

5275 LEESBURG PIKE

FALLS CHURCH, VA

3,267 SF 2ND GENERATION RESTAURANT





RAPPAPORT
CULTIVATING PLACES



5275 LEESBURG PIKE FALLS CHURCH, VA

- | 3,267 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
- | Located immediately adjacent to over 3,600 residential units, 675 live/work units, and 1.9M SF of office space
- | 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



LEESBURG PIKE PLAZA



COLUMBIA PIKE 31,000 VPD



BARCROFT PLAZA SHOPPING CENTER



BAILEY'S CROSSROADS SHOPPING CENTER



THREE COLLECTIVE

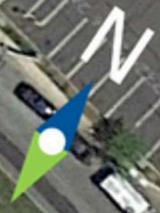
3 Buildings
675 Apartments
48 Floors

SKYLINE PLACE

SITE PLAN

5275 LEESBURG PIKE | FALLS CHURCH, VA
3,267 SF AVAILABLE

98 SURFACE LEVEL
PARKING SPACES



LEESBURG PIKE 35,000 VPD

FedEx



Available
3,267 sqft

AVAILABLE 2ND
GEN RESTAURANT

Office Tenant

Dental Alliance

H&R BLOCK





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

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Zach Elcano | zelcano@rappaportco.com | 571.382.1228

rappaportco.com