

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

AREA RETAILERS



5275 LEESBURG PIKE
FALLS CHURCH, VA

SEVEN CORNERS



WILLSTON CENTER I



WILLSTON CENTER II



CROSSROADS CENTER



CROSSROADS PLACE



LEESBURG PIKE 35,000 VPD

COLUMBIA PIKE 31,000 VPD

BARCROFT PLAZA
SHOPPING CENTER



BAILEY'S CROSSROADS
SHOPPING CENTER



SKYLINE PLACE



SITE PLAN

5275 LEESBURG PIKE | FALLS CHURCH, VA
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98 SURFACE LEVEL
PARKING SPACES

FedEx



At Lease
3,267 sqft

Office Tenant

Dental Alliance

H&R BLOCK



LEESBURG PIKE 35,000-VPD





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