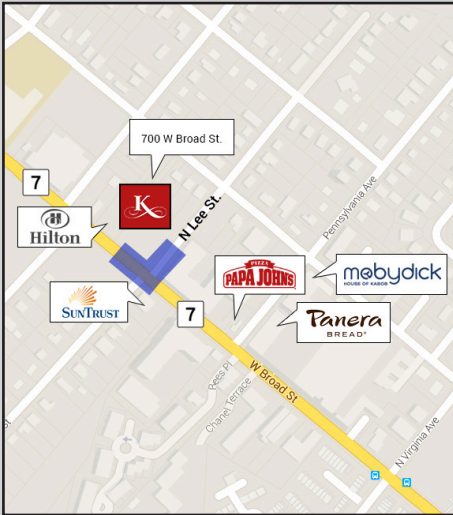


RESTAURANT SPACE FOR LEASE

NVRetail is now leasing 2,000 SF of Class A restaurant space located in the heart of downtown Falls Church. The Kensington Falls Church has been designed with a vision of achieving the comfortable elegance of home through its extensive amenity offerings. In addition to the mix, we're actively seeking coffee shops, bakeries, creperies, wine bars, and other upscale restaurant uses.

WHERE WE ARE



CONTACT INFO

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2,000 SF RESTAURANT SPACE AND PATIO SEATING ON ROUTE 7



NOW UNDER CONSTRUCTION | LATE 2016 DELIVERY



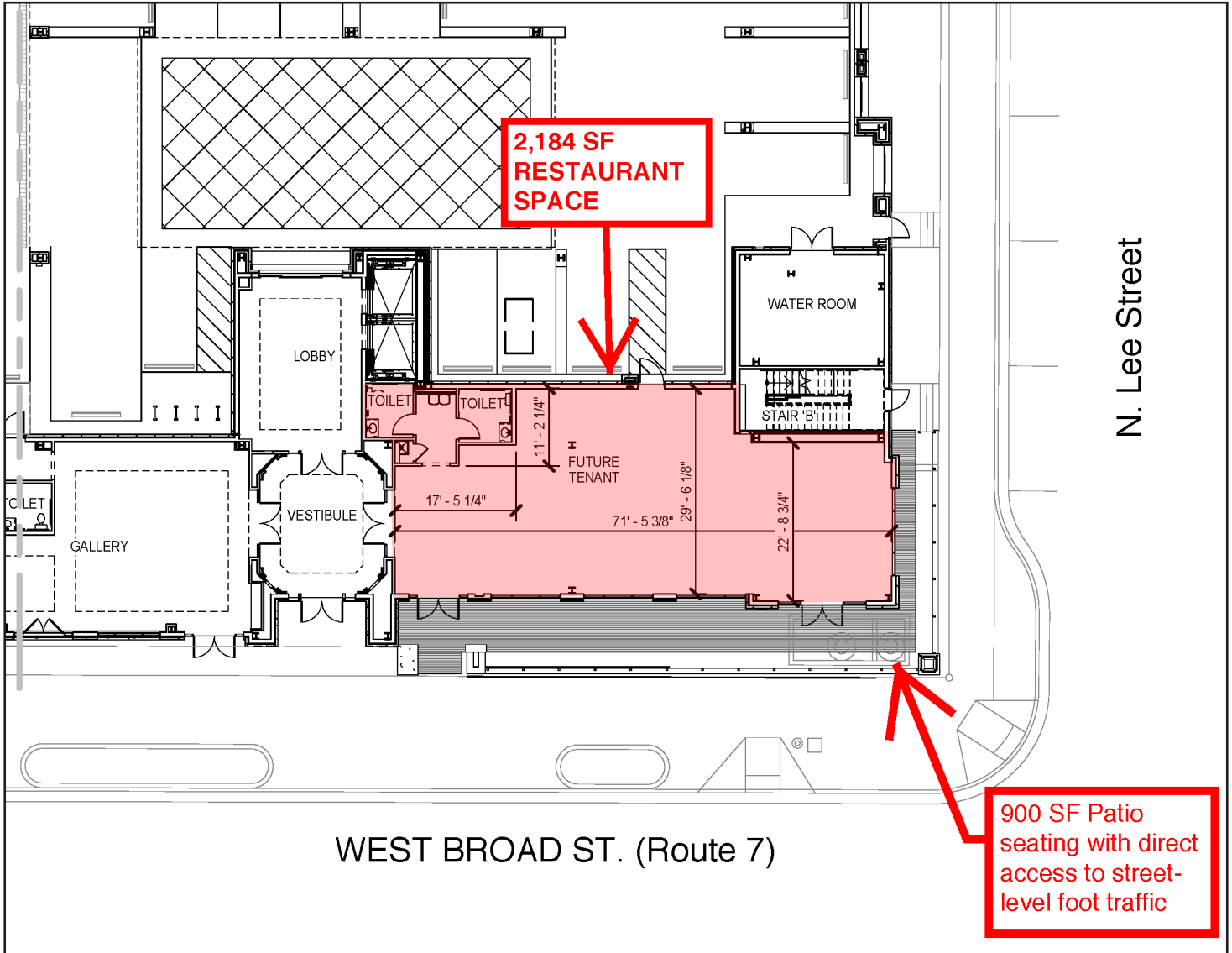
HIGHLIGHTS

- Prominent endcap with patio space fronting the busy intersection of West broad Street and N. lee Street in Falls Church
- 1 mile radius population of 14,000 residents with average household income of \$159,000
- 50,000 vehicles per day on Route 7 (West Broad St.)
- 50 designated visitor parking spaces and convenient pedestrian access for street level foot traffic
- 88 assisted living units located immediately above retail, with monthly rents ranging from \$5K-\$12\$

DEMOGRAPHICS 2017

RADIUS	1 MILE	3 MILES	5 MILES
Population	13,842	126,445	347,506
Avg. HH Income	\$159,532	\$151,027	\$143,483

SITE PLAN



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