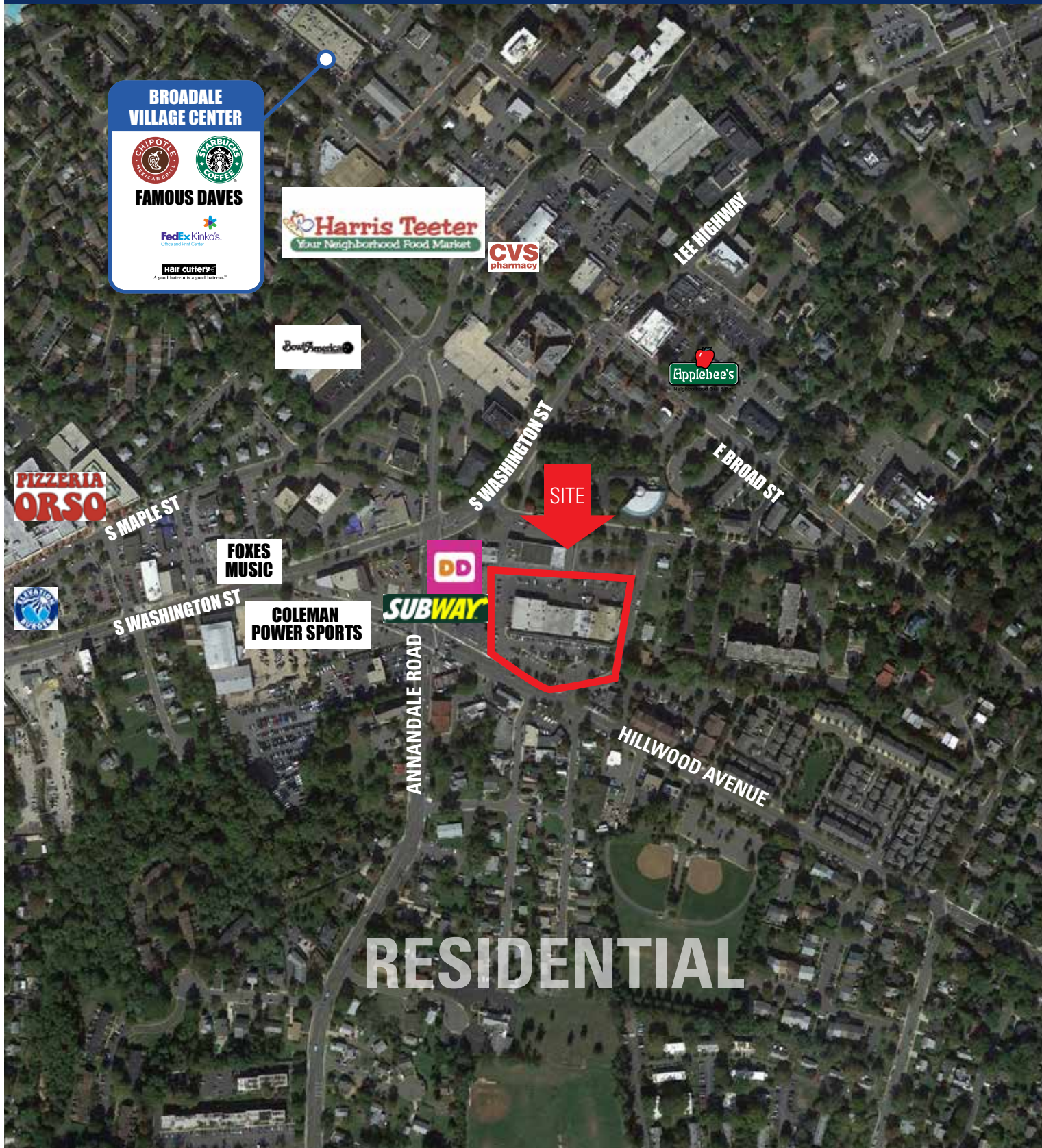


RAPPAPORT

TOWER SQUARE SHOPPING CENTER

Falls Church, Virginia

2,700 and 4,750 SF End-cap Space Available



RAPPAPORT

TOWER SQUARE SHOPPING CENTER

Falls Church, Virginia

2,700 and 4,750 SF End-cap Space Available



STATISTICAL SNAPSHOT 3-MILE RADIUS, 2014 DEMOS



POPULATION
166,967

AVG HH INCOME
\$123,445



TRAFFIC COUNTS
14,200 VPD
(Hillwood & Annandale)



DAYTIME POPULATION
78,779



AREA RETAILERS & SHOPPING CENTERS
Dunkin Donuts, Applebee's, CVS, Future Harris Teeter, Broadale Village Center, The Shops at Spectrum

TOWER SQUARE FACTS AT-A-GLANCE

- Second generation restaurant space available in 38,600 SF neighborhood shopping center
- Vented for restaurant use
- Space contains four hoods, two walk-in coolers and a walk-in freezer
- Signage opportunity on Tower Square Pylon
- Located in the developing Broad street area of Falls Church
- Part of a growing residential community with 490,144 individuals living within five miles of the center and an expected 532,555 individuals by 2019

DEMOGRAPHICS (2014)	1 MILE	3 MILES	5 MILES
POPULATION	20,069	166,967	490,144
AVG HH INCOME	\$141,728	\$123,445	\$113,518
EMPLOYEES	16,066	78,779	314,659

SITE FACTS

SPACE: 2,700 SF and 14,200 SF Second Generation Restaurant

TRAFFIC COUNTS: 10,000 VPD

CONTACT:

Jim Farrell
jfarrell@rappaportco.com
571.382.1227

Alex Shiel
ashiel@rappaportco.com
571.382.1224



PYLON OPPORTUNITY

