

THREE COLLECTIVE AT SKYLINE

FALLS CHURCH, VA

TURNKEY RESTAURANT OPPORTUNITY
1,213 - 3,190 SF AVAILABLE



RESIDENTIAL NOW
45%
LEASED







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
- | In the Baileys Crossroads submarket with high visibility from Route 7 and nearby shopping centers
- | Surrounded by national and regional tenants like Trader Joe's, REI, World Market, Chipotle, District Taco, and Starbucks
- | Currently housing 429 occupants, with Three Collective expected to reach 1,000+ at stabilization

DEMOGRAPHICS 2025

	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

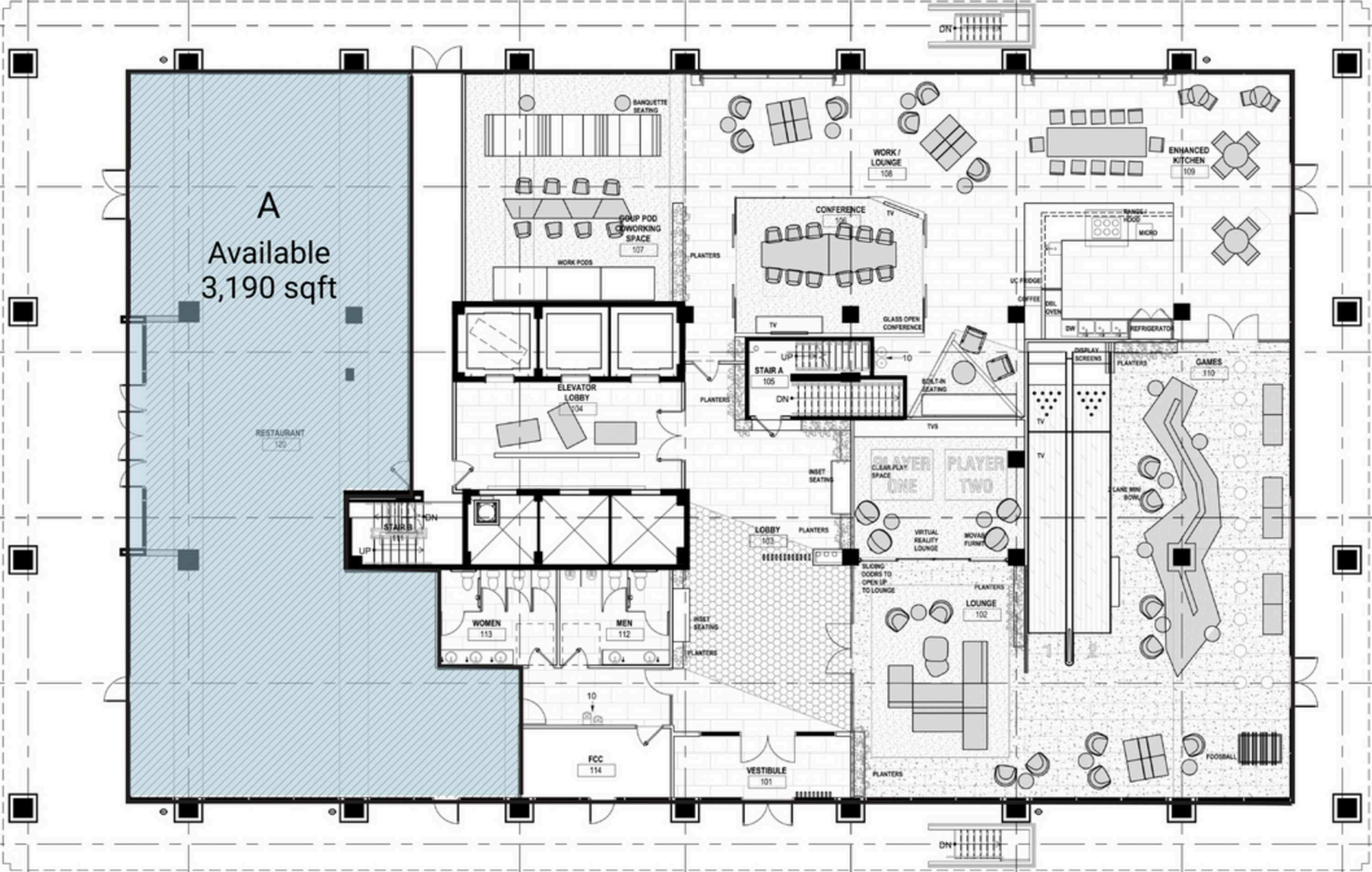


BUILDING 3
SUITE C - 1,213 SF
SUITE D - 1,493 SF

BUILDING 1

THREE COLLECTIVE AT SKYLINE | FALLS CHURCH, VA

3,190 SF AVAILABLE



BUILDING 2

THREE COLLECTIVE AT SKYLINE | FALLS CHURCH, VA

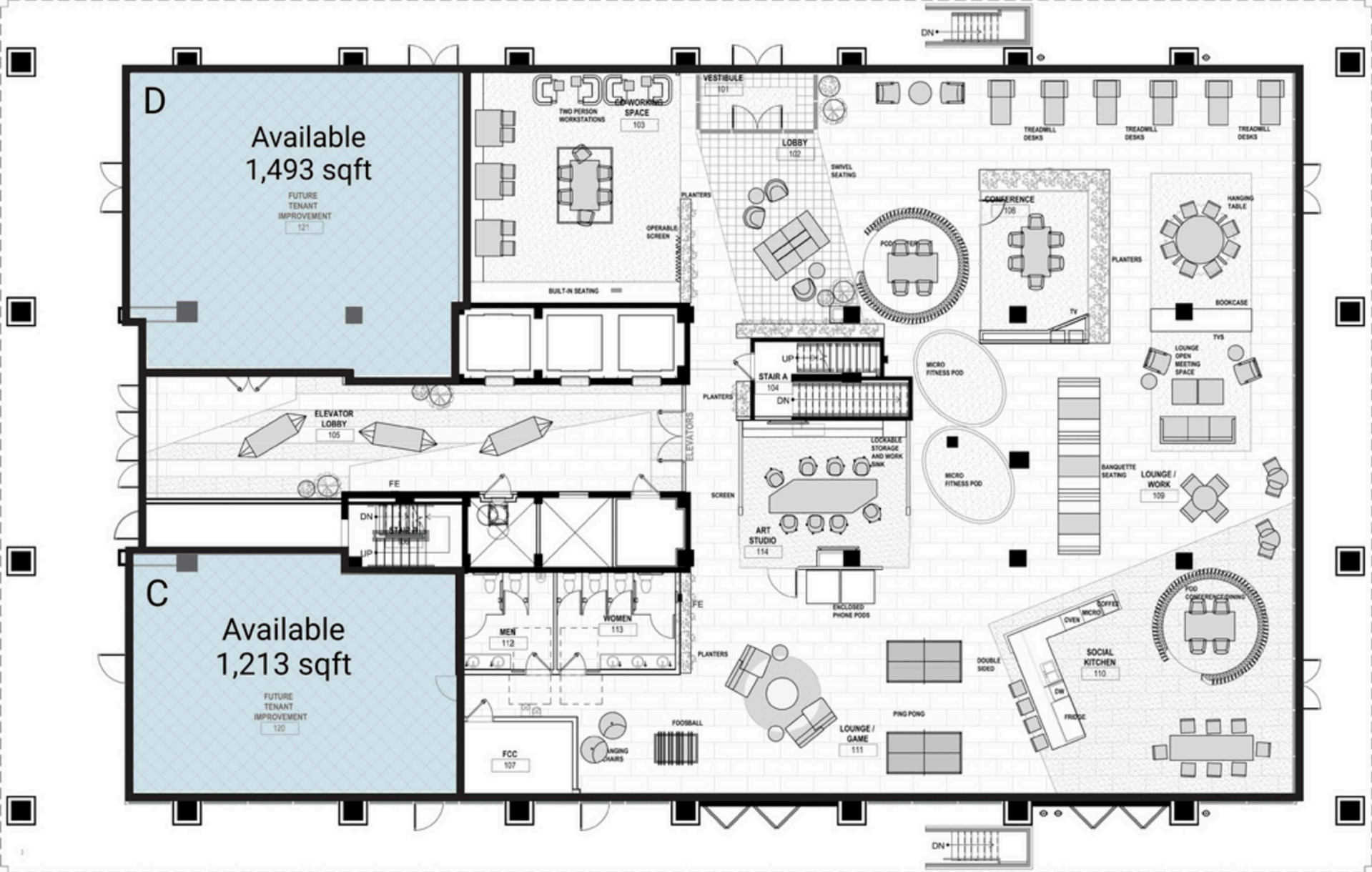
1,473 SF AVAILABLE



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

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Zach Elcano | zelcano@rappaportco.com | 571.382.1228

rappaportco.com