

Crossroads Place

3516 S JEFFERSON STREET | FALLS CHURCH, VA 22041

LEVIN
MANAGEMENT



4.3M visits annually*
4.66 visit frequency*
58 min avg. duration*

*Property Data by Placer.ai



Available Space

12,448 SF - Last Space!

Property Highlights

- **339,777-square-foot community center** anchored by **Giant and Burlington**.
- **16.22% YoY Foot Traffic Growth**—Visitors increased from 3.7M to 4.3M (Placer.ai).
- Prime location at the intersection of **Leesburg Pike and Jefferson Street**, a **high-traffic retail corridor** with **strong daytime population and residential density**.
- **Best-in-class retailers and restaurants**: **Fortunoff Backyard Store**, **Charleys Cheesesteaks & Wings**, and **Dave's Hot Chicken** are now open!
- **Unmatched shopping and dining experience** with a diverse tenant mix of top national brands, essential services, and popular eateries.
- **Excellent accessibility**: Close to **Columbia Pike, I-395, and US 50**, with proximity to regional retail shopping centers.
- **Surrounded by major national retailers**, restaurants, and essential services, drawing consistent shopper traffic.
- **Well-positioned in a thriving trade area** with **strong demographics**, including high household incomes and a growing population.

Retailers



Average Daily Traffic

29,785 Leesburg Pike 21,098 Columbia Pike 8,534 S Jefferson Street

Demographics

5-mile radius



592,969
POPULATION



260,046
HOUSEHOLDS



\$181,406
AVERAGE HH INCOME



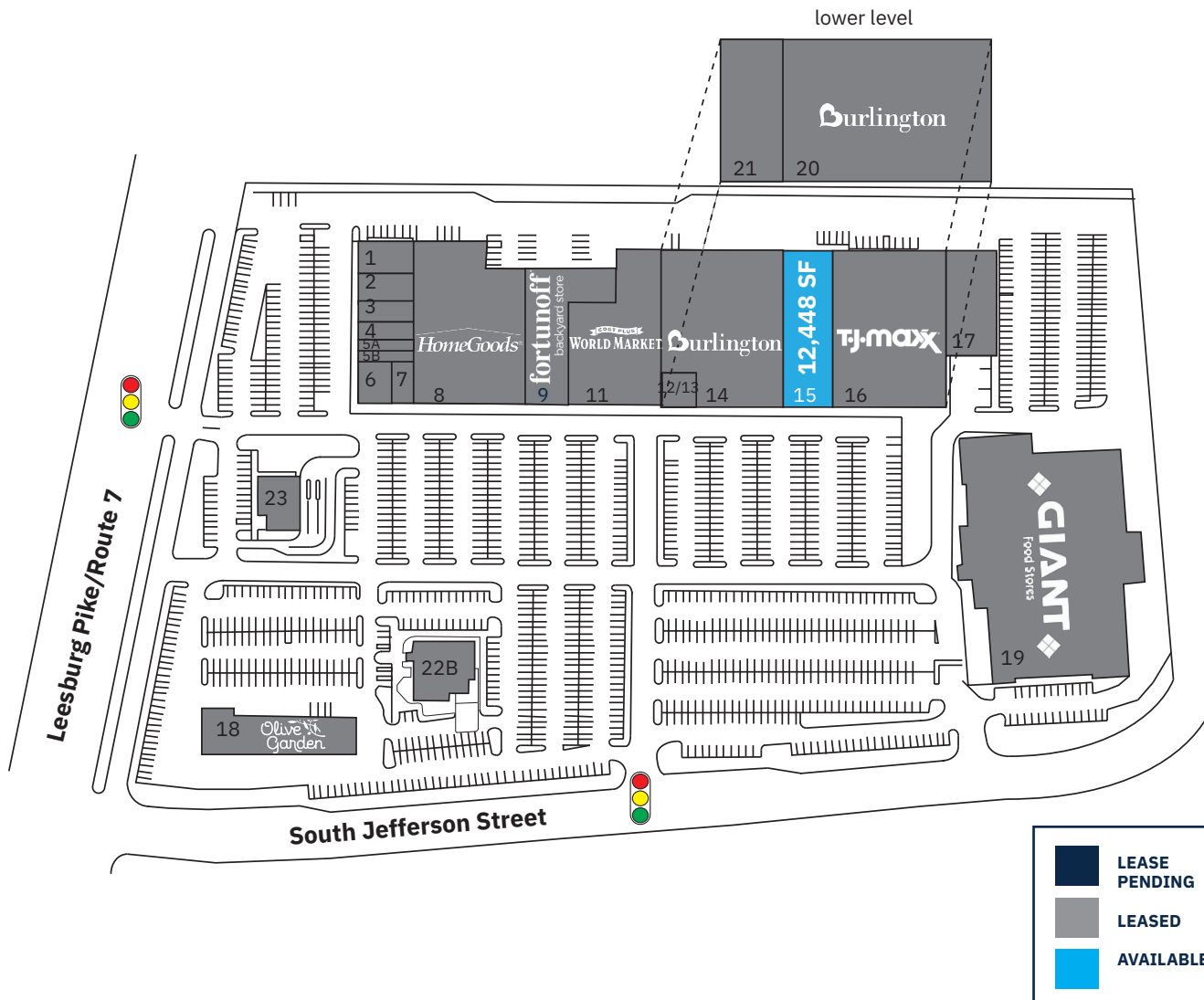
553,130
DAYTIME POPULATION

Source: sitesusa.com

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SITE PLAN



TENANT ROSTER

SF

1	Hour Eyes	2,852
2	Chipotle	2,118
3	Quickway Japanese Hibachi	2,109
4	Einstein Bagels	2,109
5A	Charleys Cheesesteaks and Wings	2,108
5B	Dave's Hot Chicken	2,337
6	Starbucks	1,588
7	E.T. Nails Salon	855
8	HomeGoods	29,921
9	Fortunoff Backyard Store	17,813
11	Cost Plus World Market	19,830
12/13	KC Beauty	9,066
14	Burlington	18,657
15	Available	12,448
16	T.J. Maxx	29,649
17	Golden Buffet	9,975
18	Olive Garden	10,380
19	Giant Food	66,000
20	Burlington (lower level)	71,116
21	Mattress Warehouse	21,404
22B	Longhorn Steakhouse	6,242
23	PNC Bank	PAD SITE

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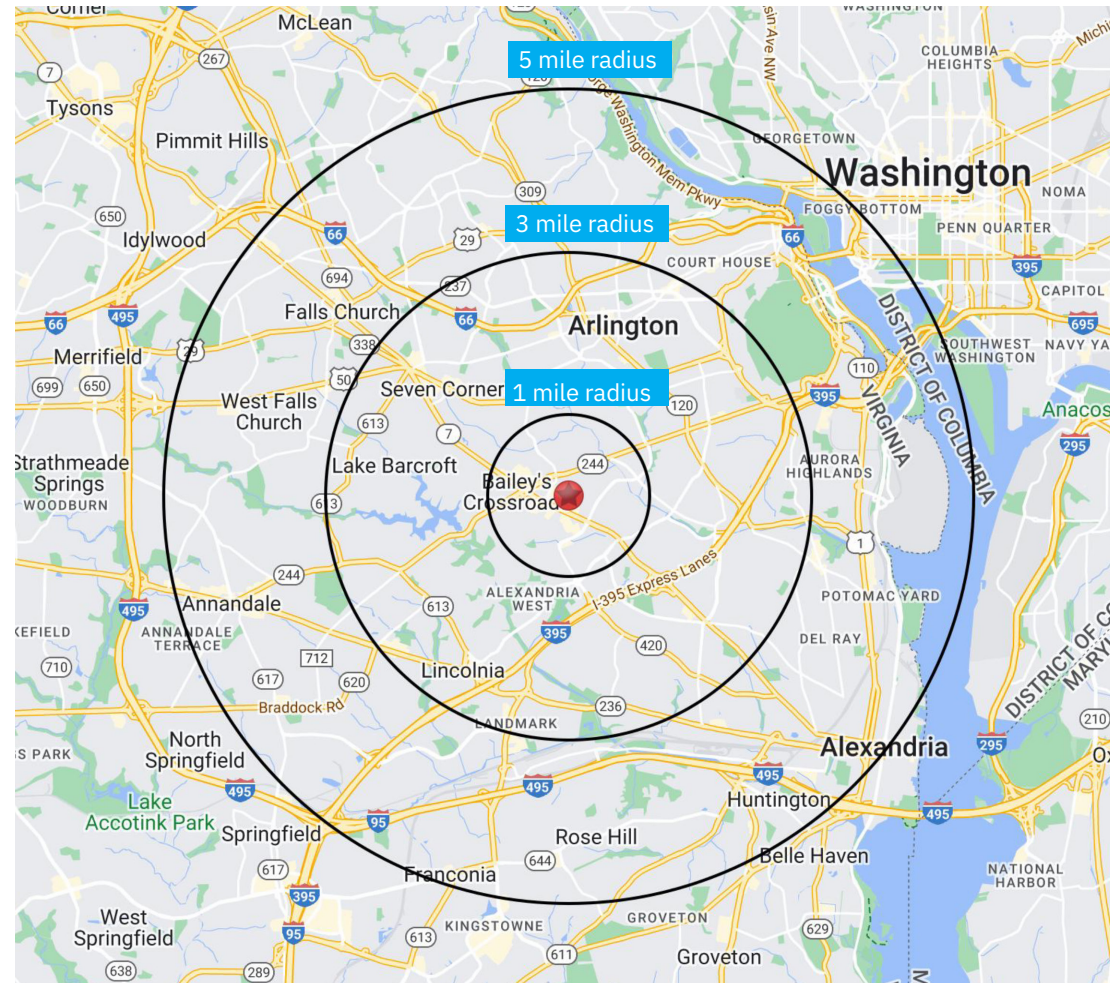
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DEMOGRAPHICS

2010-2020 Census, 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	43,856	289,170	592,969
Households	18,548	127,394	260,046
Average Household Income	\$127,537	\$162,186	\$181,406
Projected Average Household Income (2030)	\$126,206	\$160,831	\$179,066
Median Household Income	\$105,626	\$131,363	\$146,416
Total Businesses	1,672	10,478	28,923
Total Employees	14,3321	109,574	336,477
Daytime Population	42,730	270,899	553,130
Total Annual Household Expenditure	\$2.15 B	\$16.39 B	\$35.52 B
HH Income \$200K or more	3,508	32,846	79,269
College Degree + (Bachelor Degree or Higher)	15,753	133,804	292,165

Source: sitesusa.com

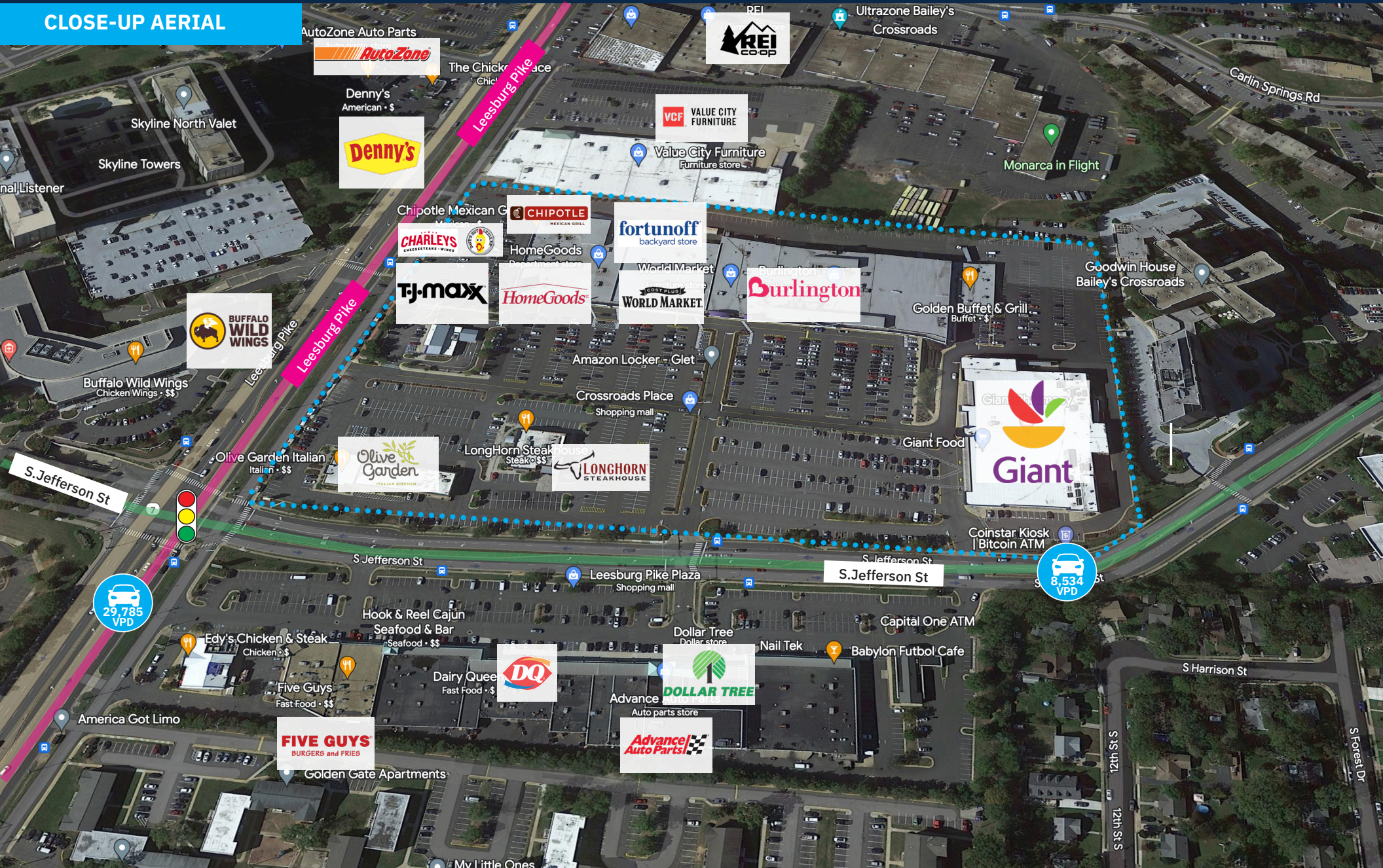


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CLOSE-UP AERIAL

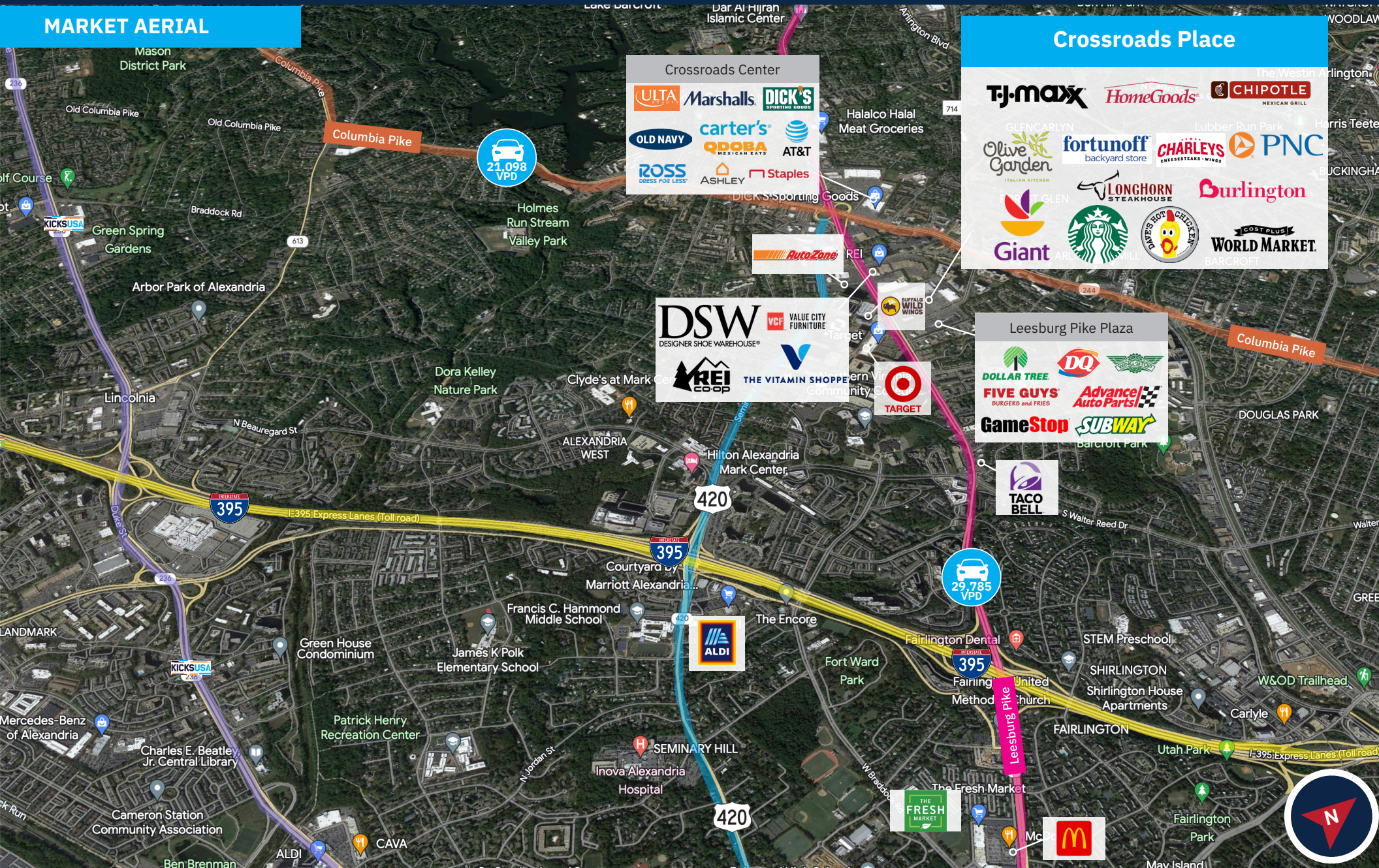


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MARKET AERIAL



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