THREE COLLECTIVE AT SKYLINE

FALLS CHURCH, VA

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

RAPPAPORT
CULTIVATING PLACES

RESIDENTIAL NOW
45%
LEASED

THREE COLLECTIVE AT SKYLINE
FALLS CHURCH, VA

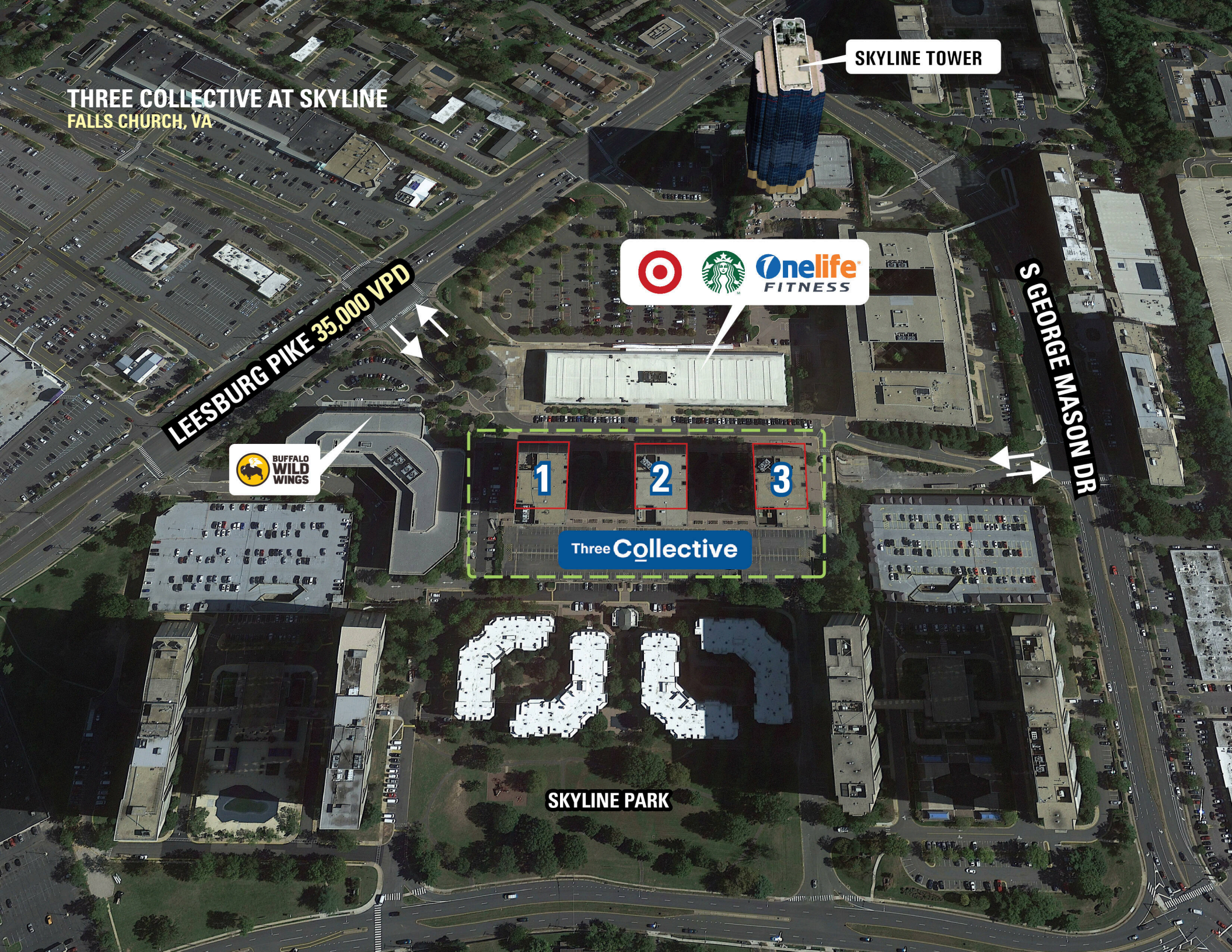
- Ground floor retail opportunity ideal for coffee shops, quick-service and full-service restaurants, service and fitness users
- Located immediately adjacent to over 3,600 residential units, 675 live/work units, and 1.9M SF of office space
- In the Baileys Crossroads submarket with high visibility from 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
N
SEVEN CORNERS
The Home Depot
Chipotle Mexican Grill
Dogfish Head Beer for Breakfast
Barnes & Noble BN.com
JOANN 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
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 35,000 VPD
REI co-op
Gold's Gym
LEESBURG PIKE PLAZA
GNC LIVE WELL
CVS pharmacy
Hair Cuttery
FIVE GUYS
ALDI
COLUMBIA PIKE 31,000 VPD
BARCROFT PLAZA SHOPPING CENTER
7-ELEVEN
Bank of America
Harris Teeter Neighborhood Food & Pharmacy
orangetheory FITNESS
BAILEY'S CROSSROADS SHOPPING CENTER
BOB'S DISCOUNT FURNITURE
BEST BUY
PETCO
TRADER JOE'S
MOE'S SOUTHWEST GRILL
Panera Bread
Three Collective
TGI FRIDAYS


THREE COLLECTIVE AT SKYLINE
FALLS CHURCH, VA
SKYLINE TOWER
LEESBURG PIKE 35,000 VPD
S GEORGE MASON DR
Onelife FITNESS
BUFFALO WILD WINGS
1
2
3
Three Collective
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

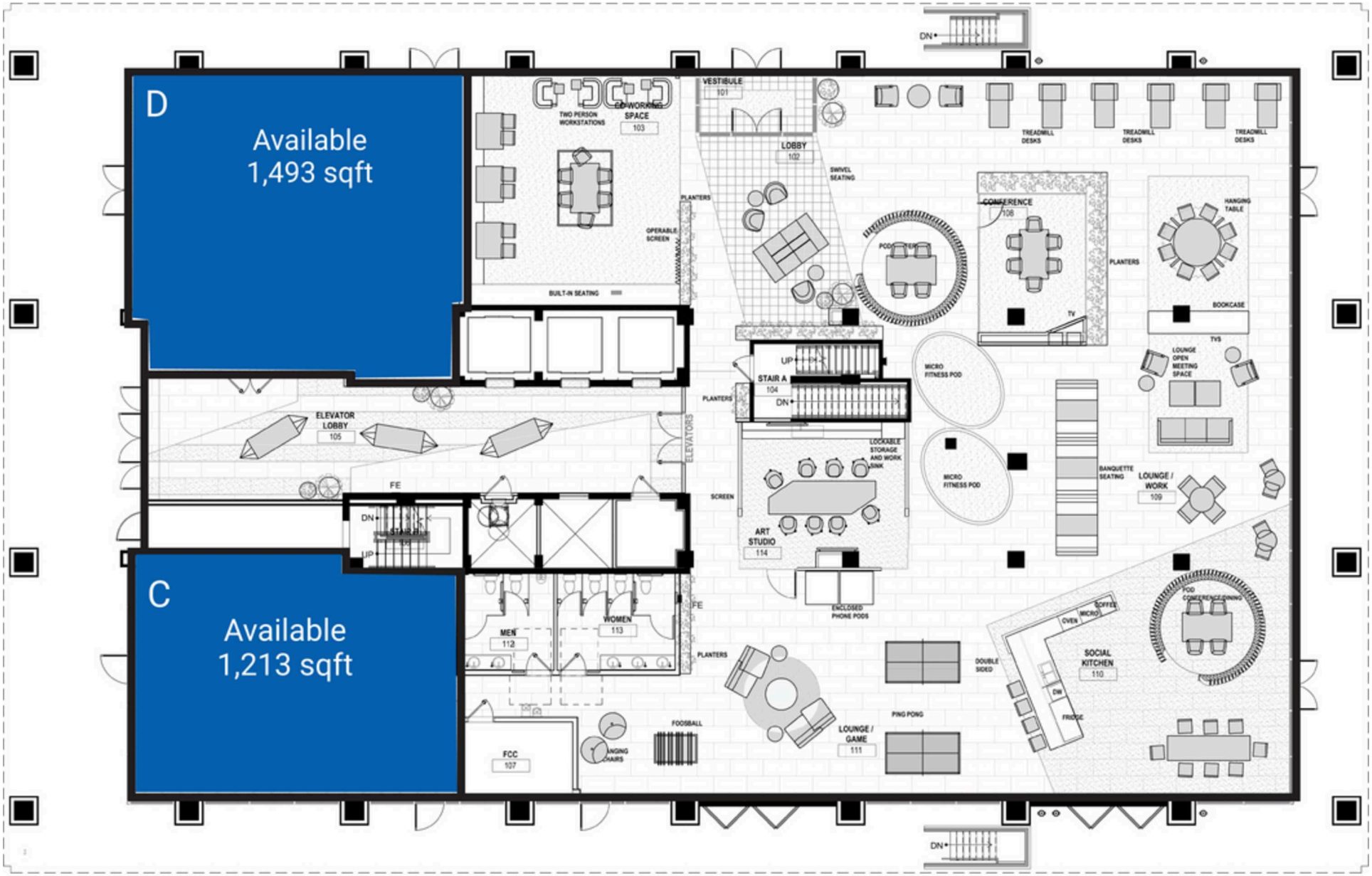
THREE COLLECTIVE AT SKYLINE | FALLS CHURCH, VA

1,473 SF AVAILABLE

BUILDING 3

THREE COLLECTIVE AT SKYLINE | FALLS CHURCH, VA

1,213 - 1,493 SF AVAILABLE



RAPPAPORT

CULTIVATING PLACES

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