



 **RE/MAX**
DISTINCTIVE
SERVING VA, MD, DC, WV & PA
RESIDENTIAL & COMMERCIAL
703.821.1842

710

SUBLEASE THRU 8/31/2027 | LONGER TERM AVAILABLE

710 W. BROAD STREET, FALLS CHURCH VA 22046

THE SPACE

Location	710 W. Broad Street Falls Church, VA 22046
County	City of Falls Church
Cross Street	N. Oak Street
Size	1,140 SF
Lease Rate	\$42.11 PSF (\$4,000 per Month)
Lease Type	Plus Utilities & Cleaning

HIGHLIGHTS

- Sublease Through 08/31/2027 | Available in 15-30 Days | Longer Term Lease Available
- Display/Showroom Area
- Large Main Open Area w/High Ceiling
- Open Conference Room
- One Office
- Two Restrooms
- Kitchenette/Pantry
- B-1 Limited Business Zoning Permits Various Retail Businesses & Service Establishments
- Four Parking Spaces at The Rear of the Building
- Multiple Building Entrances: One Front & Two Side
- Great Road Frontage on Broad Street



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	21,770	172,207	452,849

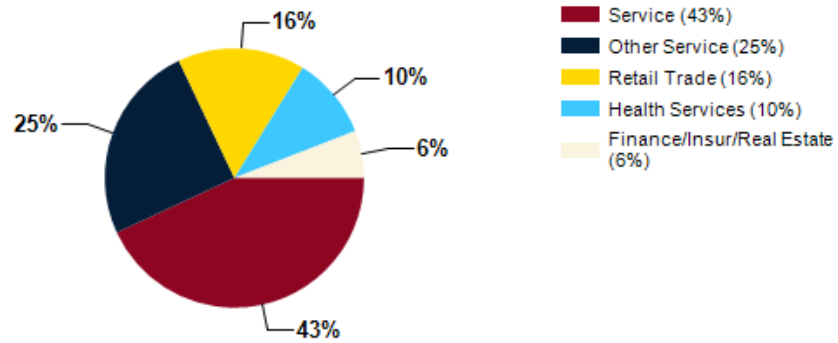
AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$248,681	\$222,306	\$213,599

NUMBER OF HOUSEHOLDS

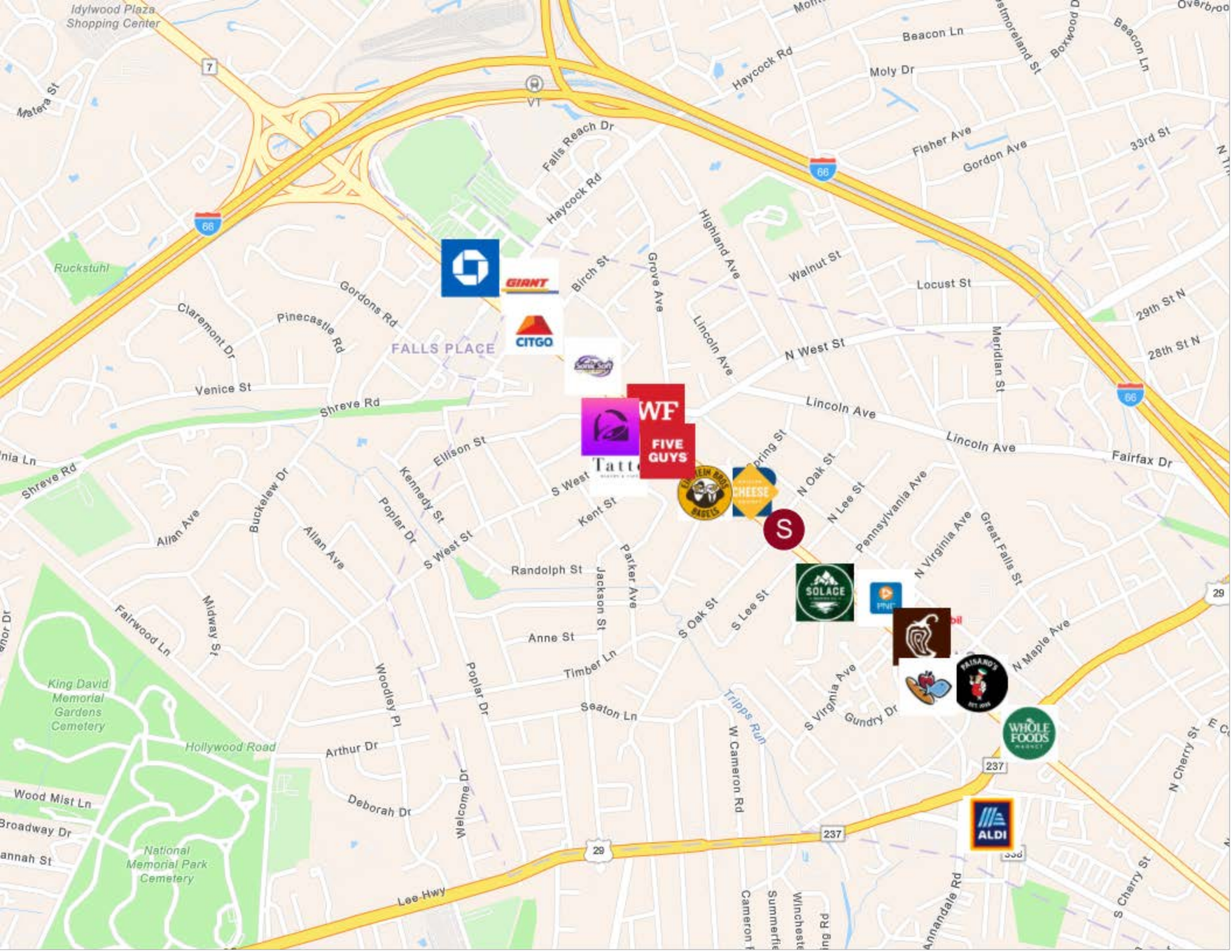
	1.00 MILE	3.00 MILE	5.00 MILE
	7,878	63,047	173,994

Major Industries by Employee Count



Largest Employers

Falls Church City Public Schools	500-700
Falls Church City Government	300-500
Kaiser Permanente	200-300
Markon Solutions	200-300
Koons Ford	100-200
Tax Analysts	100-200
Giant Food	100-200
Harris Teeter	100-200



FALLS PLACE

Tatto

237

29

237

237

7

66

66

66

29

29

237

237

710 W. Broad Street

FALLS CHURCH, VIRGINIA · FLOOR PLAN

SHEET A-101
SCALE 1/8" = 1'-0"
DATE MAY 2026



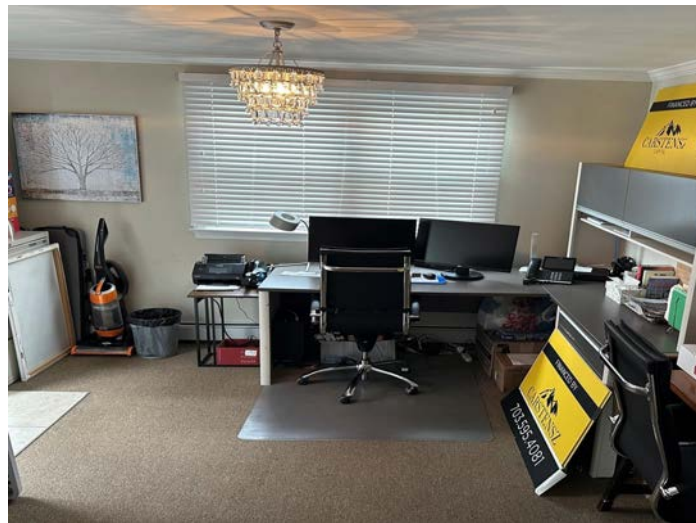
TOTAL AREA
≈ 1,140 SQ FT

All measurements are approximate.

□ LIVING / WORK □ BATH ● ENTRANCE

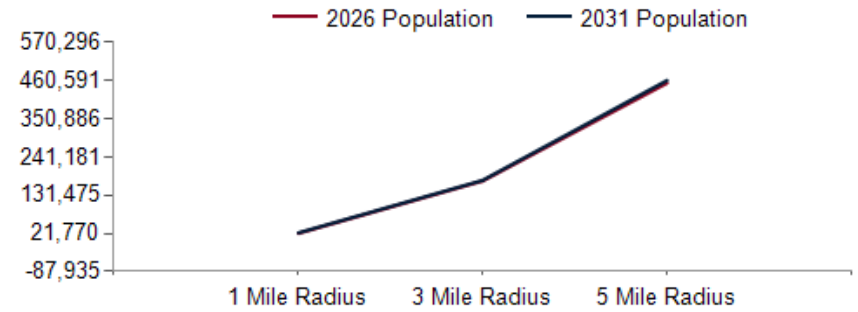
0 10 FT

TOTAL AREA · ≈ 1,140 SQ FT

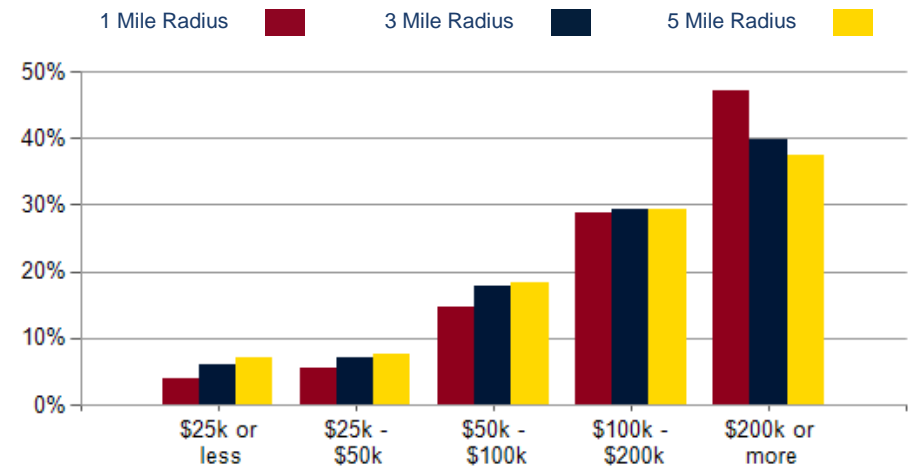


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,907	139,674	367,773
2010 Population	16,992	154,086	398,401
2026 Population	21,770	172,207	452,849
2031 Population	23,336	174,214	460,591
2026 African American	846	8,284	32,330
2026 American Indian	82	1,366	3,902
2026 Asian	2,658	32,142	81,619
2026 Hispanic	2,790	32,437	89,671
2026 Other Race	1,169	16,212	46,786
2026 White	14,235	92,815	233,699
2026 Multiracial	2,767	21,273	54,226
2026-2031: Population: Growth Rate	7.00%	1.15%	1.70%

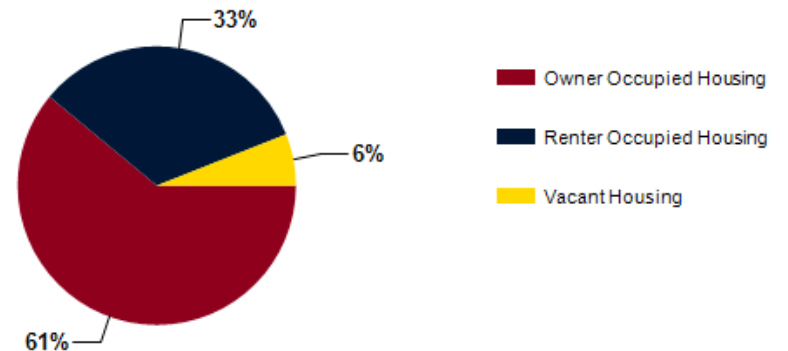
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	181	2,038	7,343
\$15,000-\$24,999	126	1,699	5,052
\$25,000-\$34,999	166	2,054	6,143
\$35,000-\$49,999	269	2,381	7,214
\$50,000-\$74,999	513	4,949	14,344
\$75,000-\$99,999	638	6,302	17,504
\$100,000-\$149,999	1,176	9,935	27,317
\$150,000-\$199,999	1,097	8,604	23,773
\$200,000 or greater	3,712	25,086	65,303
Median HH Income	\$187,209	\$160,041	\$153,320
Average HH Income	\$248,681	\$222,306	\$213,599



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

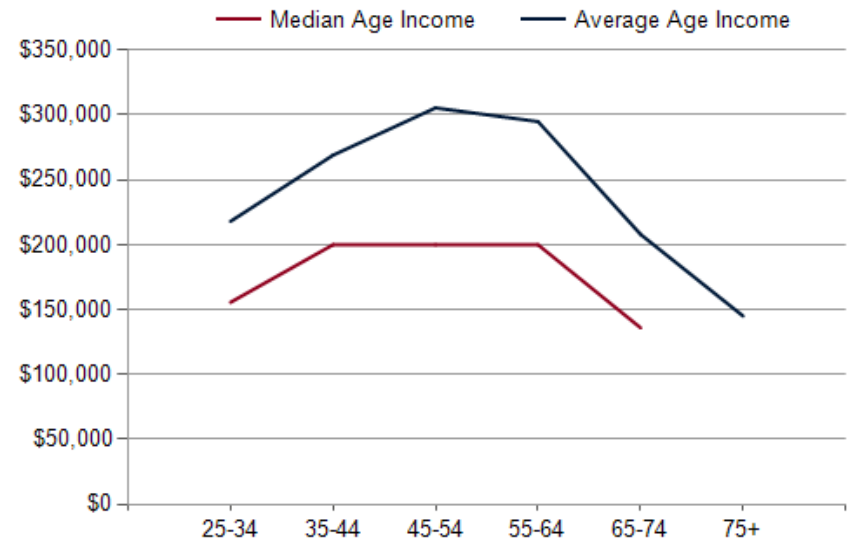
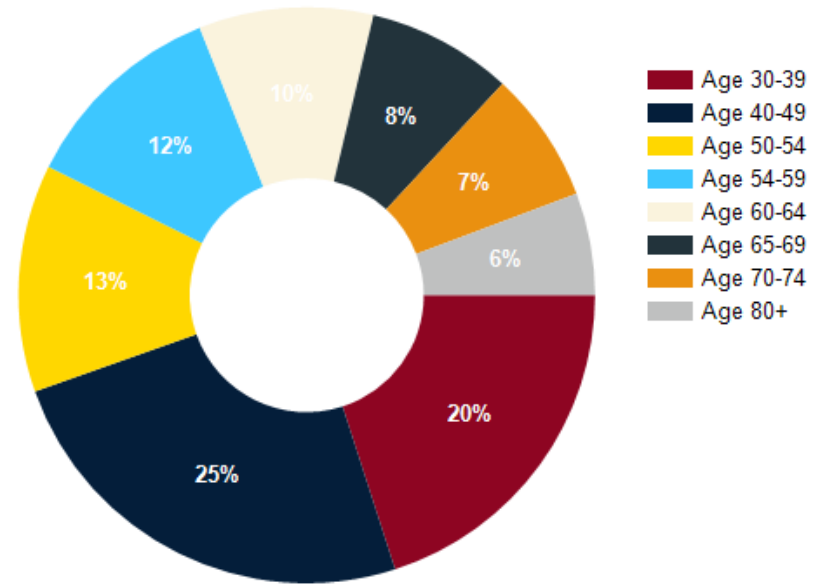


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,306	12,729	37,936
2026 Population Age 35-39	1,274	11,946	32,775
2026 Population Age 40-44	1,549	13,209	33,653
2026 Population Age 45-49	1,609	12,159	30,400
2026 Population Age 50-54	1,645	11,910	29,455
2026 Population Age 55-59	1,492	10,666	26,256
2026 Population Age 60-64	1,259	9,402	23,949
2026 Population Age 65-69	1,050	7,761	20,187
2026 Population Age 70-74	951	6,483	17,055
2026 Population Age 75-79	738	5,269	13,832
2026 Population Age 80-84	470	3,231	8,890
2026 Population Age 85+	382	2,833	8,141
2026 Population Age 18+	16,715	131,895	355,688
2026 Median Age	41	39	38
2031 Median Age	42	40	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$155,618	\$128,987	\$131,220
Average Household Income 25-34	\$218,058	\$180,163	\$179,994
Median Household Income 35-44	\$200,001	\$179,329	\$172,356
Average Household Income 35-44	\$269,027	\$238,578	\$229,737
Median Household Income 45-54	\$200,001	\$200,001	\$200,001
Average Household Income 45-54	\$305,487	\$280,789	\$266,925
Median Household Income 55-64	\$200,001	\$200,001	\$200,001
Average Household Income 55-64	\$294,925	\$268,274	\$260,860
Median Household Income 65-74	\$135,979	\$125,567	\$124,801
Average Household Income 65-74	\$208,057	\$194,653	\$196,922
Average Household Income 75+	\$145,062	\$135,415	\$138,765

Population By Age



SUBLEASE THRU 8/31/2027 | LONGER TERM AVAILABLE

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RE/MAX Distinctive Real Estate, Inc. and it should not be made available to any other person or entity without the written consent of RE/MAX Distinctive Real Estate, Inc..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RE/MAX Distinctive Real Estate, Inc.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. RE/MAX Distinctive Real Estate, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RE/MAX Distinctive Real Estate, Inc. has not verified, and will not verify, any of the information contained herein, nor has RE/MAX Distinctive Real Estate, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Each RE/MAX office independently owned and operated.

For more information, contact:

Michael Marcey

RE/MAX Distinctive Real Estate, Inc.

(703) 203-8278 - mobile

(703) 821-1840 - main

mikemarcey@remax.net

