

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



CROSSROADS CENTER

- OLD NAVY
- ROSS DRESS FOR LESS
- FIRST WATCH THE DAYTIME CAFE
- Marshalls
- DICK'S SPORTING GOODS
- ULTA BEAUTY

SEVEN CORNERS

- THE HOME DEPOT
- CHIPOTLE MEXICAN BURRITOS
- Burlington
- BARNES & NOBLE BN.com
- JO-ANN fabric and craft stores
- Red Robin
- Michaels Where Creativity Happens
- ROSS DRESS FOR LESS

WILLSTON CENTER I

- CVS pharmacy
- Ameritrade

WILLSTON CENTER II

- TARGET
- SAFeway
- FIVE GUYS
- Starbucks
- Chick-fil-A
- &pizza
- PETSMART
- BigBlue swim school

LEESBURG PIKE PLAZA

- GNC LIVE WELL
- GameStop
- CVS pharmacy
- FIVE GUYS



LEESBURG PIKE 38,000 VPD



BARCROFT PLAZA SHOPPING CENTER

- Bank of America
- Starbucks
- Harris Teeter Neighborhood Food & Pharmacy
- Orangetheory FITNESS

BAILEY'S CROSSROADS SHOPPING CENTER

- BEST BUY
- Pier 1 imports
- Talera
- PETCO
- BOB'S FURNITURE
- Moe's southwest grill
- TRADER JOE'S

CROSSROADS PLACE

- DSW DISCOUNT SHOES
- VCF VALUE CITY FURNITURE
- Giant
- TJ-maxx
- MATTRESS Warehouse
- HomeGoods
- Olive Garden ITALIAN KITCHEN
- Office DEPOT
- WORLD MARKET
- COST PLUS
- 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	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
1	5,200	First Watch	9	28,506	Old Navy	15	1,502	Sweet Frog Frozen Yogurt
2	1,970	Paisano's	10	20,145	Staples	16	3,898	Carter's
3	2,250	Qdoba Mexican Grill	11A	39,639	Leased	17	2,950	OshKosh B'gosh
4	9,444	ULTA Beauty	11B	21,095	Golf Galaxy	18	4,335	La Madeleine
5	30,770	Ross Dress for Less	12	54,031	Dick's Sporting Goods	19	33,000	Ashley HomeStore
6	36,826	Marshall's	13	35,688	Gold's Gym			
7	58,765	Floor & Decor	14	4,200	AT&T			

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