

Crossroads Place

3516 S JEFFERSON STREET | FALLS CHURCH, VA 22041



3.7M visits annually*
4.66 visit frequency*
58 min avg. duration*

*Property Data by Placer.ai



Available Space

12,448 SF

Property Highlights

- 339,777-square-foot community center anchored by Giant and Burlington with 3.7 million annual visits*.
- Crossroads Place is situated on Leesburg Pike and Jefferson Street.
- Fortunoff Backyard Store now open. Charleys Cheesesteaks and Wings, and Dave's Hot Chicken coming soon!
- Close proximity to regional retail shopping centers as well as Columbia Pike, I-395 and US 50.

Retailers



Average Daily Traffic

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

Demographics

5-mile radius



582,015
POPULATION



256,243
HOUSEHOLDS



\$156,024
AVERAGE HH INCOME



448,895
DAYTIME POPULATION

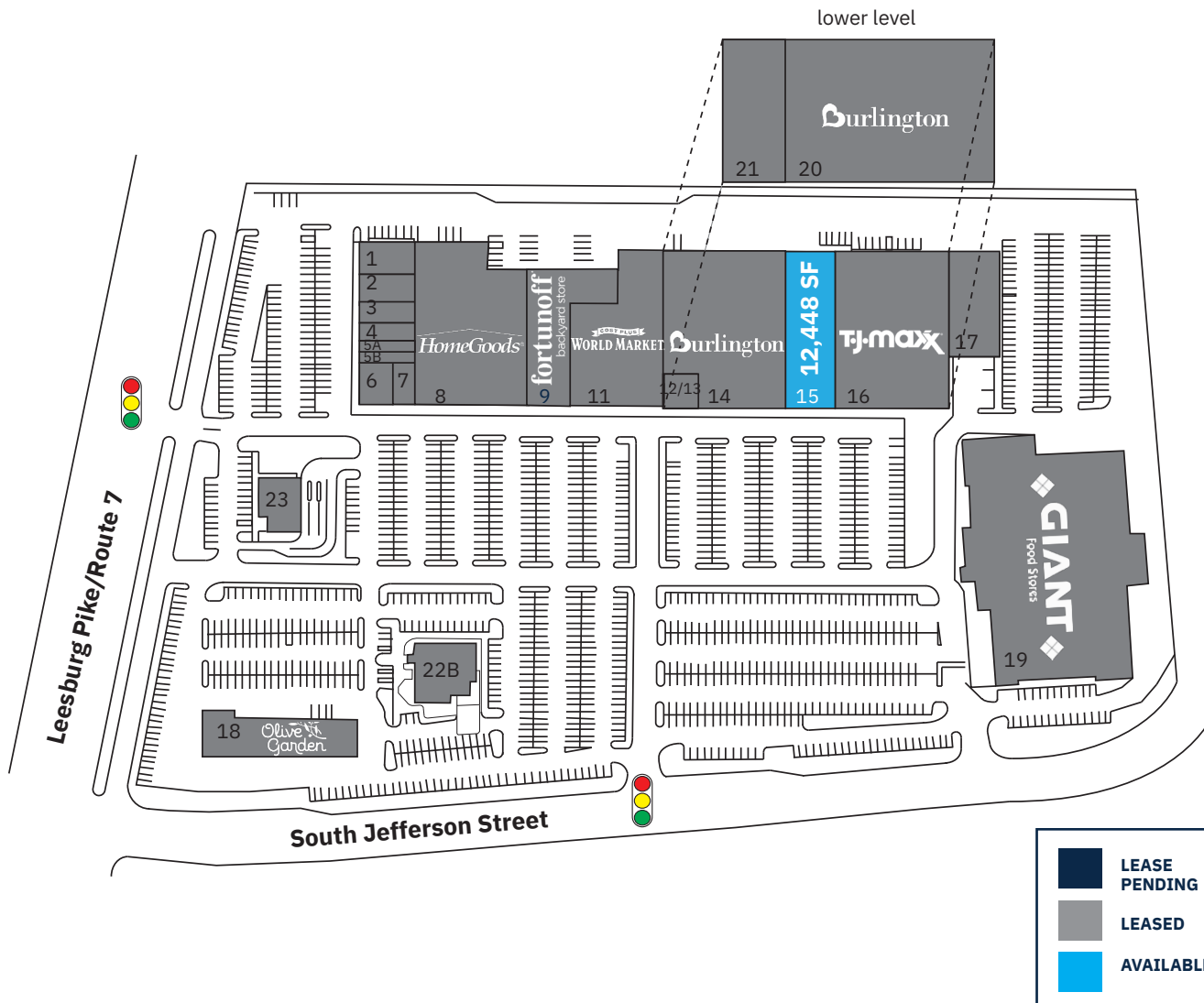


Source: sitesusa.com

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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 <i>opening soon!</i>	2,108
5B	Dave's Hot Chicken <i>opening soon!</i>	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

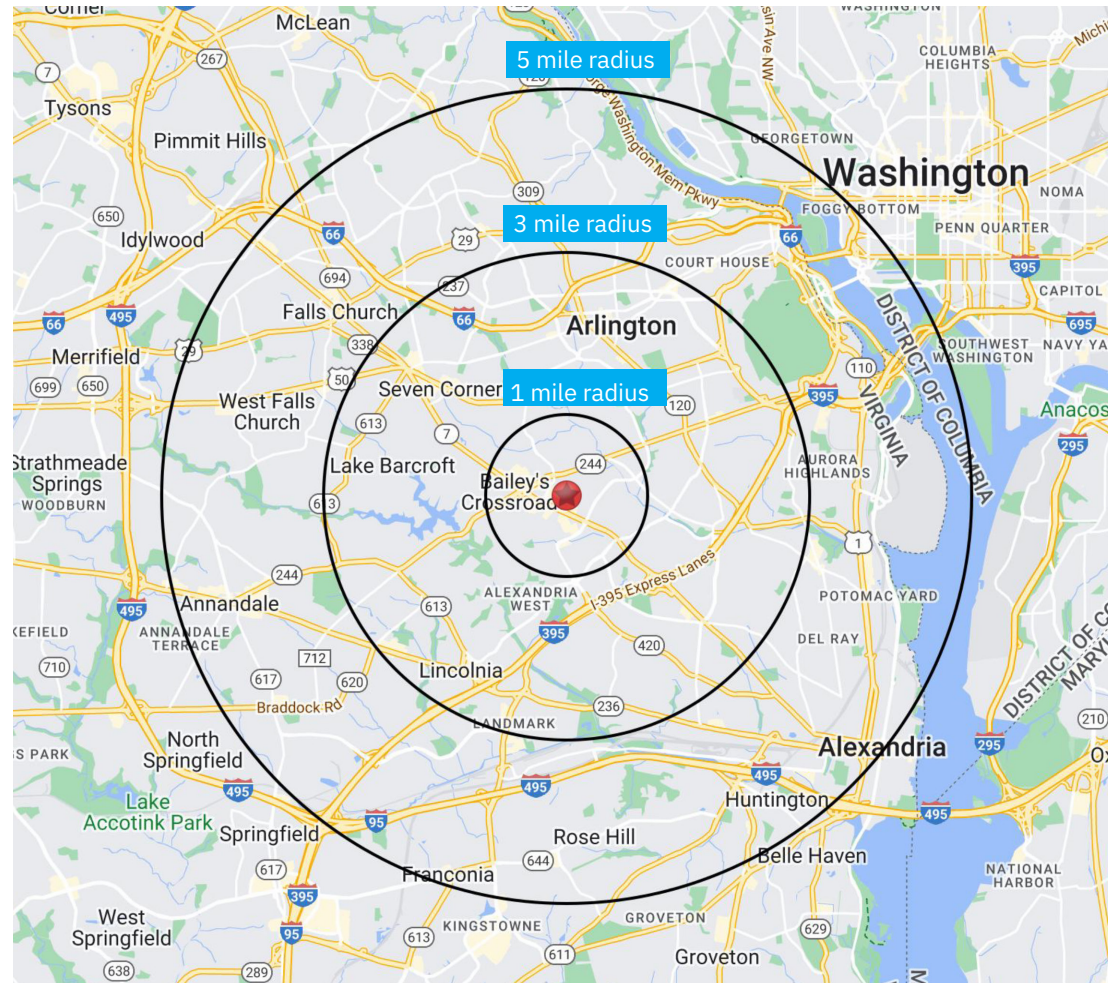
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DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	42,268	283,753	582,015
Households	17,921	125,768	256,243
Average Household Income	\$102,246	\$138,625	\$156,024
Projected Average Household Income (2029)	\$107,013	\$148,069	\$163,573
Median Household Income	\$63,633	\$89,675	\$100,244
Total Businesses	1,606	10,125	28,100
Total Employees	14,016	107,486	332,670
Daytime Population	19,329	163,380	448,895
Total Annual Household Expenditure	\$1.28 B	\$11.22 B	\$25.09 B
HH Income \$200K or more	1,312	17,516	44,357
College Degree + (Bachelor Degree or Higher)	11,530	104,931	227,586

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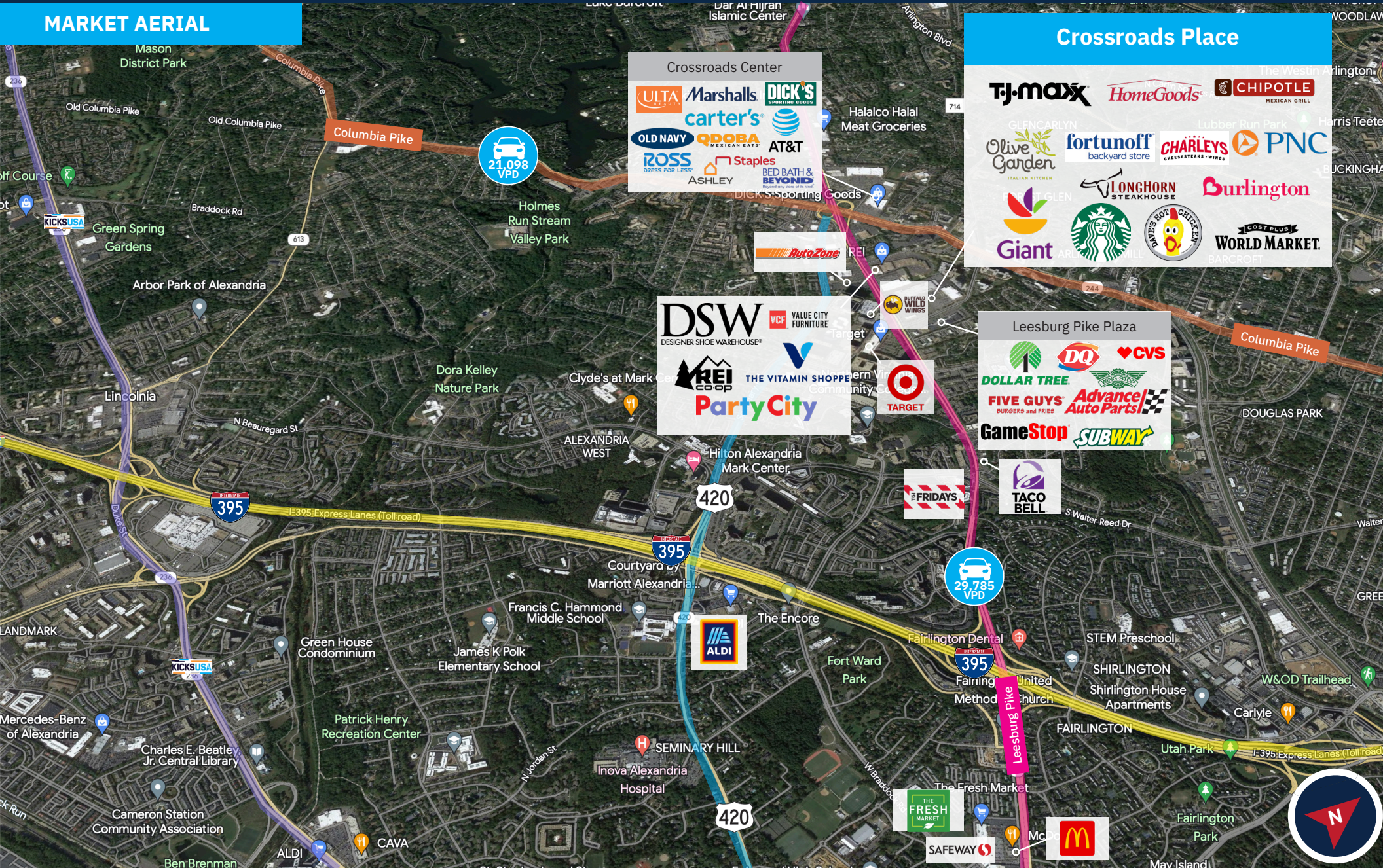
CLOSE-UP AERIAL



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MARKET AERIAL



Crossroads Center

- ULTA
- Marshalls
- DICK'S SPORTING GOODS
- carter's
- AT&T
- OLD NAVY
- QOROA MEDICAL SUPPLY
- ROSS DRESS FOR LESS
- ASHLEY
- Staples
- BED BATH & BEYOND

Crossroads Place

- TJ-maxx
- HomeGoods
- CHIPOTLE MEXICAN GRILL
- Olive Garden
- fortunoff backyard store
- CHARLEY'S CHEESESTEAKS & WINGS
- PNC
- Giant
- Starbucks
- Longhorn Steakhouse
- Burlington
- WORLD MARKET

DSW DESIGNER SHOE WAREHOUSE®

- VCF VALUE CITY FURNITURE
- REI CO-OP
- THE VITAMIN SHOPPER
- Party City
- Target

Leesburg Pike Plaza

- DOLLAR TREE
- DQ
- CVS
- FIVE GUYS BURGERS AND FRIES
- Advance Auto Parts
- GameStop
- SUBWAY

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