

400 SOUTH MAPLE AVENUE

FALLS CHURCH, VA 22046

Retail Space For Lease



PROJECT SIZE:

85,000 ± SF

AVAILABILITY:

4,308 SF

Turn key restaurant space

ABOUT THE PROPERTY:

The former Pizzeria Orso available space is part of the 4-story office building with 8,700 SF ground floor retail. Beside this availability is Pearson Square which consists of 230 residential condo units and 19,000 SF of street level retail.

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taxanalysts

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Nick Alevrogiannis

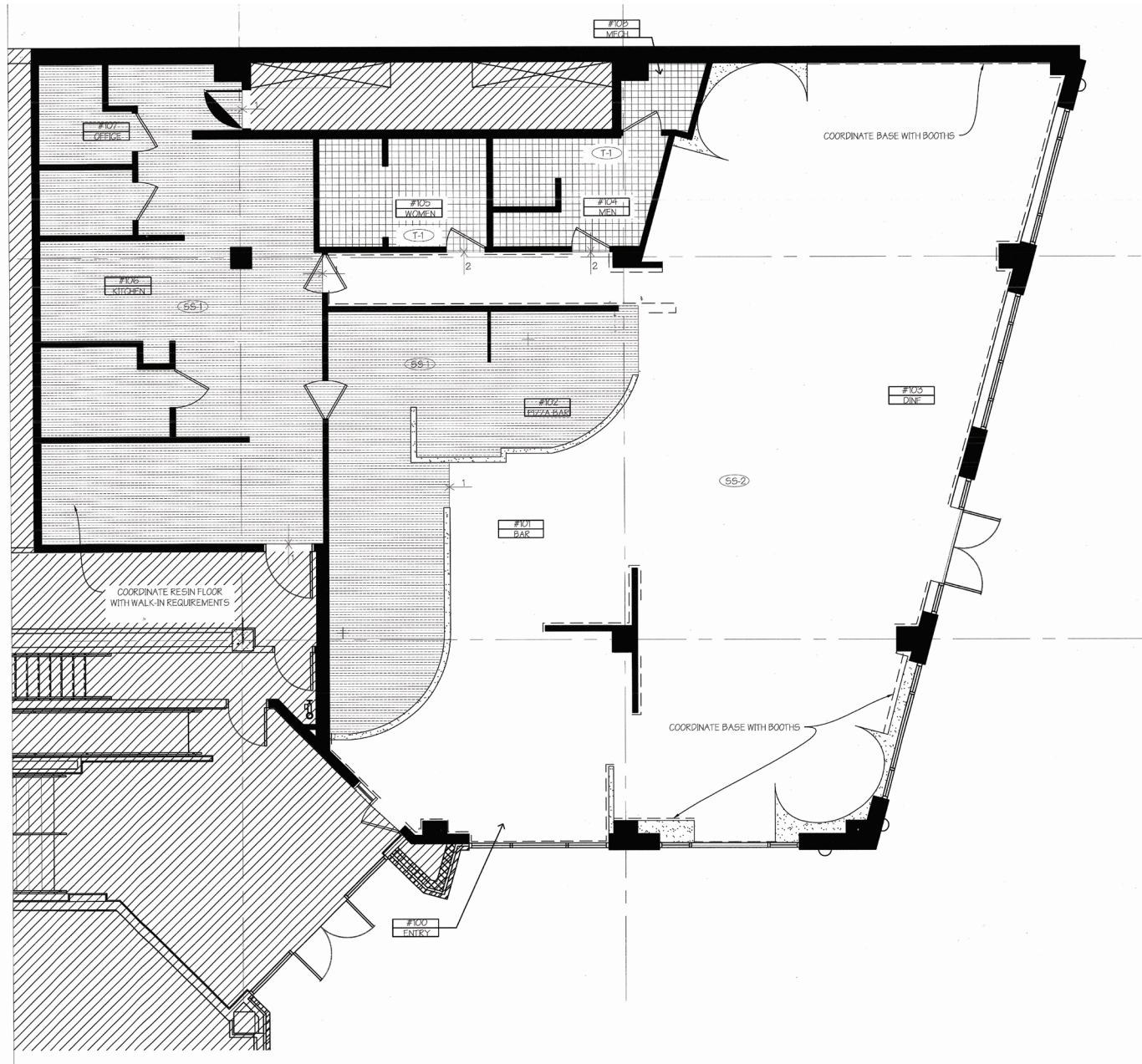
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C | 443.804.3933

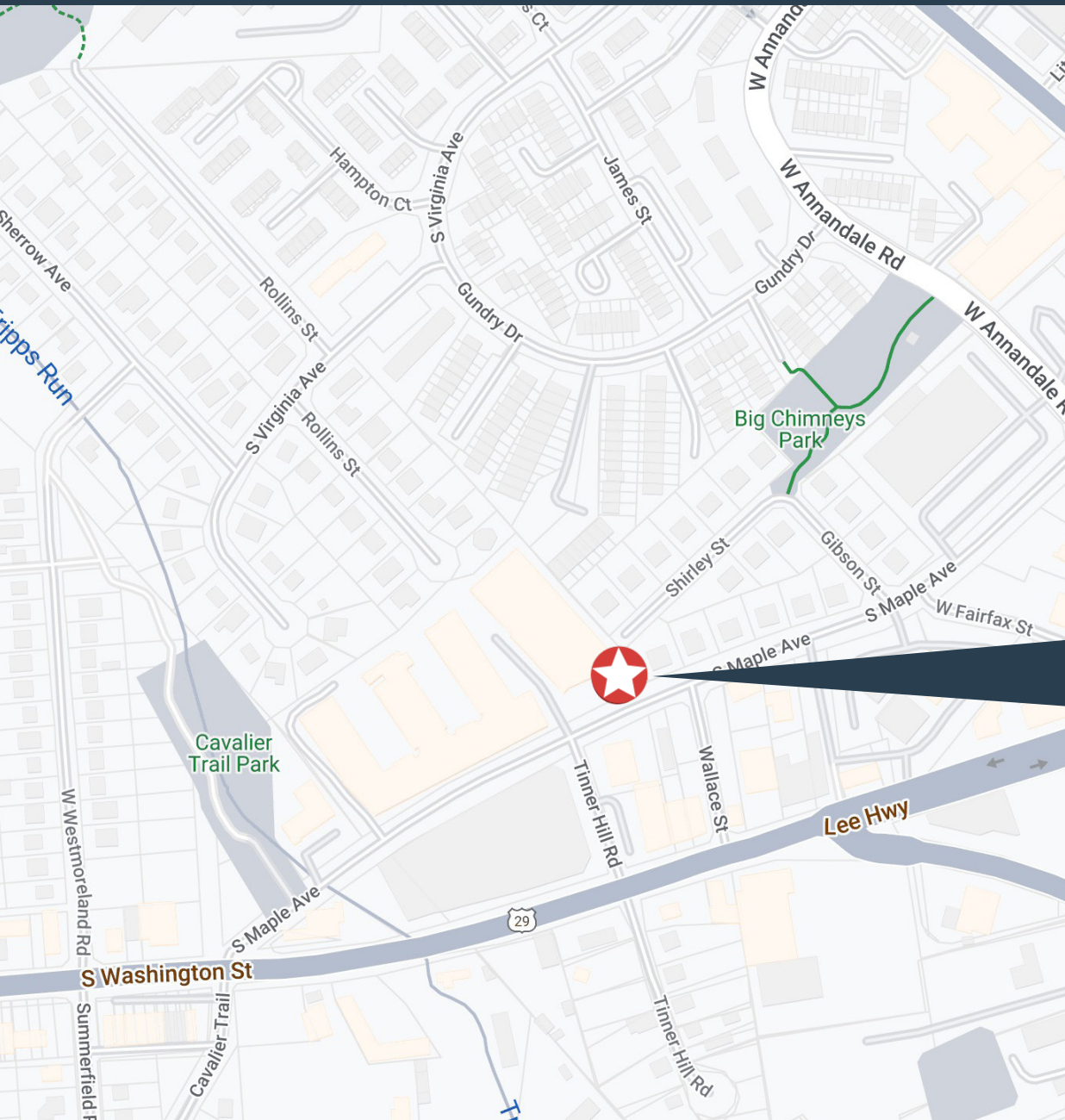
nalevro@renaudconsulting.net



Floor Plan



Location Map



DEMOGRAPHICS

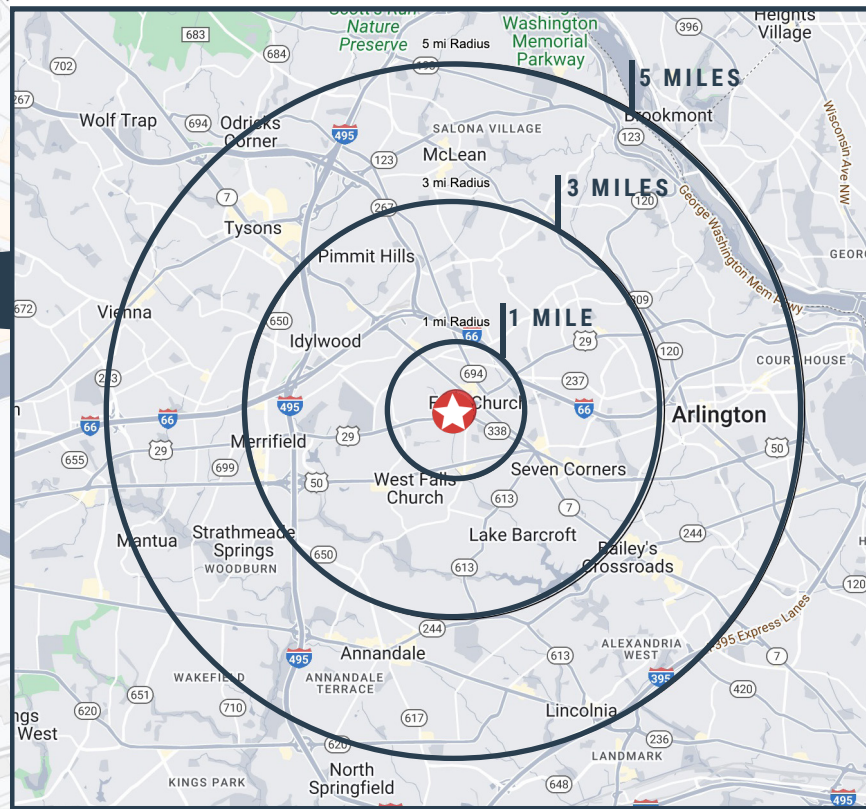
TRAFFIC COUNTS

POPULATION AVG. INCOME DAYTIME EMP

Radius	POPULATION	AVG. INCOME	DAYTIME EMP
1 mile	22,503	\$229,655	15,617
3 mile	161,153	\$230,531	74,983
5 mile	478,326	\$210,715	315,305

S MAPLE AVE	3,288 ADT
S WASHINGTON ST	16,492 ADT
ANNANDALE RD	19,808 ADT
HILLWOOD AVE	6,444 ADT

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Competition Map

