

5275 LEESBURG PIKE

FALLS CHURCH, VA

- I Located in largest mixed-use project in the Bailey's Crossroads submarket
- I Prime location near multiple highly frequented shopping centers with high visibility from Route 7
- I Immediate Proximity to over 3,600 residential units, 675 live/ work units, and 1.9 million square feet 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



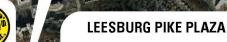
















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BAILEY'S CROSSROADS SHOPPING CENTER







TRADER JOE'S



3 Buildings 675 Appartments 48 Floors

SKYLINE PLACE





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