

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

THE HOME DEPOT | CHIPOTLE MEXICAN GRILL | Dogfish Head Beer for Breakfast
BARNES & NOBLE BN.com | JO-ANN fabric and craft stores
Red Robin | Michaels Where Creativity Happens | ROSS DRESS FOR LESS

WILLSTON CENTER I

TD Ameritrade
CVS pharmacy

WILLSTON CENTER II

TARGET | SAFEWAY | Cafe Rio MEXICAN GRILL
Starbucks | Chick-fil-A | FIVE GUYS

CROSSROADS CENTER

OLD NAVY
BED BATH & BEYOND
ULTA BEAUTY
DICK'S SPORTING GOODS
ROSS DRESS FOR LESS

CROSSROADS PLACE

HomeGoods | LONGHORN STEAKHOUSE | Giant
CHIPOTLE MEXICAN GRILL | PNC | T.J. MAXX

LEESBURG PIKE PLAZA

GNC LIVE WELL | CVS pharmacy
Hair Cuttery | FIVE GUYS

BARCROFT PLAZA SHOPPING CENTER

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

LEESBURG PIKE 35,000 VPD

COLUMBIA PIKE 31,000 VPD

BAILEY'S CROSSROADS SHOPPING CENTER

BOB'S DISCOUNT FURNITURE | BEST BUY
PETCO | TRADER JOE'S
MOES SOUTHWEST GRILL | Panera BREAD

Three Collective

THREE COLLECTIVE AT SKYLINE
FALLS CHURCH, VA

SKYLINE TOWER

LEESBURG PIKE 35,000 VPD



S GEORGE MASON DR



SKYLINE PARK

SITE PLAN

THREE COLLECTIVE AT SKYLINE | FALLS CHURCH, VA

1,213 - 3,190 SF AVAILABLE



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



BUILDING 2
SUITE B - 1,473 SF

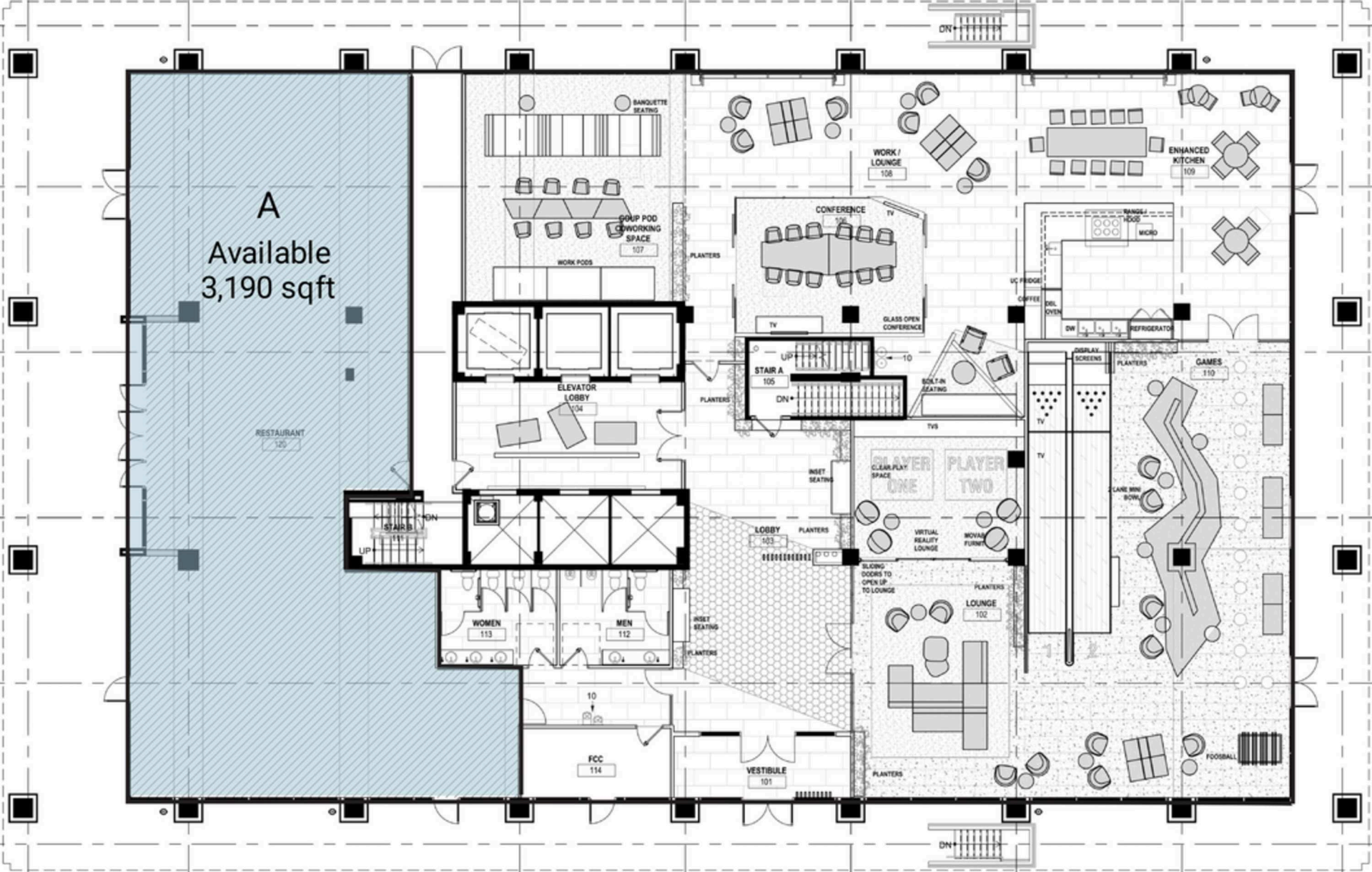


BUILDING 3
SUITE C - 1,213 SF
SUITE D - 1,493 SF

BUILDING 1

THREE COLLECTIVE AT SKYLINE | FALLS CHURCH, VA

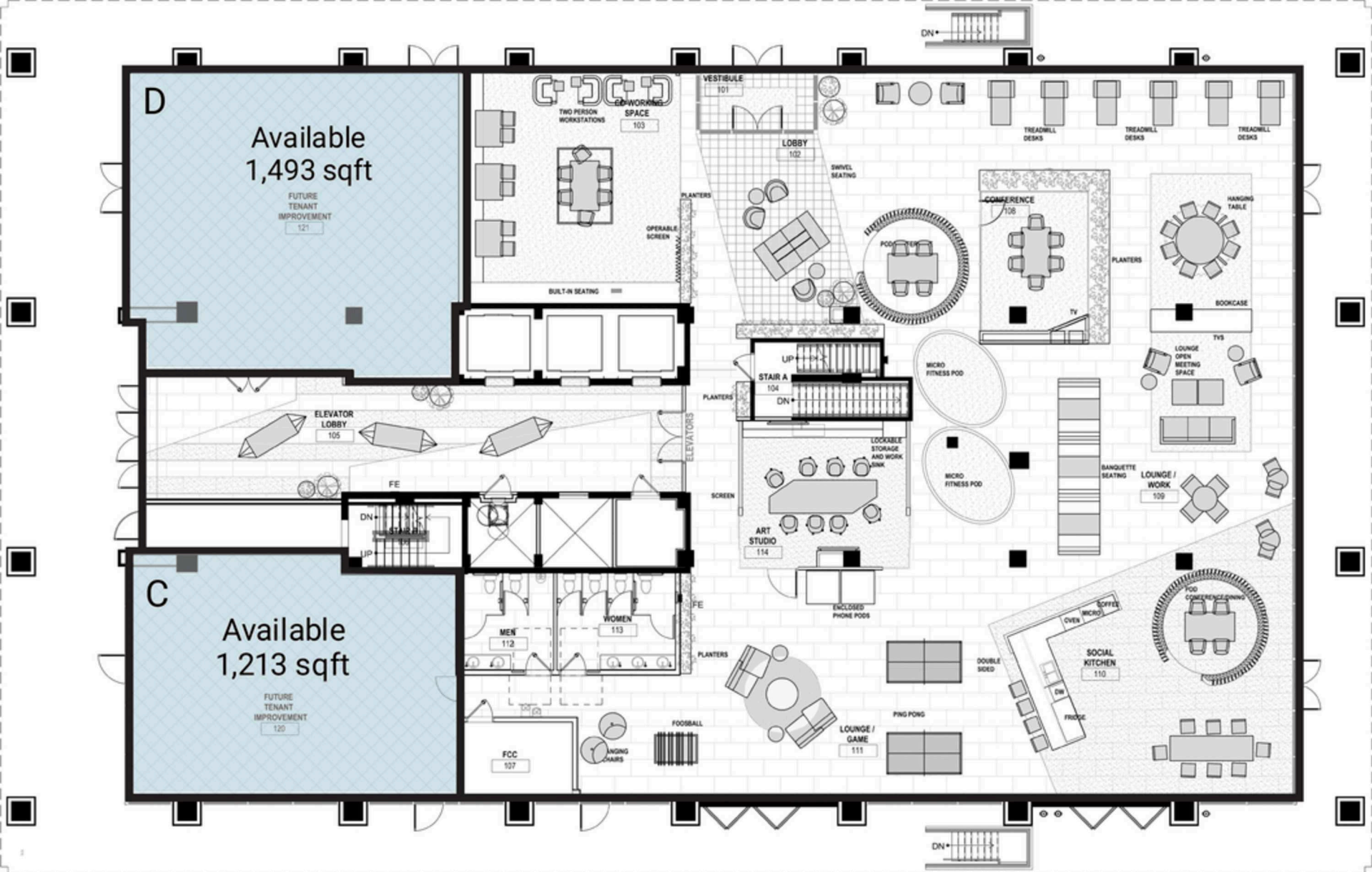
3,190 SF AVAILABLE



BUILDING 3

THREE COLLECTIVE AT SKYLINE | FALLS CHURCH, VA

1,213 - 1,493 SF AVAILABLE





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