



## CROSSROADS PLACE

Falls Church, VA

4,357 - 4,480 SF available

**RAPPAPORT**  
CULTIVATING PLACES

# Falls Church, VA

Located directly adjacent to Leesburg Pike (Route 7), Crossroads Place offers Falls Church residents, visitors and professionals a convenient and easily accessible town center with popular nationally recognized retailers. Highly visible from the signalized intersection of Leesburg Pike (38K VPD) and South Jefferson Street, Crossroads Place boasts four prominent curb cuts, ample surface parking and multiple essential and destination retailers such as Giant Food, TJ Maxx, Office Depot and HomeGoods.

## 2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	43,480	285,907	588,093
Daytime Population	13,122	111,053	361,466
Household Income	\$87,753	\$117,733	\$135,148
Traffic Counts	38,000 on Leesburg Pike (Route 7)		

## Co-Tenants

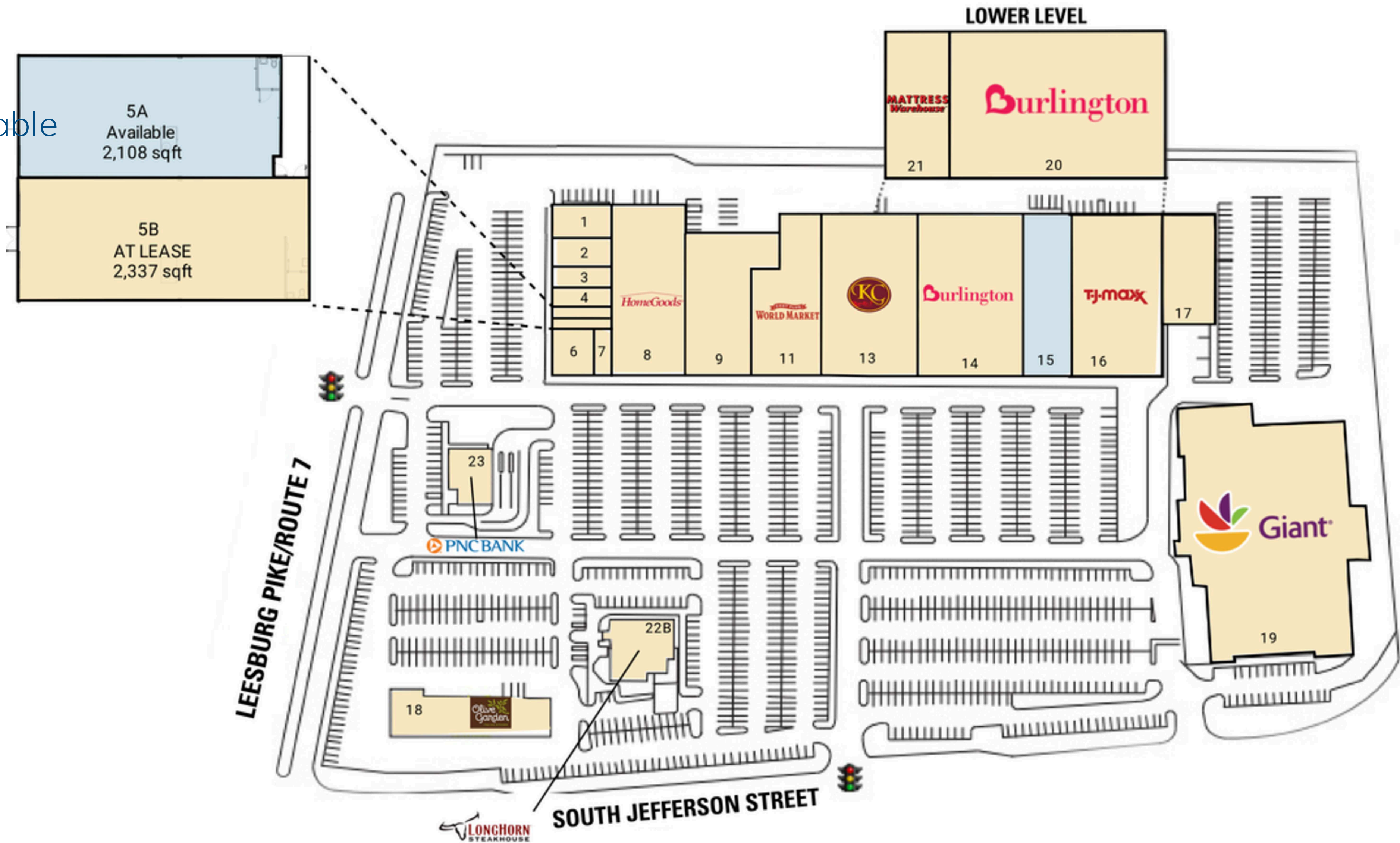




# Site Plan

4,357 - 4,480 SF available

● Space Available



# Tenant List

Space #	Sq. Ft.	Tenant
1	2,852 SF	Hour Eyes
2	2,118 SF	Chipotle
3	2,109 SF	Deal Pending
4	2,109 SF	Einstein Bagels
5	4,446 SF	ABC Liquors
6	1,588 SF	Starbucks
7	855 SF	E.T. Nails Salon
8	29,921 SF	HomeGoods

Space #	Sq. Ft.	Tenant
9	17,813 SF	Office Depot
11	19,830 SF	Cost Plus World Market
12	4,480 SF	Available
13	4,357 SF	Available
14	18,657 SF	Burlington Coat Factory
15	12,448 SF	Advance Auto Parts
16	29,649 SF	T.J. Maxx
17	9,975 SF	Golden Buffet

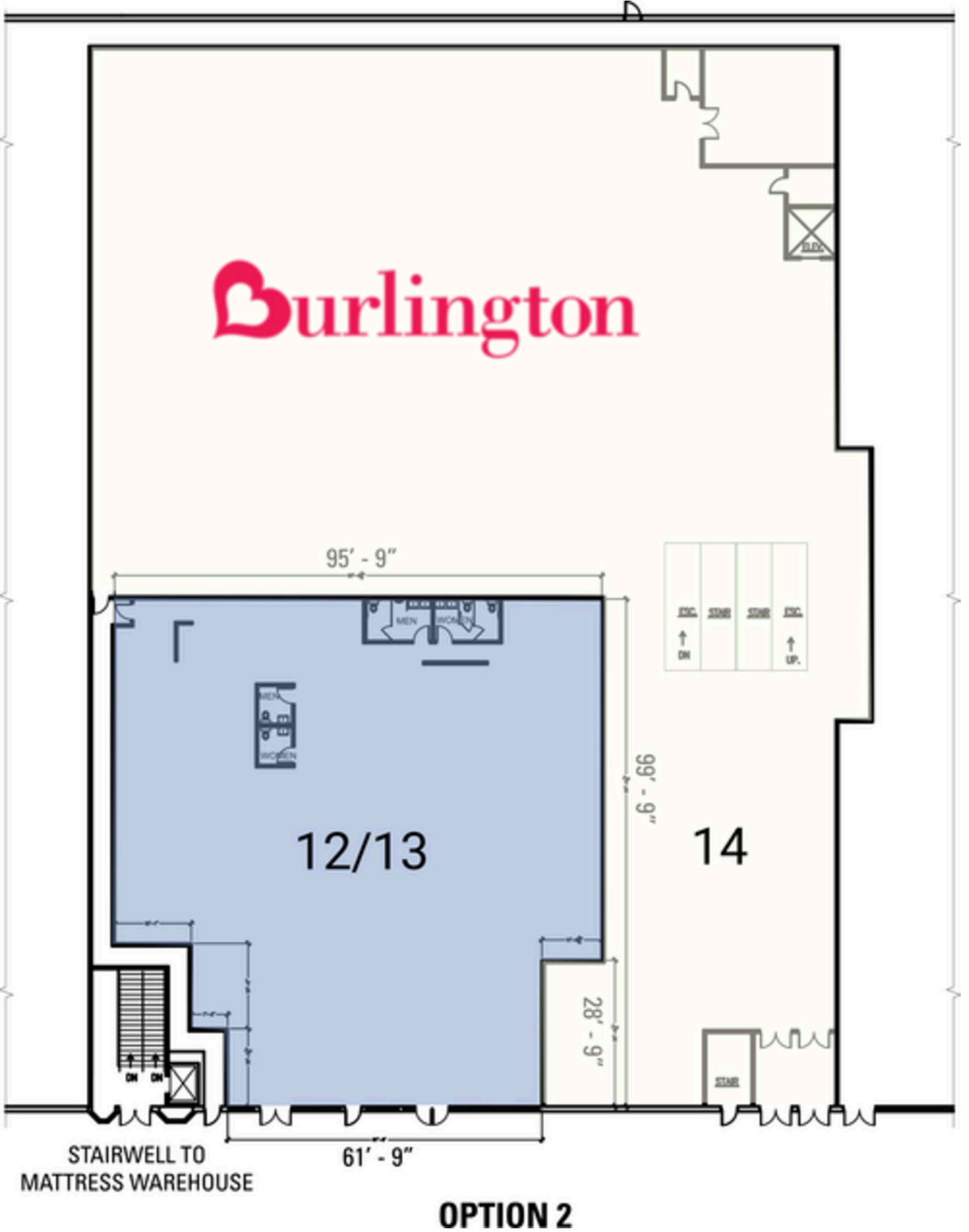
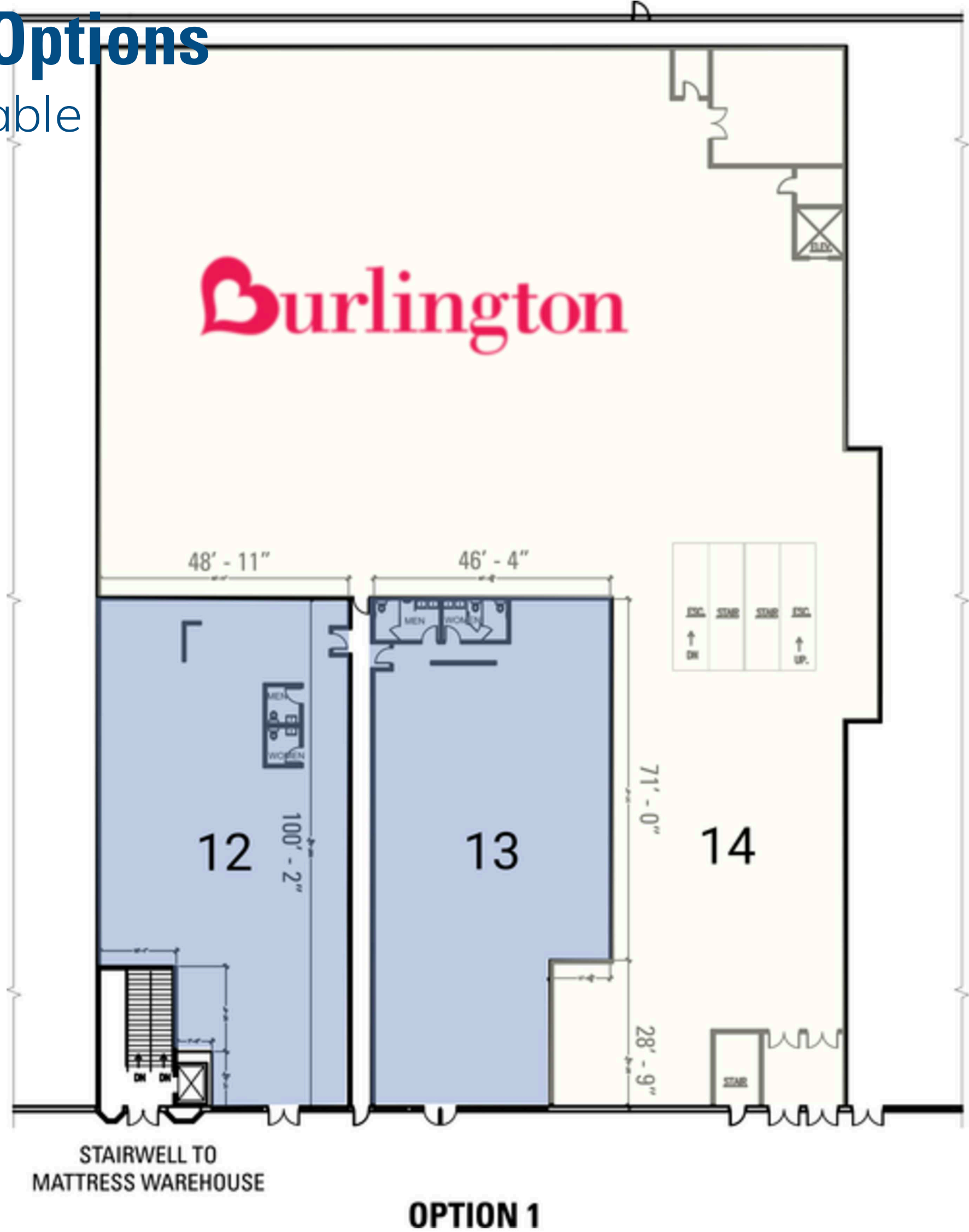
Space #	Sq. Ft.	Tenant
18	10,380 SF	Olive Garden
19	66,000 SF	Giant
20	71,116 SF	Burlington Coat Factory
21	21,404 SF	Mattress Warehouse
22B	6,242 SF	Longhorn Steakhouse
23	-	PNC Bank



# Spaces 12 & 13 - Options

4,357 - 8,718 SF available

● Space Available



# The Property

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**CROSSROADS PLACE | 3516 SOUTH JEFFERSON STREET, FALLS CHURCH, VA**

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