

# 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 2025

	1 MILE	3 MILES	5 MILES
 <b>POPULATION</b>	40,628	282,153	590,063
 <b>DAYTIME POPULATION</b>	10,903	106,438	348,356
 <b>HOUSEHOLD INCOME</b>	\$121,804	\$151,337	\$171,929
 <b>TRAFFIC COUNTS</b>	31,682 on Leesburg Pike		

### CO-TENANTS

Burlington

Giant

HomeGoods

TJ-maxx

WORLD MARKET

Olive Garden





## 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



### BAILEY'S CROSSROADS SHOPPING CENTER



LEESBURG PIKE 38,000 VPD

COLUMBIA PIKE 31,000 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
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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
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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
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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**

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