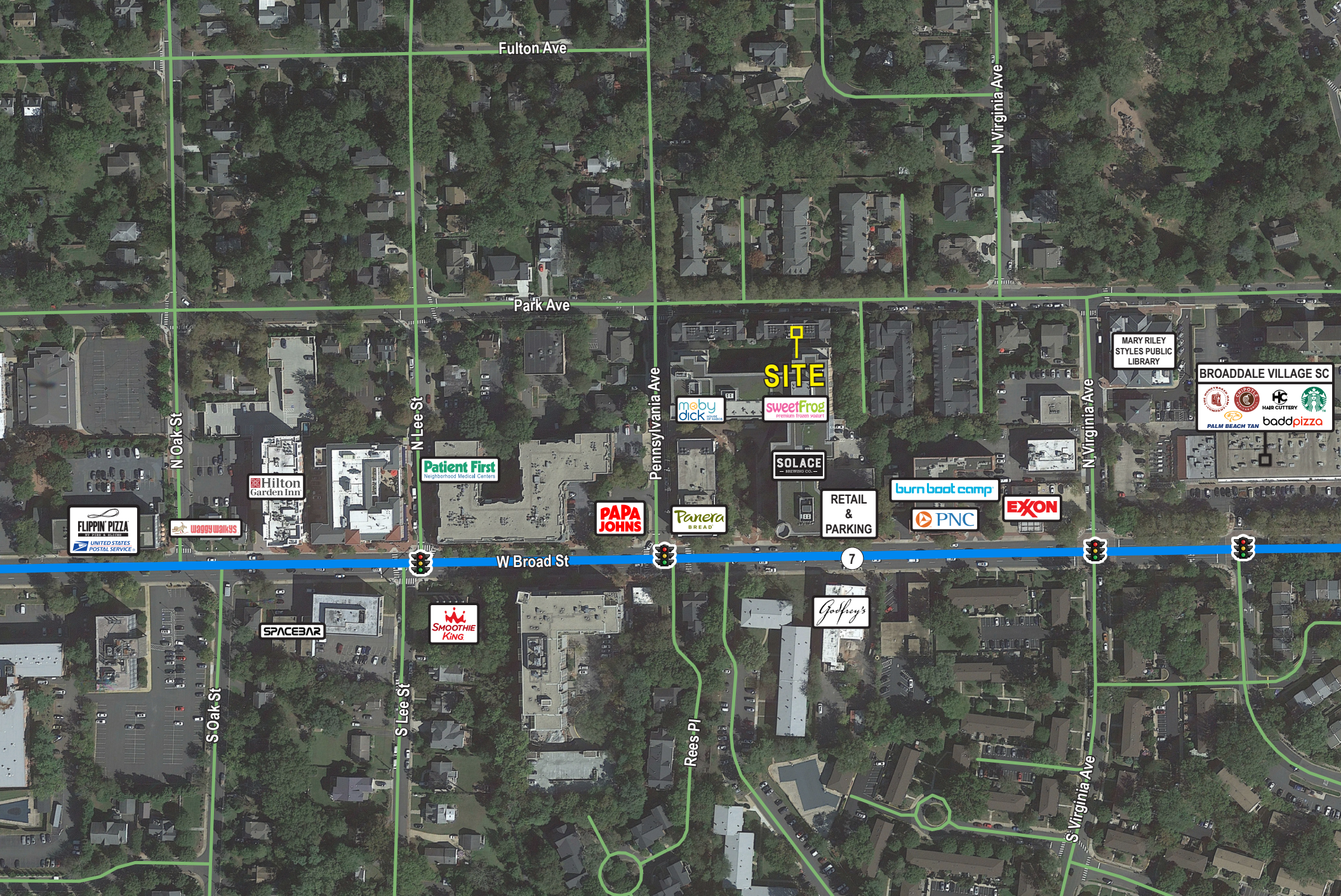
COMMERCIAL REAL ESTATE

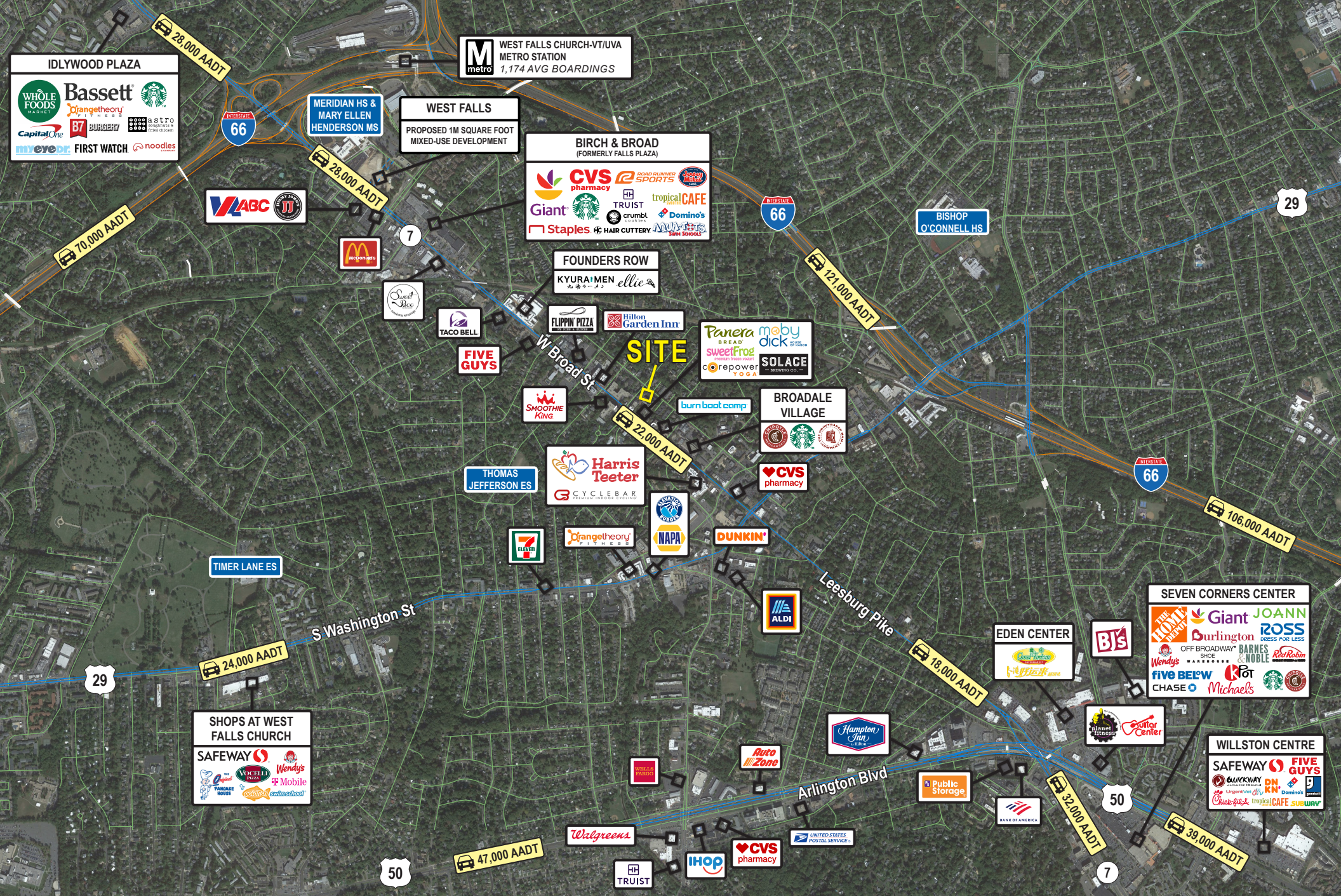




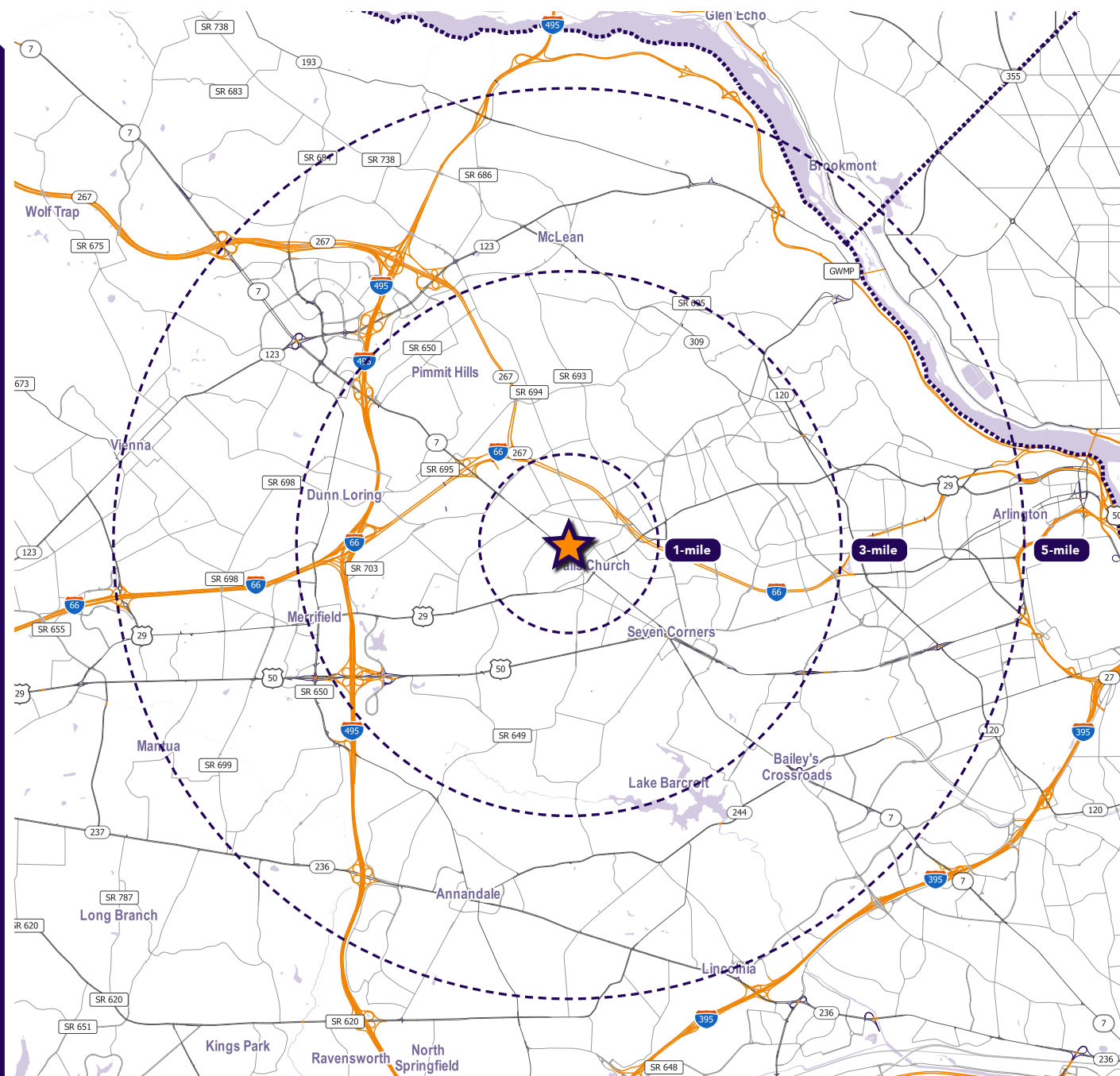








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