

CROSSROADS CENTER

FALLS CHURCH, VA

PAD SITE AVAILABLE

RAPPAPORT
CULTIVATING PLACES



CROSSROADS CENTER

FALLS CHURCH, VA

- | High traffic counts of 38,000 vehicles per day on Leesburg Pike and 31,000 on Columbia Pike
- | Household income of \$119,235 within 3 miles
- | Façade renovated in 2021

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	39,622	273,958	576,437
 DAYTIME POPULATION	11,600	112,088	291,405
 HOUSEHOLD INCOME	\$85,911	\$119,235	\$135,549
 TRAFFIC COUNTS	38,000 on Leesburg Pike		

CO-TENANTS



CROSSROADS CENTER FALLS CHURCH, VA

SEVEN CORNERS



Burlington

BARNES & NOBLE
BN.com

JO-ANN
fabric and craft stores



Michaels
Where Creativity Happens

ROSS
DRESS FOR LESS

WILLSTON CENTER II



SAFeway

FIVE GUYS



Chick-fil-A

& pizza

PETSMART

BigBlue
swim school

WILLSTON CENTER I

CVS pharmacy

Ameritrade



CROSSROADS CENTER

OLD NAVY

ROSS
DRESS FOR LESS

FIRST WATCH
THE DAYTIME CAFE

Marshalls

DICK'S
SPORTING GOODS

ULTA
BEAUTY

LEESBURG PIKE PLAZA

GNC
LIVE WELL

GameStop

CVS pharmacy

FIVE GUYS



LEESBURG PIKE 38,000 VPD



BARCROFT PLAZA SHOPPING CENTER

Bank of America



Harris Teeter
Neighborhood Food & Pharmacy

Orangetheory
FITNESS

BAILEY'S CROSSROADS SHOPPING CENTER



Pier 1 imports



BOB'S
FURNITURE



TRADER JOE'S

CROSSROADS PLACE

DSW
Dresses for Women

VCF
VALUE CITY
FURNITURE

Giant

TJ-maxx

MATTRESS
Warehouse

HomeGoods

Olive Garden
ITALIAN KITCHEN

Office DEPOT

WORLD MARKET

PNC BANK

COLUMBIA PIKE 31,000 VPD

SITE PLAN

CROSSROADS CENTER | FALLS CHURCH, VA

PAD SITE AVAILABLE



TENANT LIST

CROSSROADS CENTER | FALLS CHURCH, VA

#	SQ. FT	MERCHANT
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1	5,200	First Watch
2	1,970	Paisano's
3	2,250	Qdoba Mexican Grill
4	9,444	ULTA Beauty
5	30,770	Ross Dress for Less
6	36,826	Marshall's
7	58,765	Floor & Decor

#	SQ. FT	MERCHANT
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9	28,506	Old Navy
10	20,145	Staples
11A	39,639	Leased
11B	21,095	Golf Galaxy
12	54,031	Dick's Sporting Goods
13	35,688	Gold's Gym
14	4,200	AT&T

#	SQ. FT	MERCHANT
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15	1,502	Sweet Frog Frozen Yogurt
16	3,898	Carter's
17	2,950	OshKosh B'gosh
18	4,335	La Madeleine
19	33,000	Ashley HomeStore

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FALLS CHURCH, VA





CROSSROADS CENTER | 5710 LEESBURG PIKE, FALLS CHURCH, VA

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Kyle Gamber | kgamber@rappaportco.com | 571.382.1216

rappaportco.com