

# CROSSROADS PLACE

## FALLS CHURCH, VA

12,448 SF JUNIOR ANCHOR SPACE AVAILABLE

RAPPAPORT  
CULTIVATING PLACES

LEVIN  
— MANAGEMENT —









CROSSROADS PLACE  
FALLS CHURCH, VA

- | One Space remaining in highly successful center
- | Highly visible from Leesburg Pike (Rt. 7)
- | Easily accessible with four curb cuts and ample surface parking
- | Surrounded by multiple high-rise residential communities in densely populated market

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	42,816	293,454	593,751
 DAYTIME POPULATION	27,560	189,455	512,029
 HOUSEHOLD INCOME	\$112,472	\$133,738	\$155,027
 TRAFFIC COUNTS	38,000 on Leesburg Pike (Route 7)		

CO-TENANTS





# CROSSROADS PLACE FALLS CHURCH, VA

## SEVEN CORNERS



## WILLSTON CENTER I



## WILLSTON CENTER II



## CROSSROADS CENTER

OLD NAVY

BED BATH & BEYOND

ULTA BEAUTY

DICK'S SPORTING GOODS

ROSS DRESS FOR LESS



## CROSSROADS PLACE



Party City



## LEESBURG PIKE PLAZA



## BARCROFT PLAZA SHOPPING CENTER



COLUMBIA PIKE 31,000 VPD

## BAILEY'S CROSSROADS SHOPPING CENTER



LEESBURG PIKE 38,000 VPD





## SITE PLAN

CROSSROADS PLACE | FALLS CHURCH, VA

12,448 SF JUNIOR ANCHOR SPACE AVAILABLE



## TENANT LIST

CROSSROADS PLACE | FALLS CHURCH, VA

#	SQ. FT	MERCHANT
---	--------	----------

1	2,852	Hour Eyes
2	2,118	Chipotle
3	2,109	Quickway Hibachi
4	2,109	Einstein Bagels
5A	2,108	Charley's Cheesesteaks & Wings
5B	2,337	Dave's Hot Chicken
6	1,588	Starbucks

#	SQ. FT	MERCHANT
---	--------	----------

7	855	E.T. Nails Salon
8	29,921	HomeGoods
9	17,813	Fortunoff Backyard
11	19,830	Cost Plus World Market
13		KC Beauty Mart
14	18,657	Burlington Coat Factory
15	12,448	Available
16	29,649	T.J. Maxx

#	SQ. FT	MERCHANT
---	--------	----------

17	9,975	Golden Buffet
18	10,380	Olive Garden
19	66,000	Giant
20	71,116	Burlington Coat Factory
21	21,404	Mattress Warehouse
22B	6,242	Longhorn Steakhouse
23		PNC Bank



**CROSSROADS PLACE | 3516 SOUTH JEFFERSON STREET, FALLS CHURCH, VA**

**Melissa Webb | [mwebb@rappaportco.com](mailto:mwebb@rappaportco.com) | 703.980.6829**

**Mike Howard | [mhoward@rappaportco.com](mailto:mhoward@rappaportco.com) | 571.382.1219**

**[rappaportco.com](http://rappaportco.com)**