

# THE SHOPS AT WEST FALLS CHURCH

797 LEE HIGHWAY, FALLS CHURCH, VA 22042



## PROPERTY HIGHLIGHTS

**METRO AREA:** Washington DC

**COUNTY:** Fairfax

The Shops at West Falls Church is a neighborhood center located in the affluent Falls Church community in northern Virginia. Anchored by Safeway the center sits on Lee Highway, less than 2 miles from 495 (Capital Beltway), and includes a wide variety of service and F&B tenants including Massage Envy, Great Clips, T-Mobile, and Subway.

**TOTAL SF**  
85,265

**ACRES**  
6.8

**PARKING SPACES**  
376

**CENTER TYPE**  
Neighborhood Center

## DEMOGRAPHICS 3-MILE RADIUS

 **153,651**  
POPULATION

 **38.7**  
MEDIAN AGE

 **\$200,423**  
AVERAGE HHI

 **30.2%**  
COLLEGE  
EDUCATED

### LEASING AGENTS

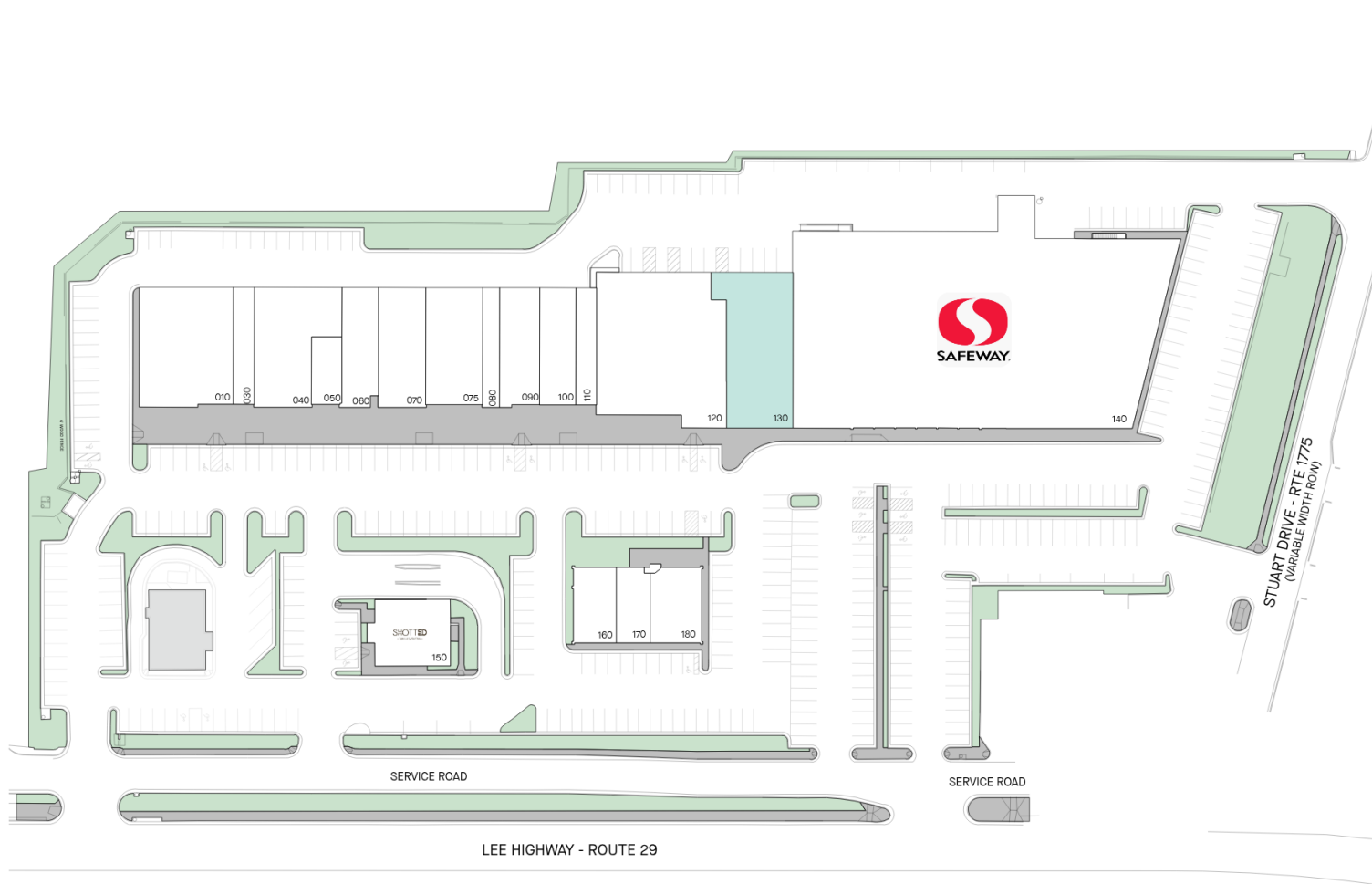
KYLE IRWIN | [kirwin@uedge.com](mailto:kirwin@uedge.com) | 347-633-2559

### SPECIALTY LEASING

PATRICIA ZAFFERRESE | [pzafferrese@uedge.com](mailto:pzafferrese@uedge.com) | 201-882-7506

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| #   | TENANTS                                    | SQFT   |
|-----|--------------------------------------------|--------|
| 100 | Alloy Training                             | 1,933  |
| 110 | Vocelli Pizza                              | 1,203  |
| 120 | Gold Fish Swim School                      | 9,191  |
| 130 | Available                                  | 5,075  |
| 140 | Safeway                                    | 37,841 |
| 150 | Shotted Specialty Coffee                   | 2,400  |
| 160 | T-Mobile                                   | 1,600  |
| 170 | Subway                                     | 1,100  |
| 180 | Fava Pot                                   | 1,804  |
| 010 | Sushi Ohayo                                | 5,484  |
| 030 | Nail Spa                                   | 1,203  |
| 040 | KIPS Family Gymnastics                     | 3,900  |
| 050 | Sharkey's Cuts for Kids                    | 1,080  |
| 060 | Bricks & Minifigs                          | 2,125  |
| 070 | Elite Action Martial Arts and After School | 2,775  |
| 075 | West Falls Church Dental                   | 3,268  |
| 080 | Great Clips                                | 960    |
| 090 | Massage Envy                               | 2,323  |

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