

**AVAILABLE FOR LEASE** Move-In Ready

# 431 Park Avenue

Suite 101, Falls Church, VA 22046

## Overview

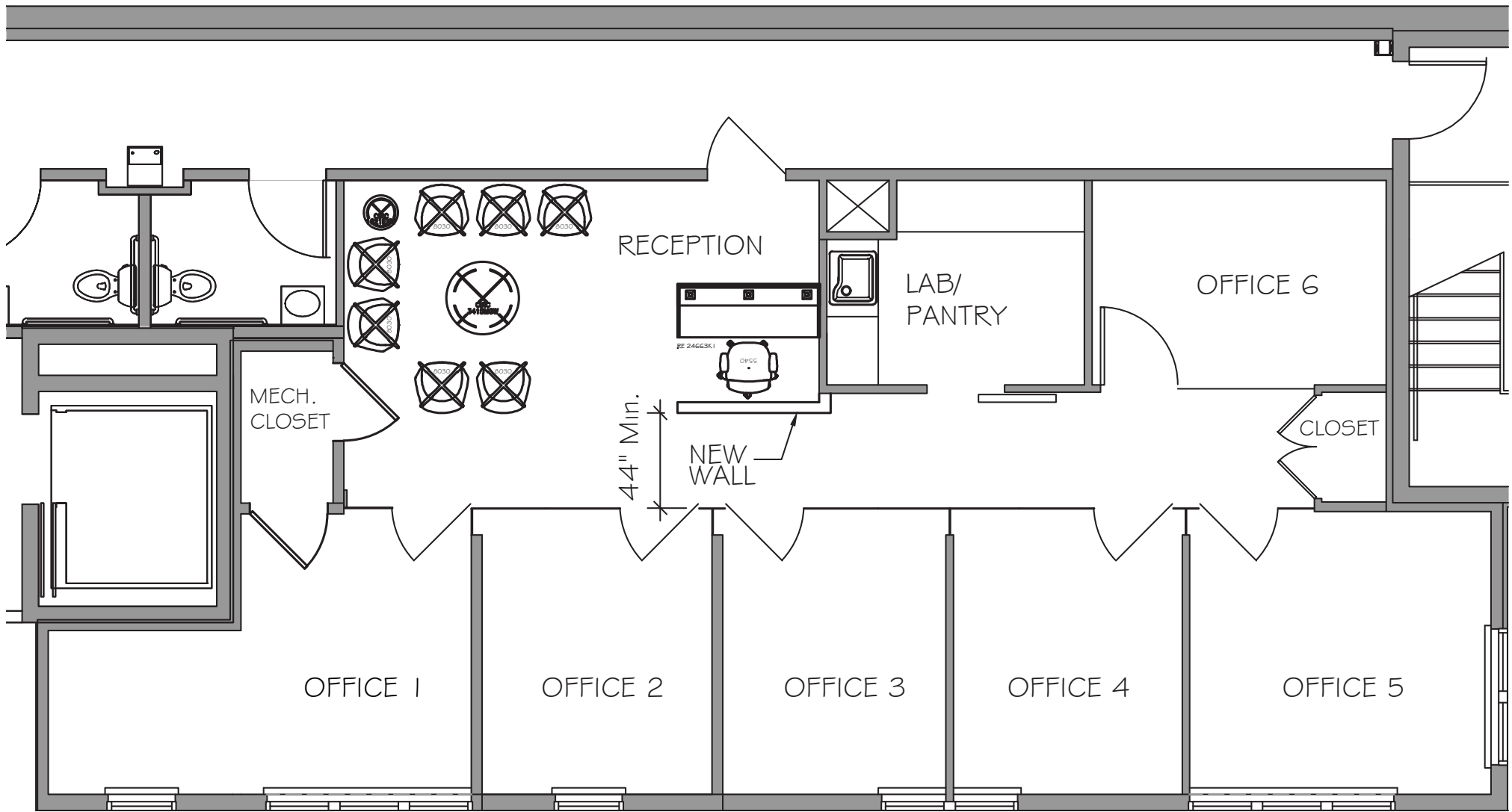
- Great location in the City of Falls Church
- First floor window office units
- Located on a tree lined street close to everything
- Strong amenities within walking distance
- 6 private offices/rooms, each with expansive windows
- Public parking garage with direct access
- Signage

## Quick Facts

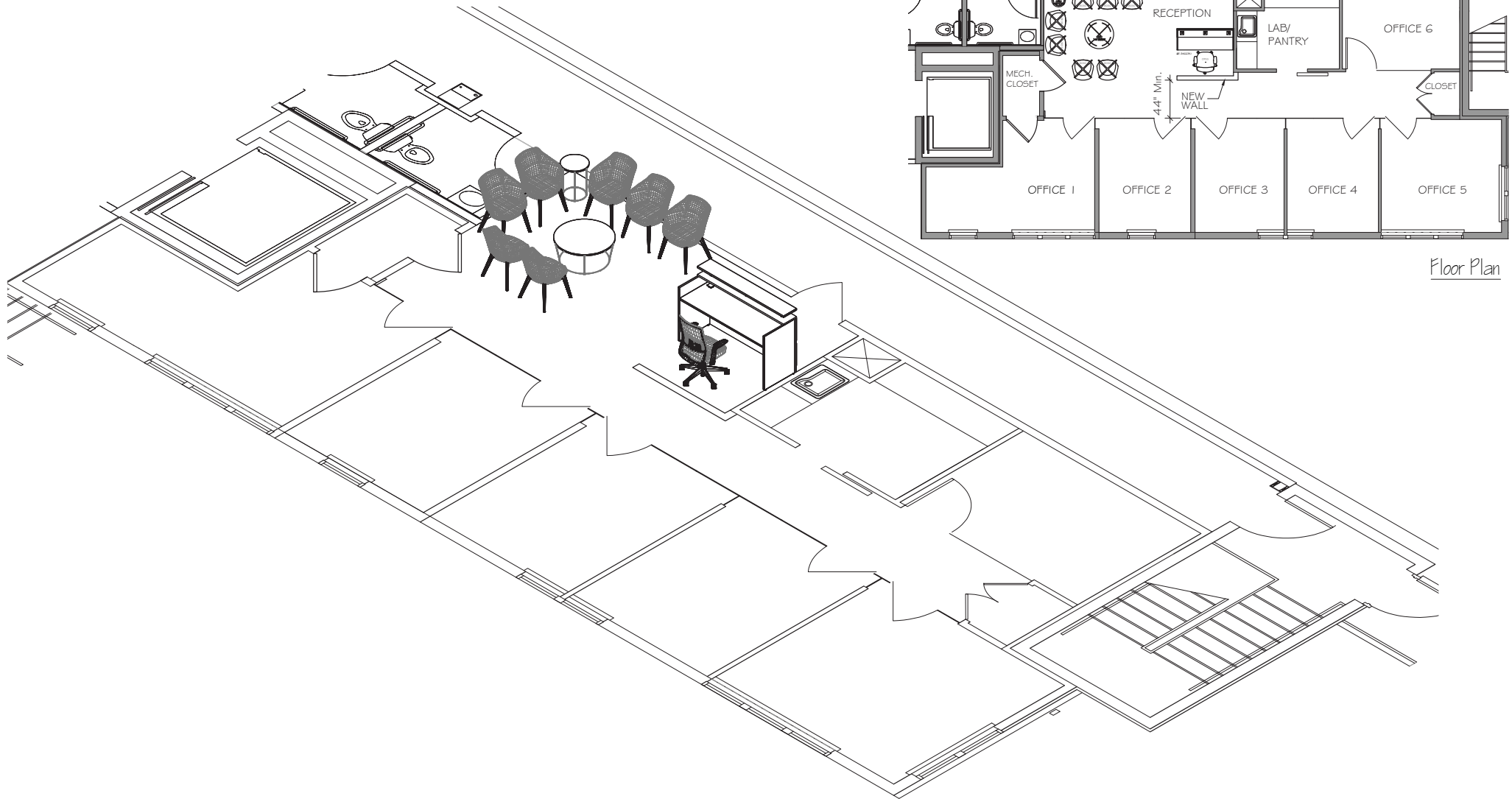
|              |                             |
|--------------|-----------------------------|
| Availability | Move-in ready               |
| Size         | 1,129 square feet           |
| Rental Rate  | Negotiable, but great value |
| Lease Term   | 2+ years/flexible           |

| 2024 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   |
|  TRAFFIC COUNT      | 22,000 AADT<br>(Leesburg Pike - Rt 7) | 2,630 AADT<br>(Park Avenue) |           |

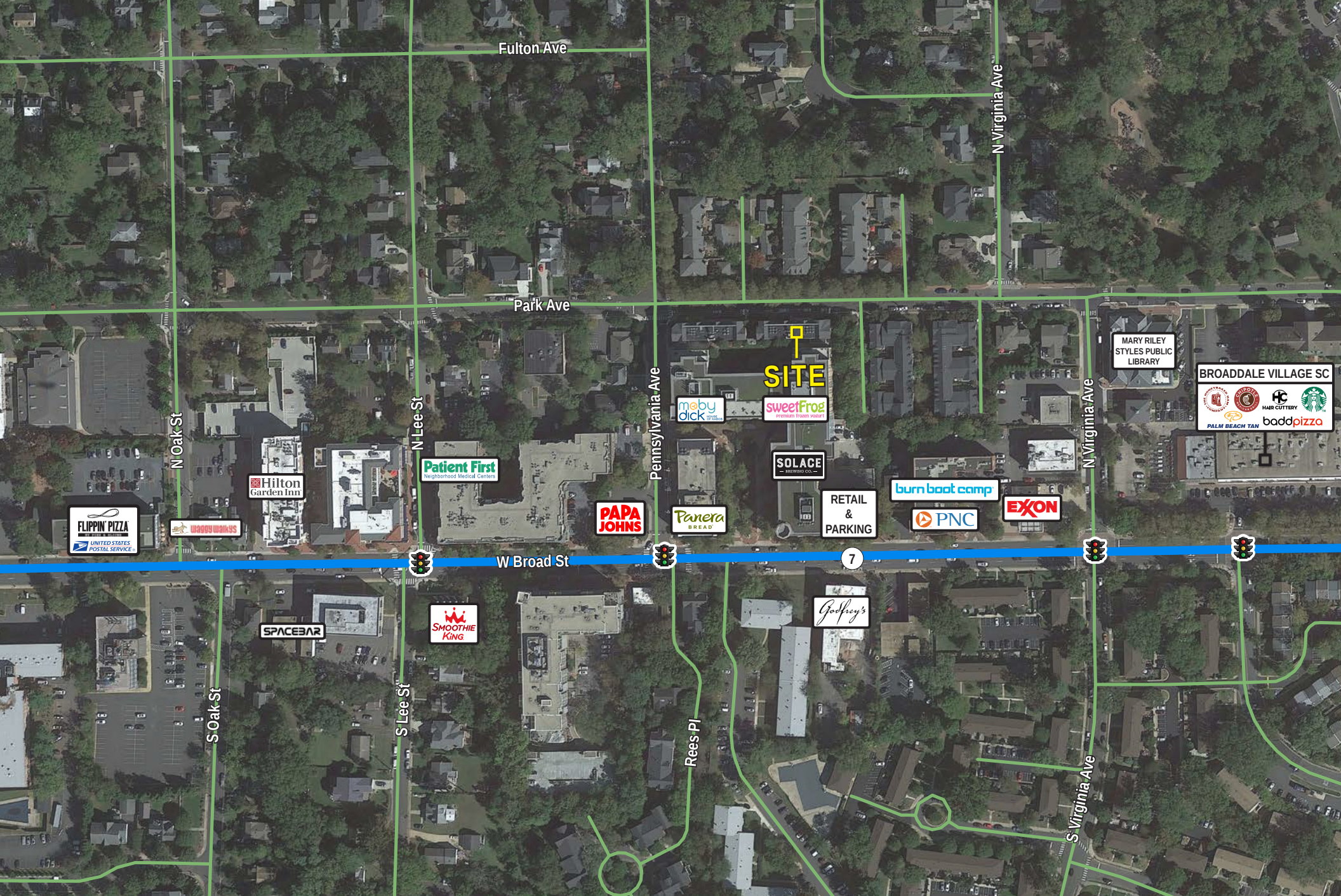


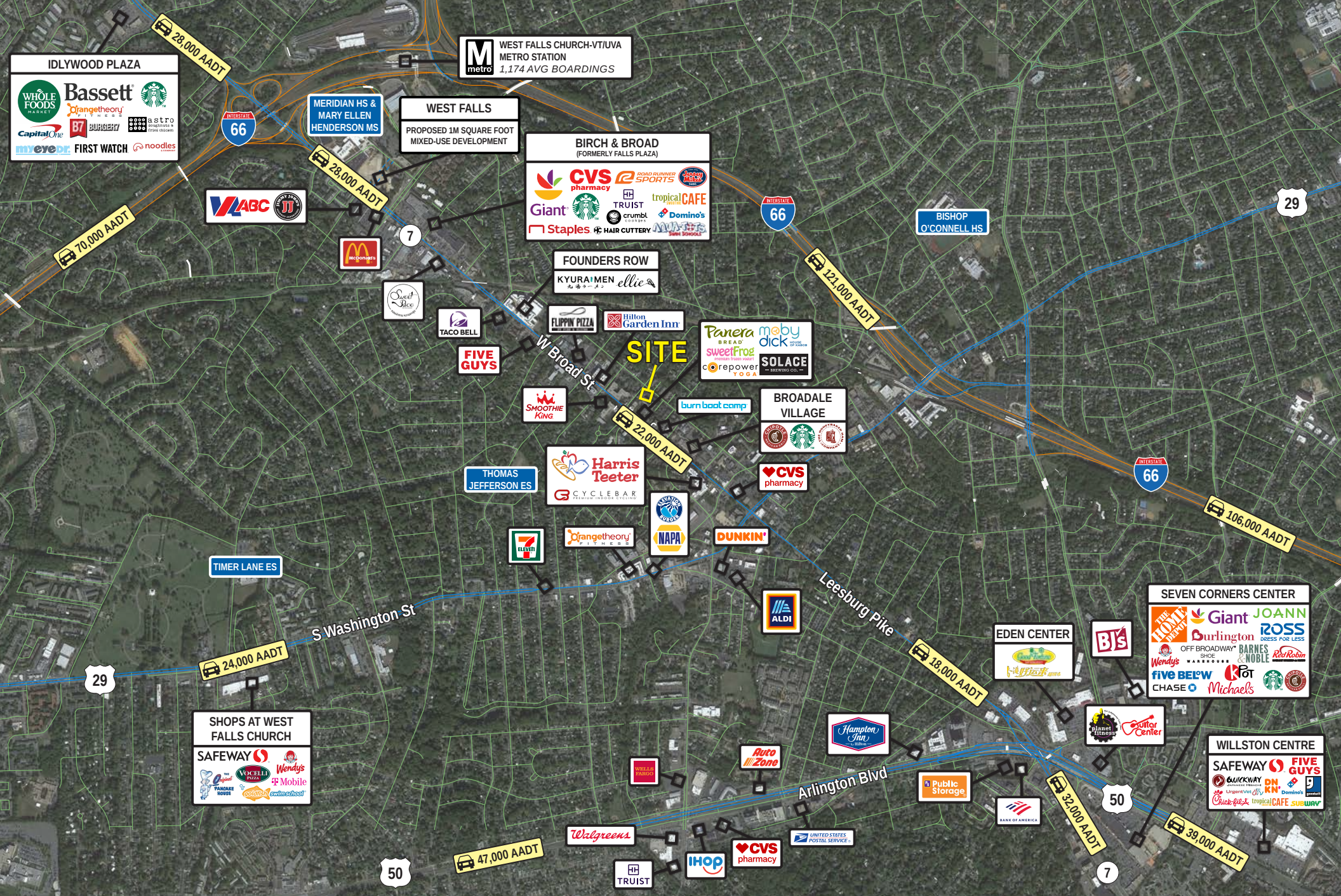


FOR LEASE



Floor Plan





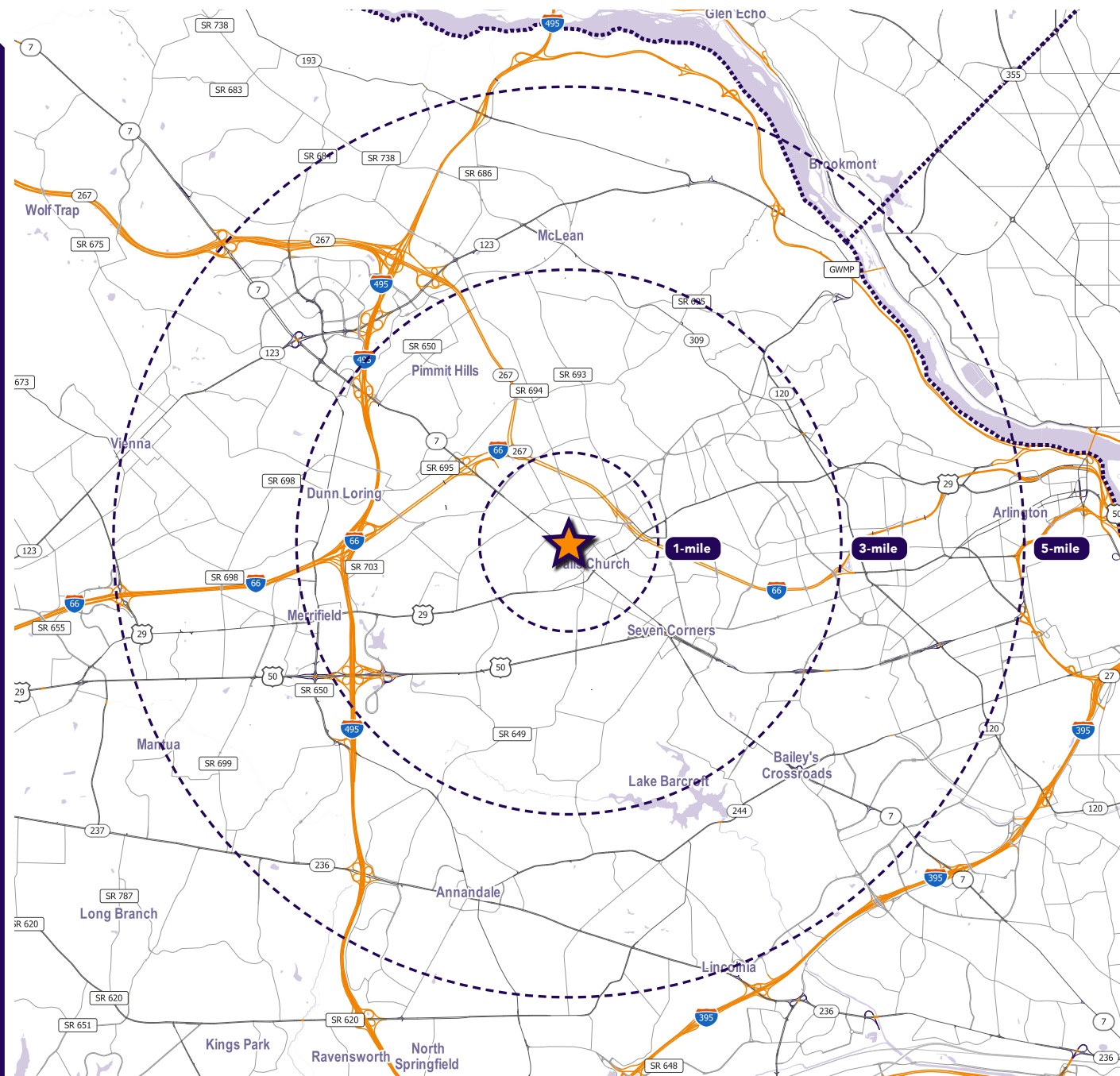
# Interested? Contact:

**Rob Meeks**

✉ [rmeeks@segallgroup.com](mailto:rmeeks@segallgroup.com)

☎ 202.741.8394

📞 202.352.2306



## Maryland

605 South Eden Street  
Suite 200  
Baltimore, MD 21231  
410.753.3000

## DC • Northern VA

8245 Boone Boulevard  
Suite 800  
Tysons, VA 22182  
202.833.3830

## Richmond

4870 Sadler Road  
Suite 300  
Glen Allen, VA 23060  
804.336.2501

## Online

[www.segallgroup.com](http://www.segallgroup.com)

Member of  
**REALTY  
RESOURCES**

**RETAIL  
READY.**

**segall**  
GROUP