

Crossroads Place

3516 S JEFFERSON STREET | FALLS CHURCH, VA 22041



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

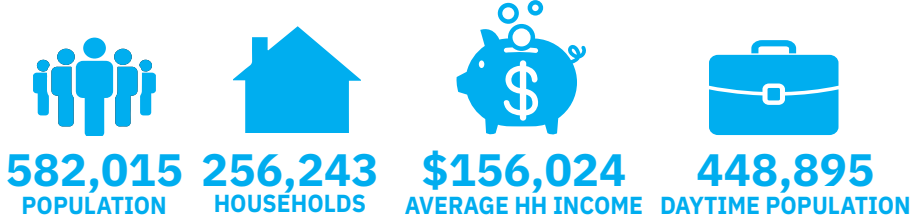


Average Daily Traffic

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

Demographics

5-mile radius

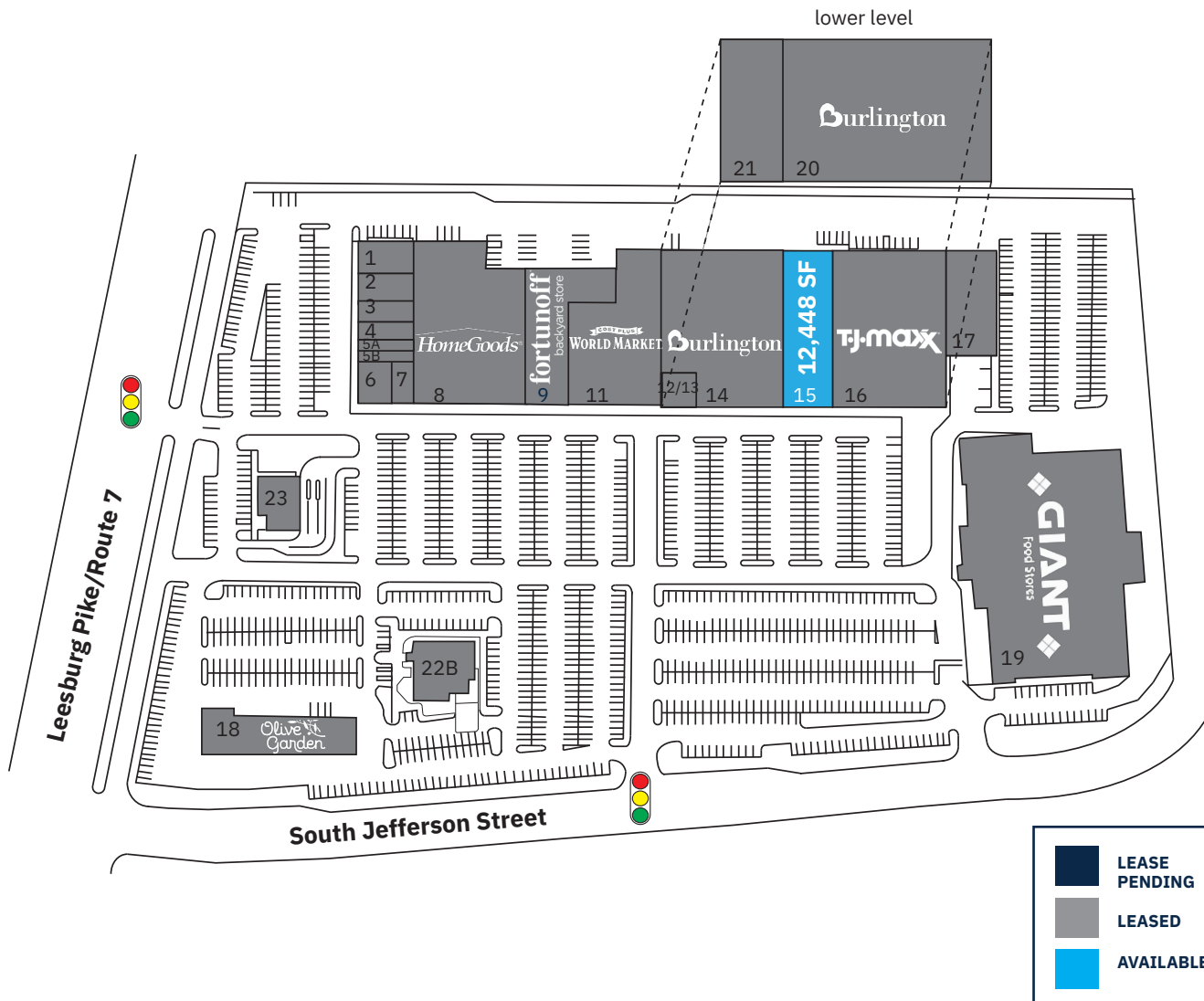


Source: sitesusa.com

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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

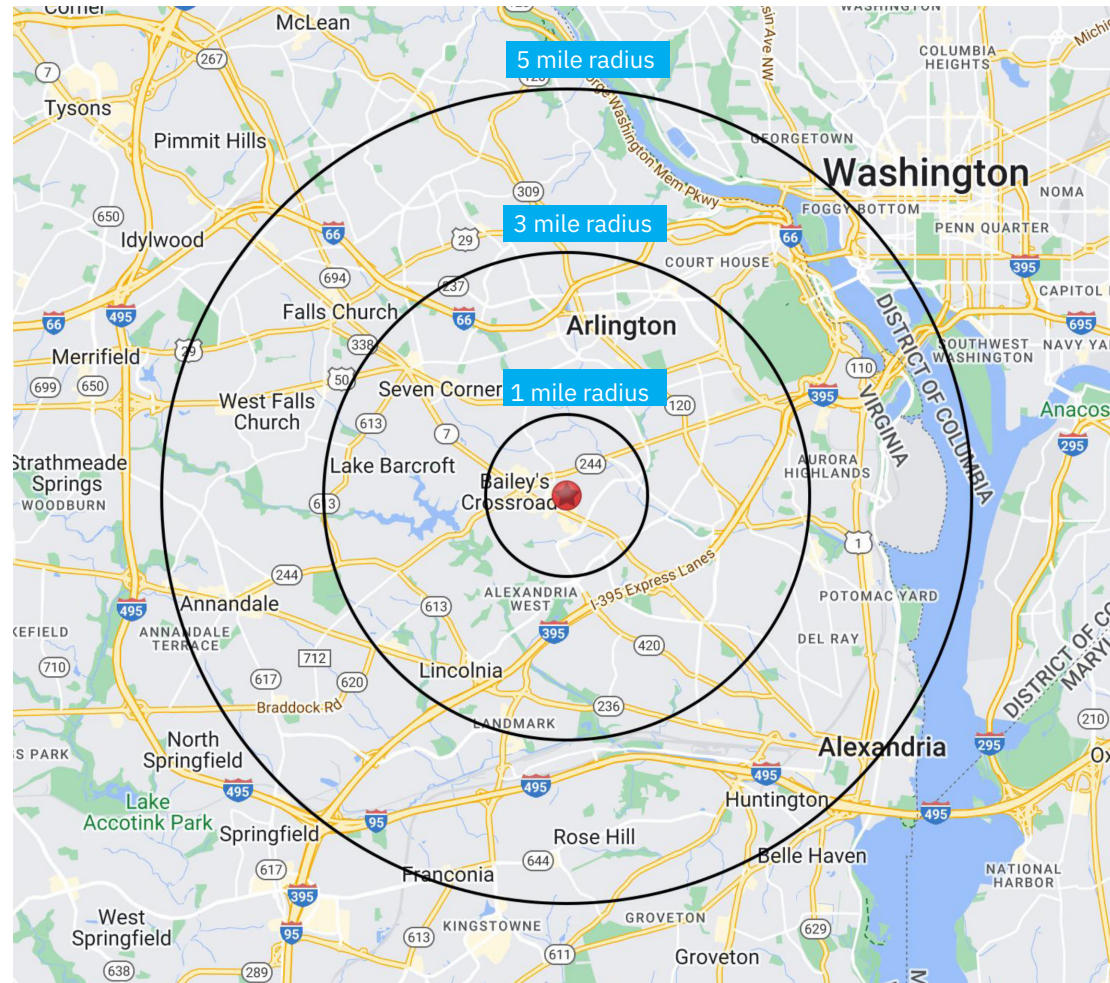
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DEMOGRAPHICS

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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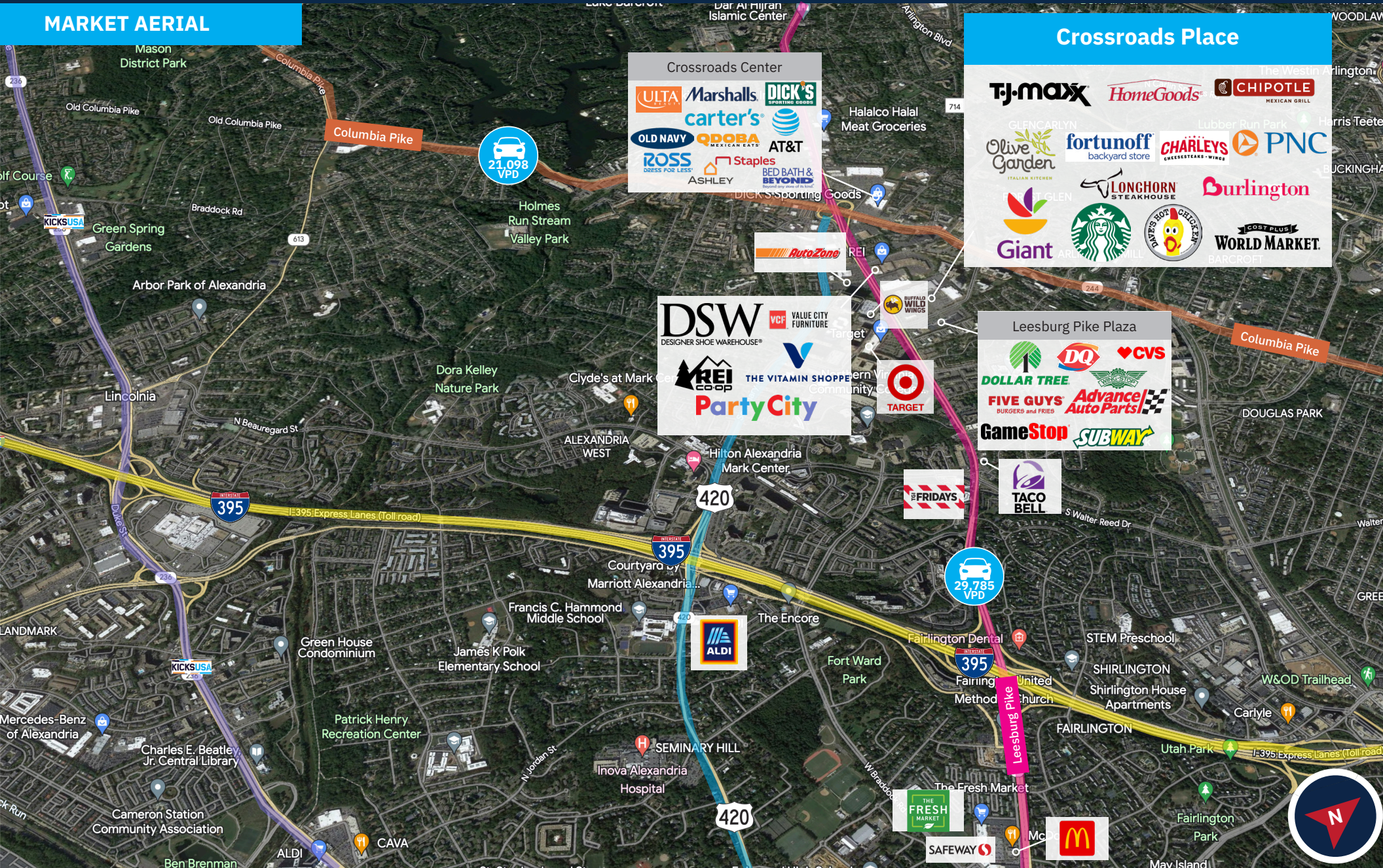
CLOSE-UP AERIAL



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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

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- 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

FRIDAYS

TACO BELL

ALDI

SAFEMART

McDonald's

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