



Business and Real Estate News Bulletin

Recently Opened/Reopened



Jumpin' Joey's - former Vantage Fitness space - is now open! Planning a grand opening later this fall.

<http://www.jjbounce.com>



The Locker Room - at The Broadway (502 W. Broad) - new addition featuring dart boards, billiards, and an addition bar is now open! Grand opening celebration is Saturday, September 24 from 1-5 p.m.

<http://www.thelockerroomsportsbarandgrill.com>

Opening Soon



Rare Bird Roasters - 230 W. Broad (former Tutti Frutti next to Doodlehopper.) They hope to open in late September or early October after finishing final repairs, painting, Fairfax Health inspection, and employee training.

www.rbcroasters.com



Kids First Swim Club - at Falls Plaza (taking part of the Staples space) - Opening Monday, September 26! Grand opening event will occur in October.

<http://bit.ly/cfkidsfirstswimschool>



Value Vet - 1052 W. Broad (former Nourish Market in West End Plaza). Plans were approved by the City in mid-May. They anticipate starting build-out in early October and hope to open by the end of the year.

<http://valuevet.net>

Real Estate/Construction/Other Business News

Northside Social II - Falls Church - 205 Park Ave (former Blue & Grey building). City staff recently met owners on-site. Construction anticipated to begin October 1, once bonds are paid. Completion anticipated late spring/early summer 2017.

<http://northsidesocialarlington.com>



Northgate - Bodies in Motion, a physical therapy business with other locations in Northern Virginia, is building out space on the second floor of the Northgate office building. Better Home and Gardens expects to start construction soon on this new location (last ground floor retail space in Northgate).

<http://www.bhgre.com>



Lincoln at Tinner Hill - 455 S. Maple Ave - Apartment occupation is not anticipated until mid-October or later. City Housing and Human Services announced applications are now being accepted for the Affordable Dwelling Units (ADUs):

- 10 one bedroom units(\$1,147/month + utilities),
- Three two bedroom units (\$1,410/month + utilities), and
- One two bedroom unit as a City Committed Affordable Unit (\$869/month + utilities).

An ADU lottery for these units will be held Wednesday, September 28, 2016 at 6:00 p.m. in City Hall.

Applications will be accepted until close of business Friday, September 23, 2016. Call 703-248-5005 for more information.

<http://www.fallschurchva.gov/RENTAL>

See a City marketing map with info on City projects and retail/restaurant locations: <http://bit.ly/cfc-eat-shop>

Questions about this report? 703-248-5224 or bwitsman@fallschurchva.gov

Available commercial database: <http://bit.ly/cfccommercial>

Restaurant Guide: <http://bit.ly/cfc-eat>

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Kensington - 700 W. Broad. Residents are expected to move in by February 1, 2017. Unit model showroom and leasing is located in the former Virginia ABC space at Falls Plaza. They are now actively marketing the available 2,000 SF restaurant space. <http://www.nvretail.com/media/downloads/FallsChurch-Brochure.pdf>



Dunkin' Donuts in BJ's - A small Dunkin' Donuts concession will be constructed in BJ's Wholesale Club.



Inns of Virginia - The owners are now working through their Site Plan submission with the Planning Commission to combine two properties (including the current Inns of Virginia). Groundbreaking could be scheduled early in 2017.

“Quick Copy” building - 417 W. Broad (across from the Spectrum) The Neighborhood Barbershop will be renovating the former Quick Copy space located on the ground floor in the front of the building.

Conceptual Inns of Virginia

301 W. Broad/Rushmark - 194 leases have been signed (68% of the units). 181 units are occupied (63.5%). The 2,250 SF ground floor retail/restaurant space remains to be leased.

Mike's Deli/Lazy Sundae - Will move from its 112 N. West Street location up to the former Long John Silver's space at 7049 Leesburg Pike. Final build out improvements of the space will begin soon. Moving time frame is unknown.

Southgate Shopping Center/The “Lily Building” (next to 7-11 on E. Fairfax, across from the Falls Church Episcopal Church) 7 of the 10 spaces in this renovated shopping center have leases, including: Welsh Printing, Hands of Light spa, Rovinna Hair/Skin, Ferocity Dance Company, the Lebanese Meat Market and Grocery, and a Mediterranean restaurant. Center improvements should finish by mid-to-late September due to some delays with Dominion Power. Tenants are expected to open in late December. The remaining three spaces have letters of intent.



New Pizzeria Orso sign

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