

FOR LEASE OR SALE



431 Park Avenue






Falls Church, VA 22046

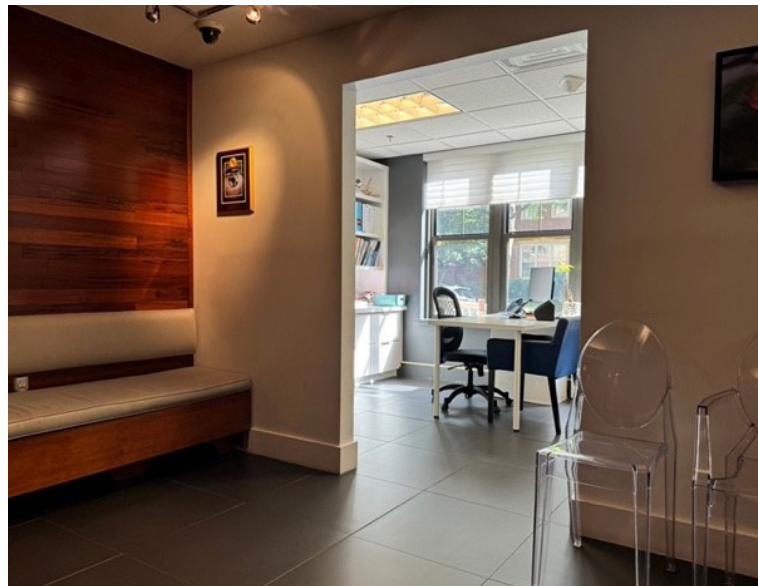
Overview

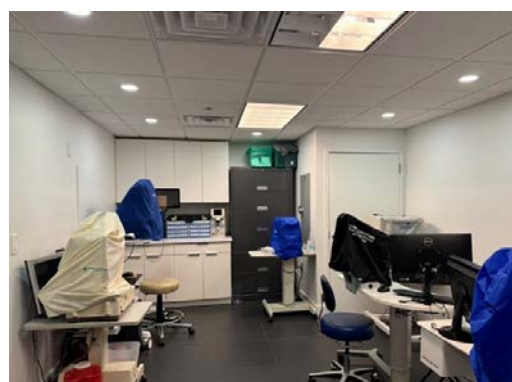
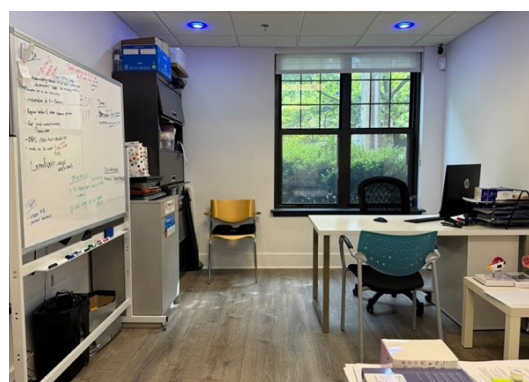
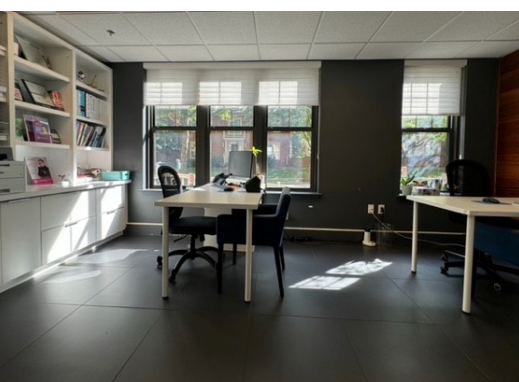
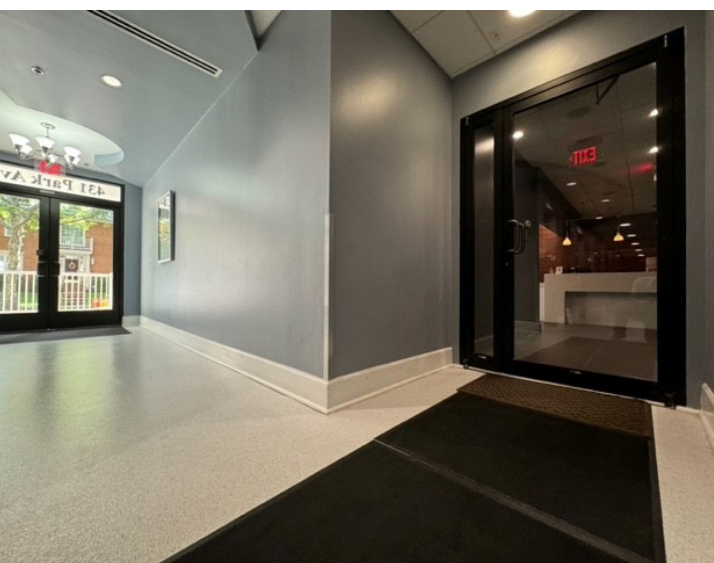
- Great location in the City of Falls Church
- First floor window office units
- Located on a tree lined street close to everything
- Strong amenities within walking distance

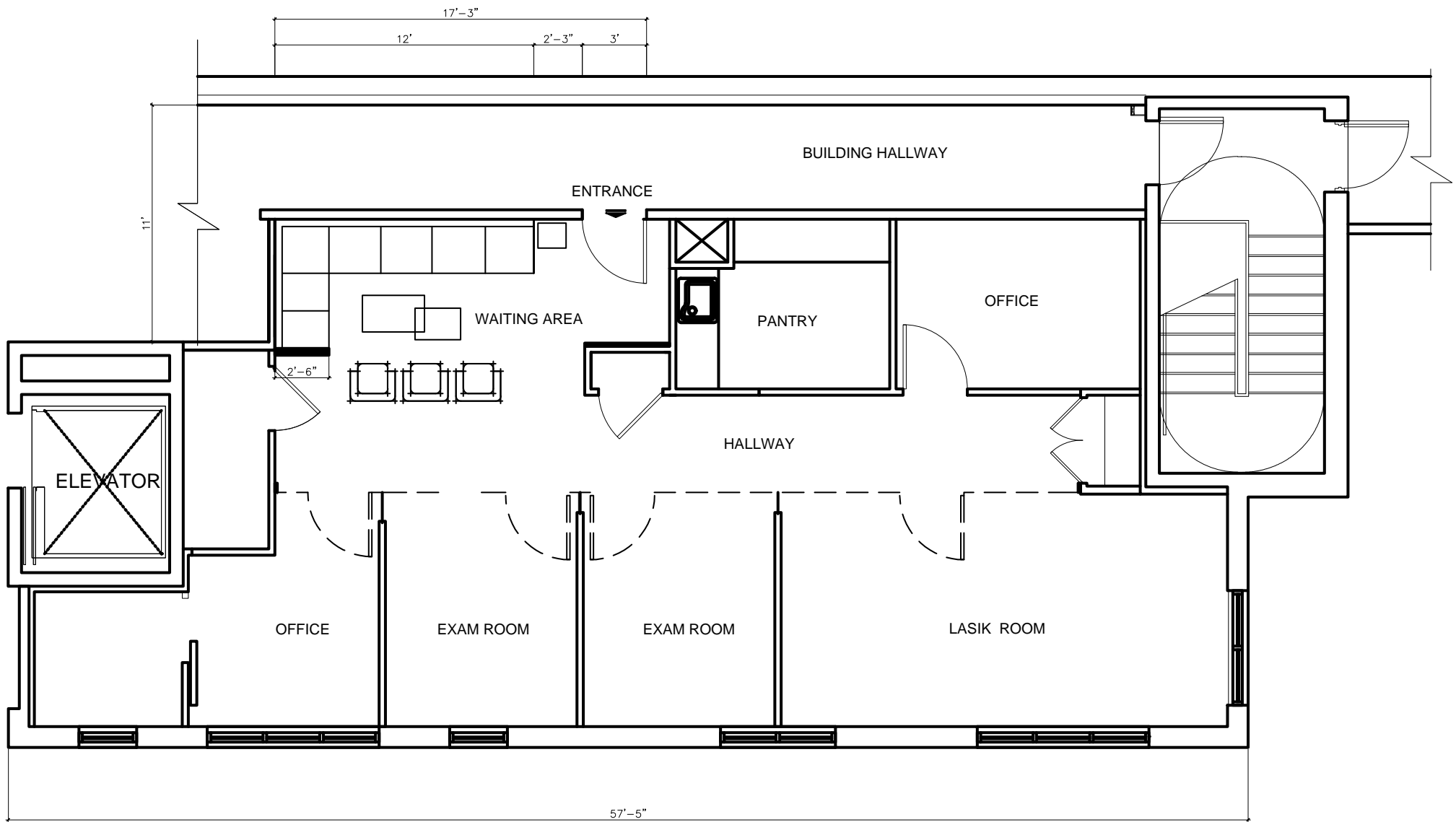
Quick Facts

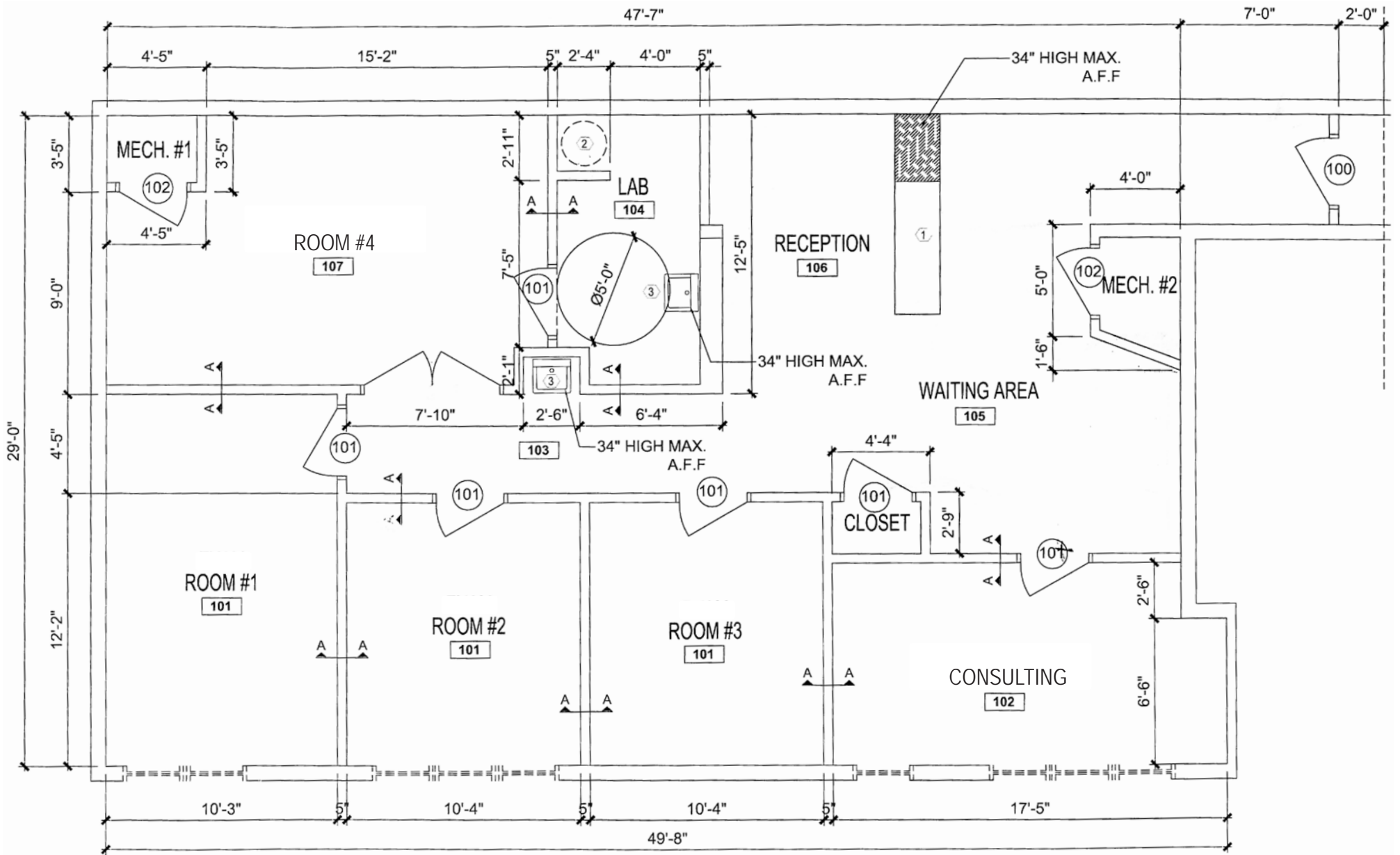
Availability	November 2024
Size	Unit 101 - 1,129 square feet Unit 103 - 1,442 square feet
Rental Rate/Sales Price	TBD
Fees & Taxes	Unit 101 - condo fee, quarterly \$1,986.61 taxes \$4,702.00 Unit 103 - condo fee, quarterly \$2,537.00 taxes \$6,546.00 <i>(Condo fee includes water/sewer & trash)</i>

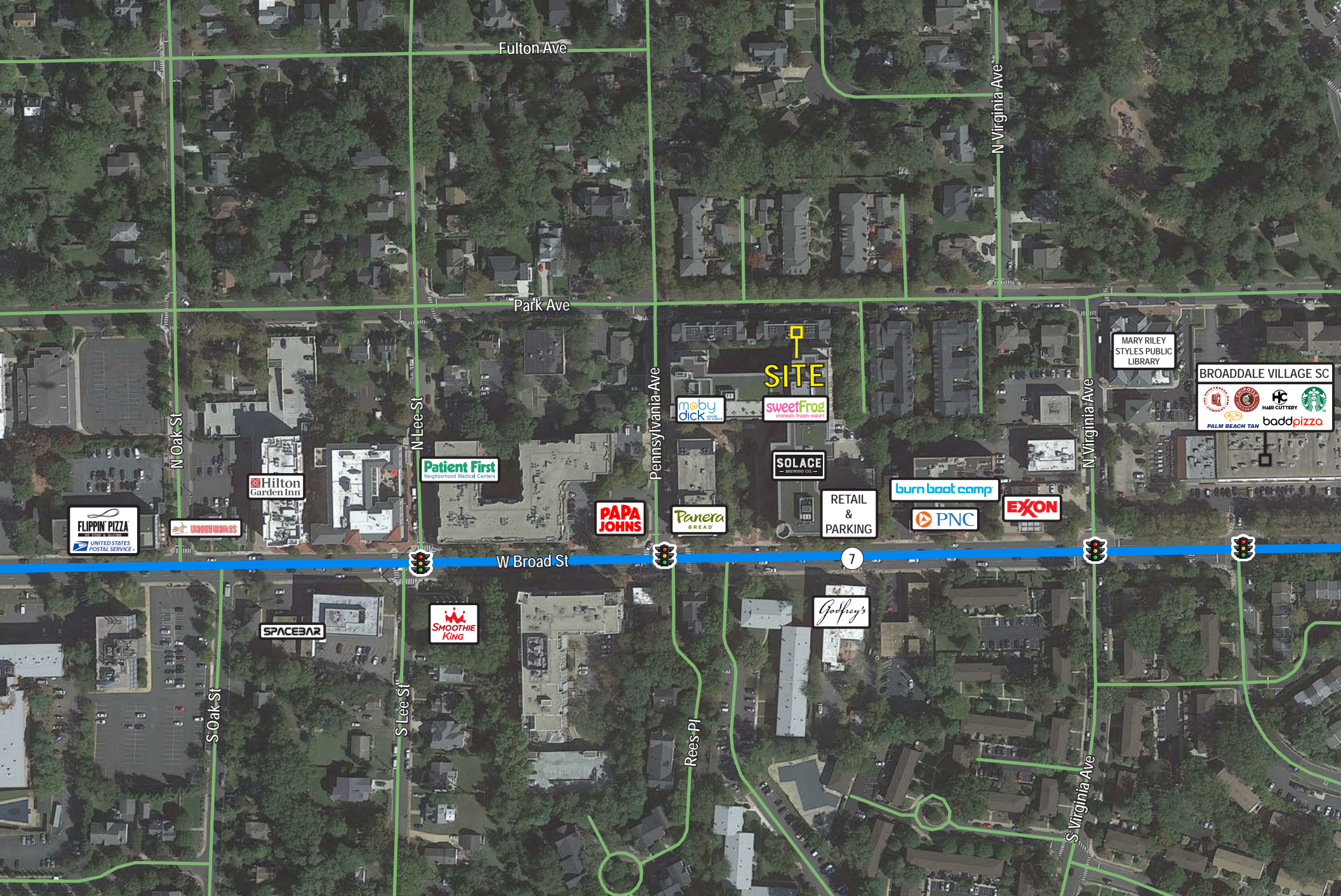
2023 Demographics	1 mile	3 miles	5 miles
 POPULATION	22,145	168,662	456,103
 HOUSEHOLDS	8,297	61,478	178,134
 AVG. HH INCOME	\$211,310	\$201,928	\$190,875
 DAYTIME POPULATION	25,509	175,833	651,323
 TRAFFIC COUNT	22,000 AADT (Leesburg Pike - Rt 7)	2,630 AADT (Park Avenue)	

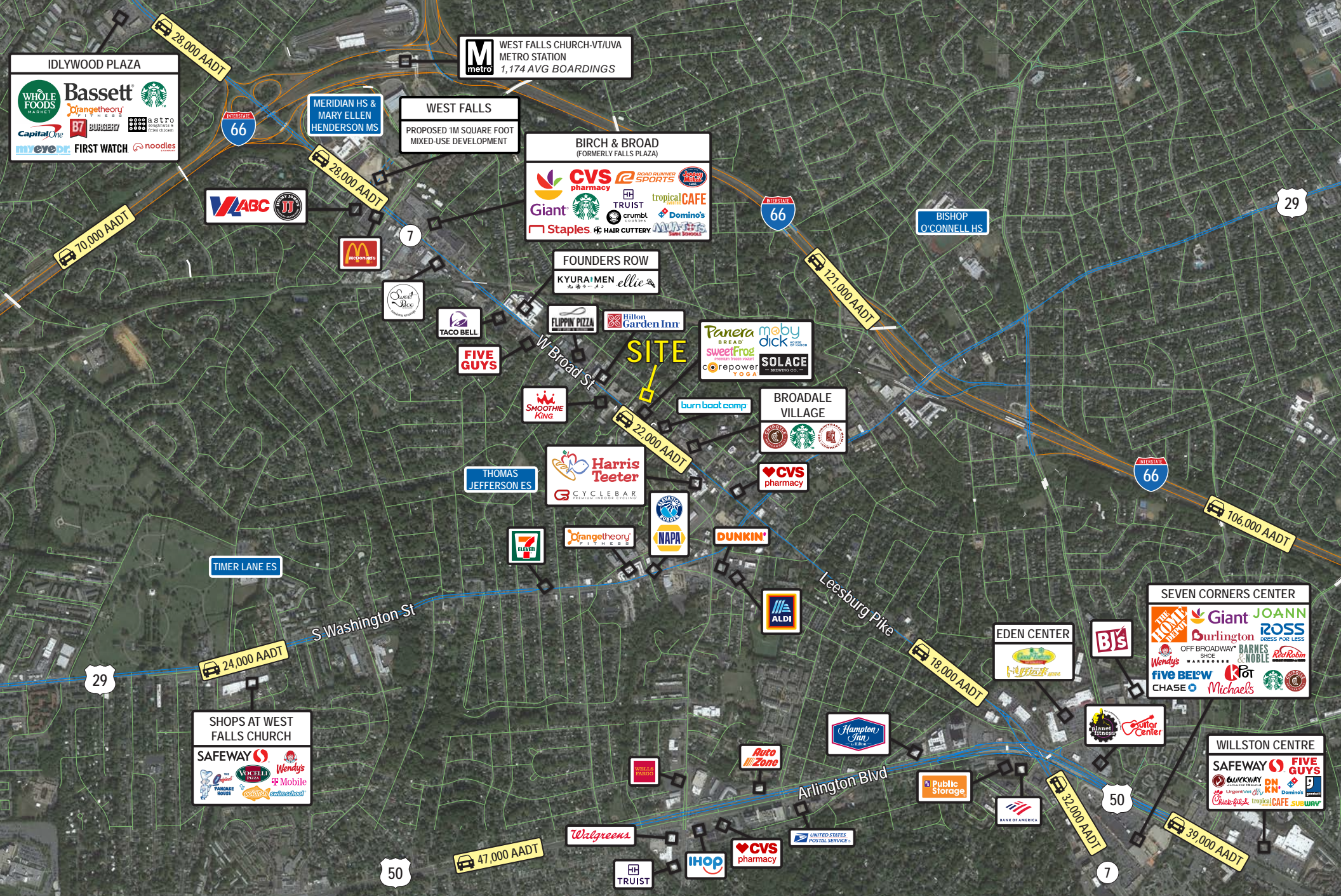














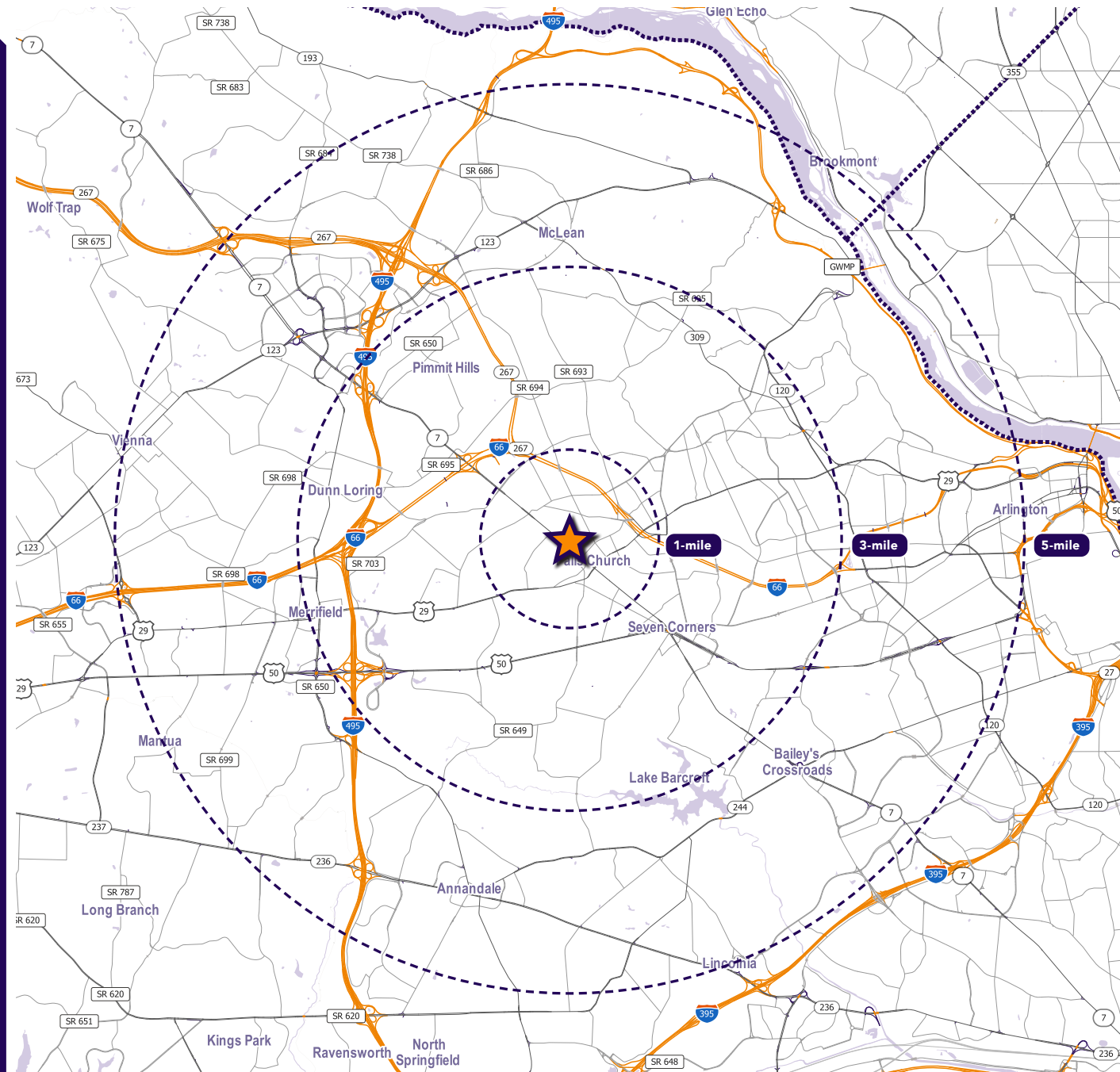
Interested? Contact:

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