

# 5275 LEESBURG PIKE

FALLS CHURCH, VA

FULLY LEASED

RAPPAPORT  
CULTIVATING PLACES









## 5275 LEESBURG PIKE FALLS CHURCH, VA

- 2,808 SF restaurant or retail opportunity in largest mixed use project in Bailey's Crossroads submarket
- Located near multiple highly frequented shopping centers with high visibility from Route 7
- Situated next to Skyline Tower Apartments with over 900 units and at the bottom of Skyline Plaza Condominiums creating an abundant customer base right outside the door
- Large mix of regional and national tenants, including Trader Joe's, REI, World Market, Chipotle, District Taco, and Starbucks
- 385,000 SF office building with between 1,000 and 1,500 occupants

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 <b>POPULATION</b>	42,450	278,997	582,664
 <b>DAYTIME POPULATION</b>	33,917	246,421	613,269
 <b>HOUSEHOLD INCOME</b>	\$95,011	\$129,696	\$148,041
 <b>TRAFFIC COUNTS</b>	35,000 on Leesburg Pike (Route 7)		

### AREA RETAILERS





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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



LEESBURG PIKE PLAZA



BARCROFT PLAZA SHOPPING CENTER



BAILEY'S CROSSROADS SHOPPING CENTER



SKYLINE PLACE



LEESBURG PIKE 35,000 VPD

COLUMBIA PIKE 31,000 VPD





# SITE PLAN

5275 LEESBURG PIKE | FALLS CHURCH, VA  
FULLY LEASED

98 SURFACE LEVEL  
PARKING SPACES

LEESBURG PIKE 35,000 VPD

FedEx



At Lease  
3,267 sqft

Office Tenant

Dental Alliance

H&R BLOCK







**5275 LEESBURG PIKE | 5275 LEESBURG PIKE, FALLS CHURCH, VA**

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