

# 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

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



**BUILDING 2**  
**SUITE B - 1,473 SF**

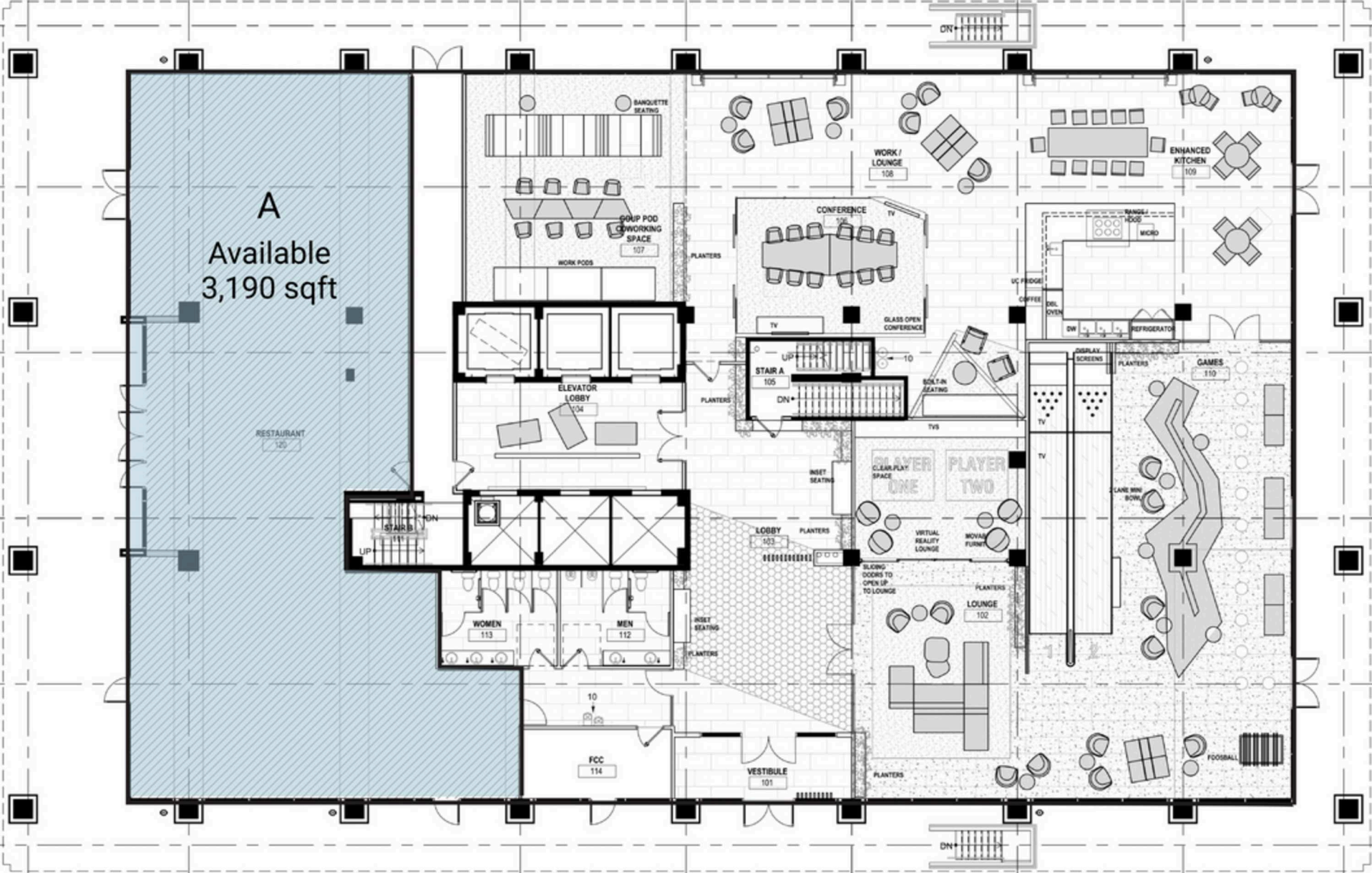


**BUILDING 3**  
**SUITE C - 1,213 SF**  
**SUITE D - 1,493 SF**

# BUILDING 1

THREE COLLECTIVE AT SKYLINE | FALLS CHURCH, VA

3,190 SF AVAILABLE





# BUILDING 2

THREE COLLECTIVE AT SKYLINE | FALLS CHURCH, VA

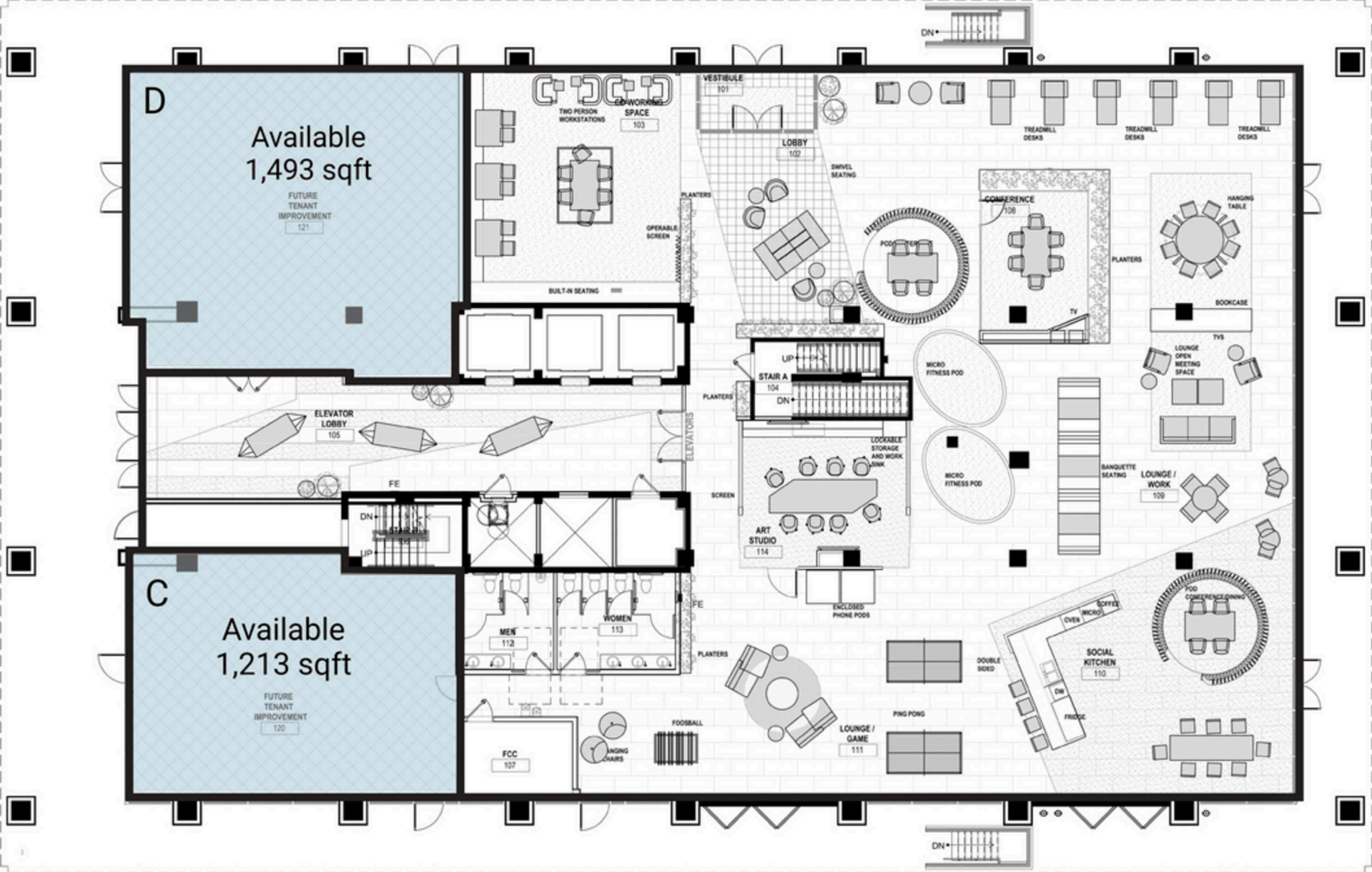
1,473 SF AVAILABLE



# 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**

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