

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 2025

	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 GRILL
 - 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



COLUMBIA PIKE 31,000 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
 - Talavera
 - PETCO
 - BOB'S FURNITURE
 - Moe's southwest grill
 - TRADER JOE'S

- ### CROSSROADS PLACE
- DSW DISCOUNT SHOES FOR WOMEN
 - VCF VALUE CITY FURNITURE
 - Giant
 - TJ-maxx
 - MATTRESS Warehouse
 - HomeGoods
 - Olive Garden ITALIAN KITCHEN
 - Office DEPOT
 - COST PLUS
 - WORLD MARKET
 - PNC BANK

SITE PLAN

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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	Amazon Fresh	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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