

THREE COLLECTIVE AT SKYLINE

FALLS CHURCH, VA

1,213 - 3,190 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES







THREE COLLECTIVE AT SKYLINE

FALLS CHURCH, VA

- | Ground floor retail opportunity ideal for coffee shops, quick-service and full-service restaurants, service and fitness users
- | Located immediately adjacent to over 3,600 residential units, 675 live/work units, and 1.9M SF of office space
- | Situated in the Baileys Crossroads submarket near multiple highly frequented shopping centers with high visibility from Route 7
- | Large mix of regional and national tenants, including Trader Joe's, REI, World Market, Chipotle, District Taco, and Starbucks

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	50,535	291,750	597,265
 DAYTIME POPULATION	55,266	341,265	714,014
 HOUSEHOLD INCOME	\$99,270	\$123,925	\$140,191
 TRAFFIC COUNTS	38,333 on Leesburg Pike		

CO-TENANTS



THREE COLLECTIVE AT SKYLINE
FALLS CHURCH, VA

SEVEN CORNERS



WILLSTON CENTER I



WILLSTON CENTER II



CROSSROADS CENTER

OLD NAVY

BED BATH & BEYOND



CROSSROADS PLACE



LEESBURG PIKE PLAZA



BARCROFT PLAZA
SHOPPING CENTER



BAILEY'S CROSSROADS
SHOPPING CENTER



Three Collective



LEESBURG PIKE 35,000 VPD

COLUMBIA PIKE 31,000 VPD



THREE COLLECTIVE AT SKYLINE
FALLS CHURCH, VA

SKYLINE TOWER

LEESBURG PIKE 35,000 VPD



S GEORGE MASON DR

1

2

3

Three Collective

SKYLINE PARK

SITE PLAN

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BUILDING 1
SUITE A - 3,190 SF (VENTED)



BUILDING 2
SUITE B - 1,473 SF

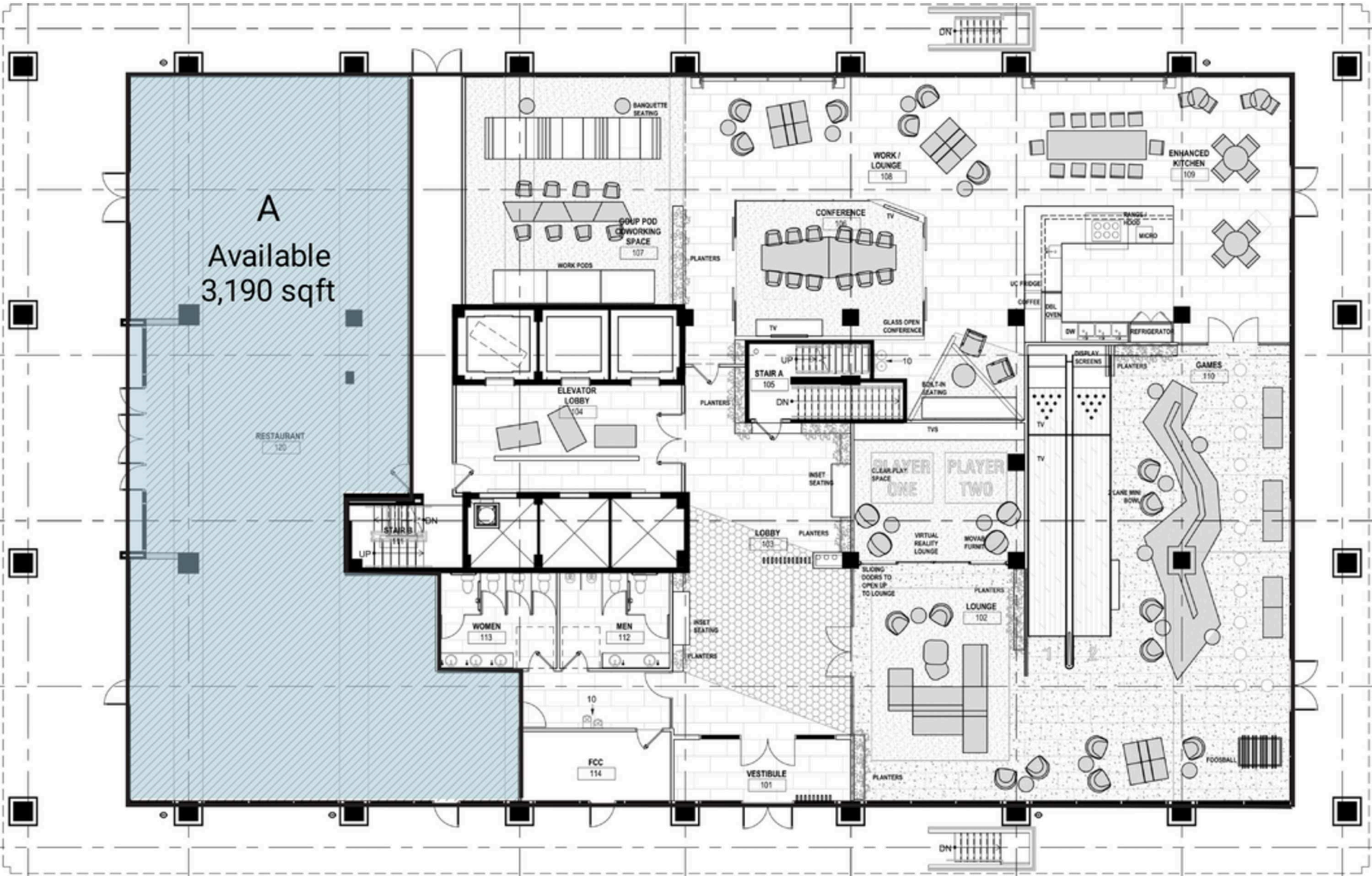


BUILDING 3
SUITE C - 1,213 SF
SUITE D - 1,493 SF

BUILDING 1

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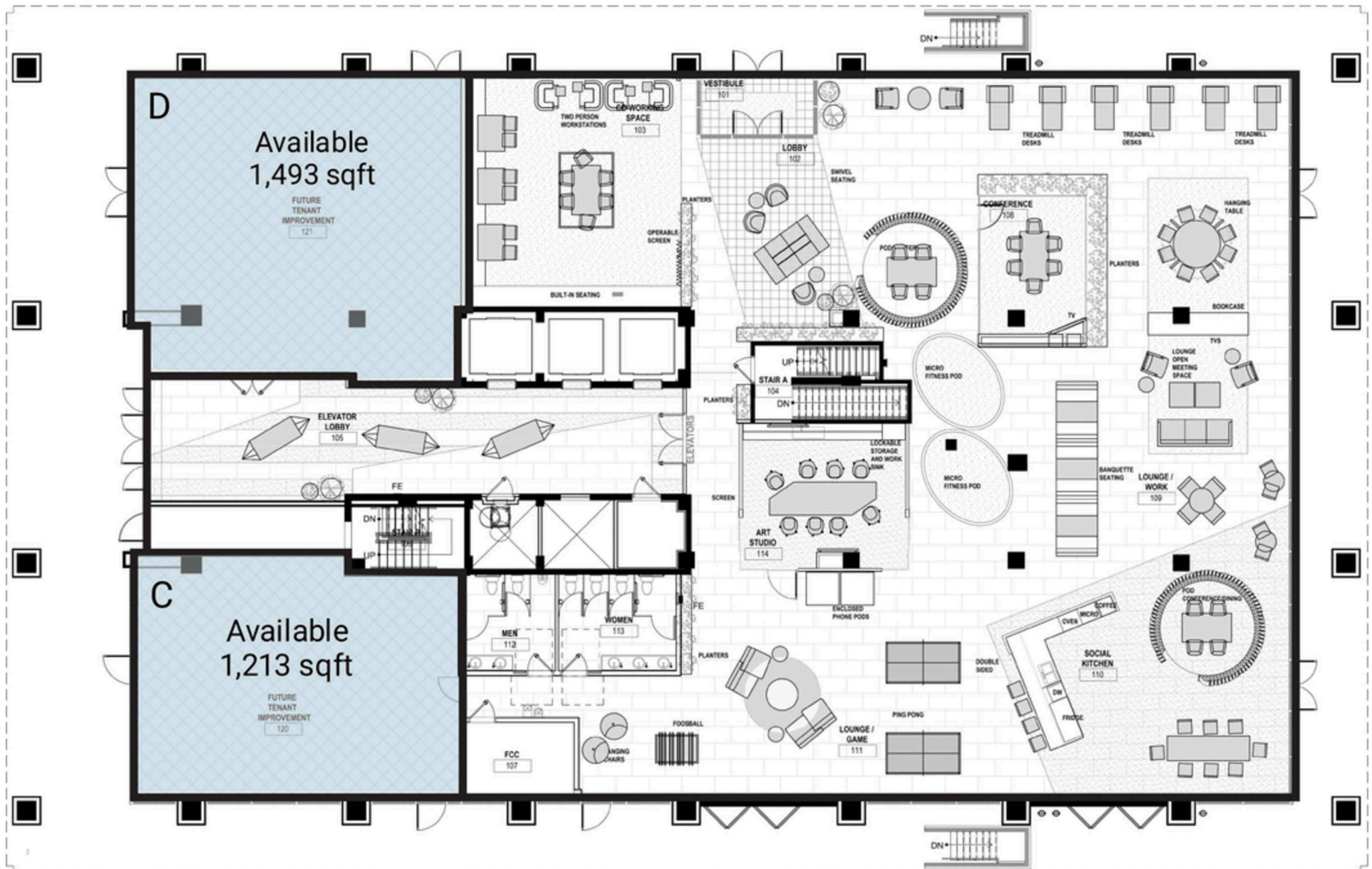
1,473 SF AVAILABLE



BUILDING 3

THREE COLLECTIVE AT SKYLINE | FALLS CHURCH, VA

1,213 - 1,493 SF AVAILABLE





THREE COLLECTIVE AT SKYLINE | 5203 LEESBURG PIKE, FALLS CHURCH, VA

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