

5275 LEESBURG PIKE

FALLS CHURCH, VA

FULLY LEASED

RAPPAPORT
CULTIVATING PLACES



5275 LEESBURG PIKE FALLS CHURCH, VA

- | Located in largest mixed-use project in the Bailey's Crossroads submarket
- | Prime location near multiple highly frequented shopping centers with high visibility from Route 7
- | 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
- | 385,000 SF office building with between 1,000 and 1,500 occupants

DEMOGRAPHICS 2025

	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 PLAZA



BARCROFT PLAZA
SHOPPING CENTER



BAILEY'S CROSSROADS
SHOPPING CENTER



THREE COLLECTIVE

3 Buildings
675 Apartments
48 Floors

SKYLINE PLACE

LEESBURG PIKE 35,000 VPD

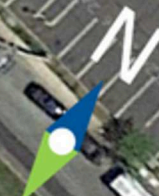
COLUMBIA PIKE 31,000 VPD



SITE PLAN

5275 LEESBURG PIKE | FALLS CHURCH, VA

98 SURFACE LEVEL
PARKING SPACES



LEESBURG PIKE 35,000 VPD

FedEx



Xcel Urgent Care
3,267 sqft

Office Tenant

Dental Alliance

H&R BLOCK





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

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