

# **5275 LEESBURG PIKE**

### **FALLS CHURCH, VA**

- I 3,267 SF restaurant or retail opportunity in largest mixed use project in Bailey's Crossroads submarket
- I 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
- I 385,000 SF office building with between 1,000 and 1,500 occupants

#### **DEMOGRAPHICS 2025**

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

## **AREA RETAILERS**















# 5275 LEESBURG PIKE FALLS CHURCH, VA

### **SEVEN CORNERS**

















WILLSTON CENTER I



**Ameritrade** 



**WILLSTON CENTER II** 







**FIVE GUYS** 

**CROSSROADS CENTER** 







**CROSSROADS PLACE** 



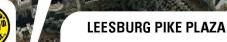
















**Hair cuttery. FIVE GUYS** 







ank of America 🧇





**BAILEY'S CROSSROADS SHOPPING CENTER** 







TRADER JOE'S



3 Buildings 675 Appartments 48 Floors

**SKYLINE PLACE** 





# 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