

FOR LEASE



2ND GENERATION RETAIL SPACE | FALLS CHURCH, VA

Lease Rate: Negotiable

PROPERTY OVERVIEW

Retail space #116 available for lease in Southgate Village Shoppes, in the City of Falls Church. Prime location near Aldi (#1 in VA per Placer AI), Paris Baguette, ABC, Dunkin' Donuts, Subway, Edible Arrangements. Next door to Go Scramble Kids Indoor Play, which attracts over 3,000 families per week. Join Bakeshop, Advantage Gym & Training, Preservation Biscuit Company, Mathnasium, Kess Hair, Ladan Holistic Spa, Audacious Aleworks Brewery, and Panjshir Authentic Afghan Cuisine.

DEMOGRAPHICS

1 MILE
2 MILES
3 MILES

Households:	9,157	29,304	61,871
Population:	22,943	78,831	169,409
Avg HH Income:	\$201,924	\$197,596	\$207,350

PROPERTY HIGHLIGHTS

- 1,603 SF 2nd-generation retail endcap space
- Very accessible; Inside the Beltway
- Shadow-anchored by Aldi
- Located in the City of Falls Church

AVAILABLE SPACES

2nd Generation Retail Space
1,603 SF

FOR FURTHER INFORMATION, PLEASE CONTACT:
ERIK ULSAKER • erik.ulsaker@divaris.com • 703.861.0373



1,603 SF RETAIL SPACE IN THE SOUTHGATE VILLAGE SHOPPES | FALLS CHURCH, VA

104-116 EAST FAIRFAX STREET, FALLS CHURCH, VA 22046

RETAILER MAP



FOR FURTHER INFORMATION, PLEASE CONTACT:
ERIK ULSAKER • erik.ulsaker@divaris.com • 703.861.0373

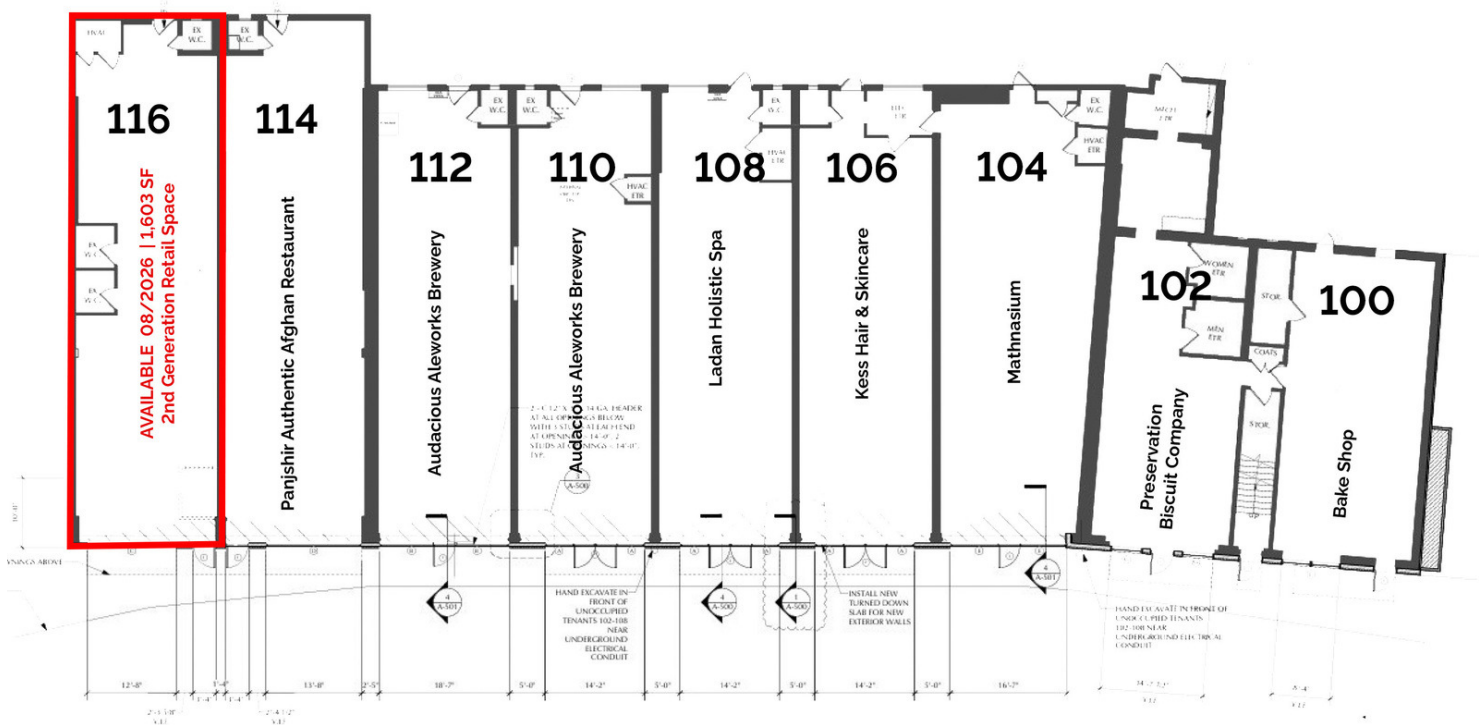


8150 Leesburg Pike, Suite 501, Tysons, VA 22182 | www.divaris.com

1,603 SF RETAIL SPACE IN THE SOUTHGATE VILLAGE SHOPPES | FALLS CHURCH, VA

104-116 EAST FAIRFAX STREET, FALLS CHURCH, VA 22046

SITE PLAN



FOR FURTHER INFORMATION, PLEASE CONTACT:
ERIK ULSAKER • erik.ulsaker@divaris.com • 703.861.0373



8150 Leesburg Pike, Suite 501, Tysons, VA 22182 | www.divaris.com

1,603 SF RETAIL SPACE IN THE SOUTHGATE VILLAGE SHOPPES | FALLS CHURCH, VA

104-116 EAST FAIRFAX STREET, FALLS CHURCH, VA 22046

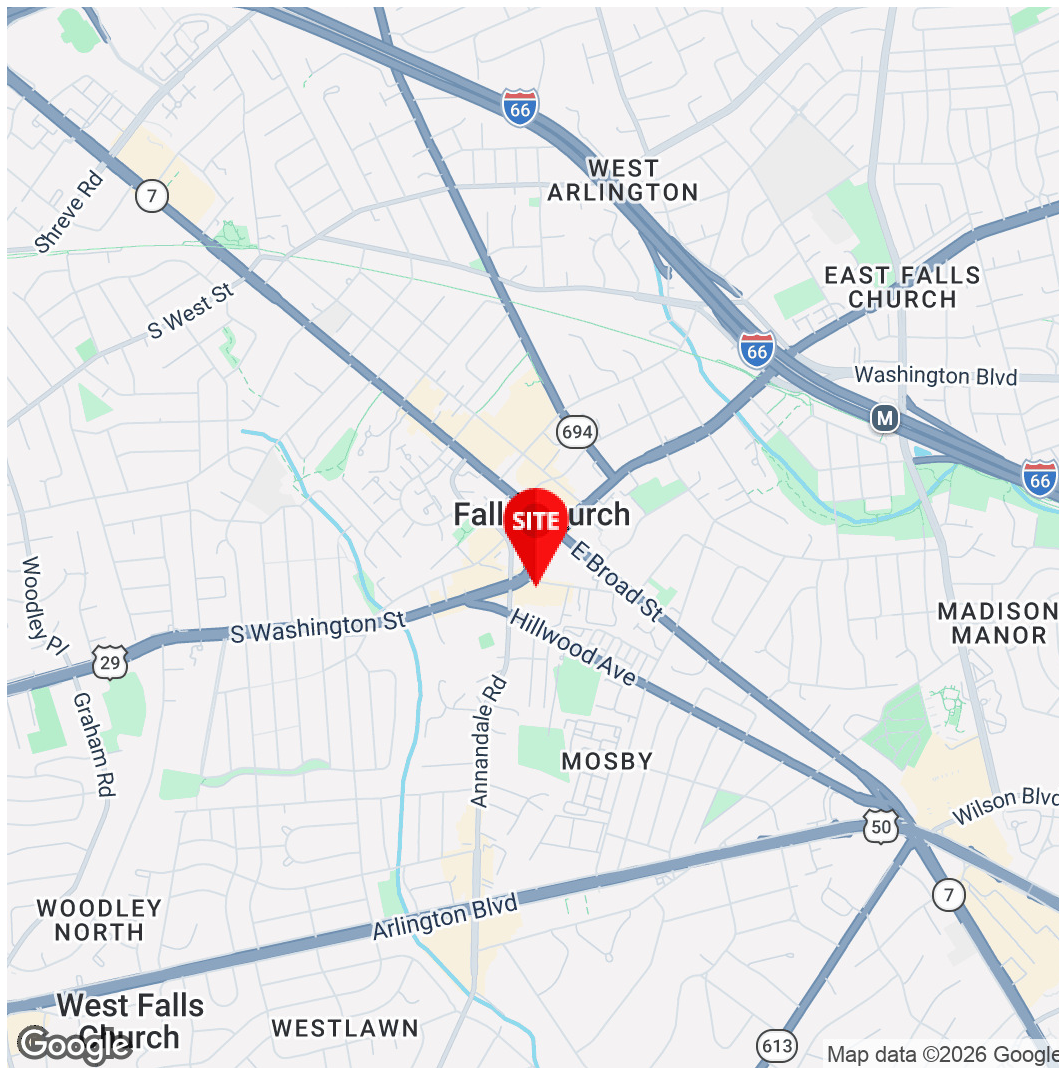
LOW AERIAL



FOR FURTHER INFORMATION, PLEASE CONTACT:
ERIK ULSAKER • erik.ulsaker@divaris.com • 703.861.0373



8150 Leesburg Pike, Suite 501, Tysons, VA 22182 | www.divaris.com



Erik Ulsaker

Executive Vice President

703.861.0373

erik.ulsaker@divaris.com



The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.