

CROSSROADS CENTER

FALLS CHURCH, VA

20,861 - 22,425 SF AVAILABLE

PAD SITE AVAILABLE

RAPPAPORT







CROSSROADS CENTER

FALLS CHURCH, VA

- Two junior anchor opportunities with the strongest tenant mix in the submarket, including Staples, Dick's Sporting Goods, Old Navy, ULTA Beauty, Ross and more
- High traffic counts of 38,000 vehicles per day on Leesburg Pike and 31,000 on Columbia Pike
- Household income of \$119,235 within 3 miles
- Façade renovated in 2021

DEMOGRAPHICS 2021

	1 MILE	3 MILES	5 MILES
 POPULATION	39,622	273,958	576,437
 DAYTIME POPULATION	11,600	112,088	291,405
 HOUSEHOLD INCOME	\$85,911	\$119,235	\$135,549
 TRAFFIC COUNTS	38,000 on Leesburg Pike		

CO-TENANTS



CROSSROADS CENTER FALLS CHURCH, VA

SEVEN CORNERS



WILLSTON CENTER I



WILLSTON CENTER II



CROSSROADS CENTER



LEESBURG PIKE PLAZA



BARCROFT PLAZA SHOPPING CENTER



BAILEY'S CROSSROADS SHOPPING CENTER



CROSSROADS PLACE



LEESBURG PIKE 38,000 VPD

COLUMBIA PIKE 31,000 VPD



CROSSROADS CENTER FALLS CHURCH, VA

Through recent exterior renovations, Crossroads Center is revamping facades to create an attractive and inviting atmosphere from morning to night. This face lift will effectively modernize the shopping experience, breathing new life into a marketplace where residents and guests will eagerly visit for all their shopping wants and needs.

NEW FACADES
NEW PYLON SIGNAGE
NEW LED LIGHTING

STONE FACADES WITH MODERN METAL & WOOD ACCENTS



SITE PLAN

CROSSROADS CENTER | FALLS CHURCH, VA

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TENANT LIST

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#	SQ. FT	MERCHANT
1	5,200	First Watch
2	1,970	Paisano's
3	2,250	Qdoba Mexican Grill
4	9,444	ULTA Beauty
5	30,770	Ross Dress for Less
6	36,826	Marshall's
7	36,340	Bed Bath & Beyond

#	SQ. FT	MERCHANT
8	22,425	Available
9	28,506	Old Navy
10	20,145	Staples
11A	39,639	Leased
11B	20,861	Available
12	54,031	Dick's Sporting Goods
13	35,688	Gold's Gym

#	SQ. FT	MERCHANT
14	4,200	AT&T
15	1,502	Sweet Frog Frozen Yogurt
16	3,898	Carter's
17	2,950	OshKosh B'gosh
18	4,335	La Madeleine
19	33,000	Ashley HomeStore

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