

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 Spaces

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, 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



579,905
POPULATION



251,673
HOUSEHOLDS



\$186,321
AVERAGE HH INCOME



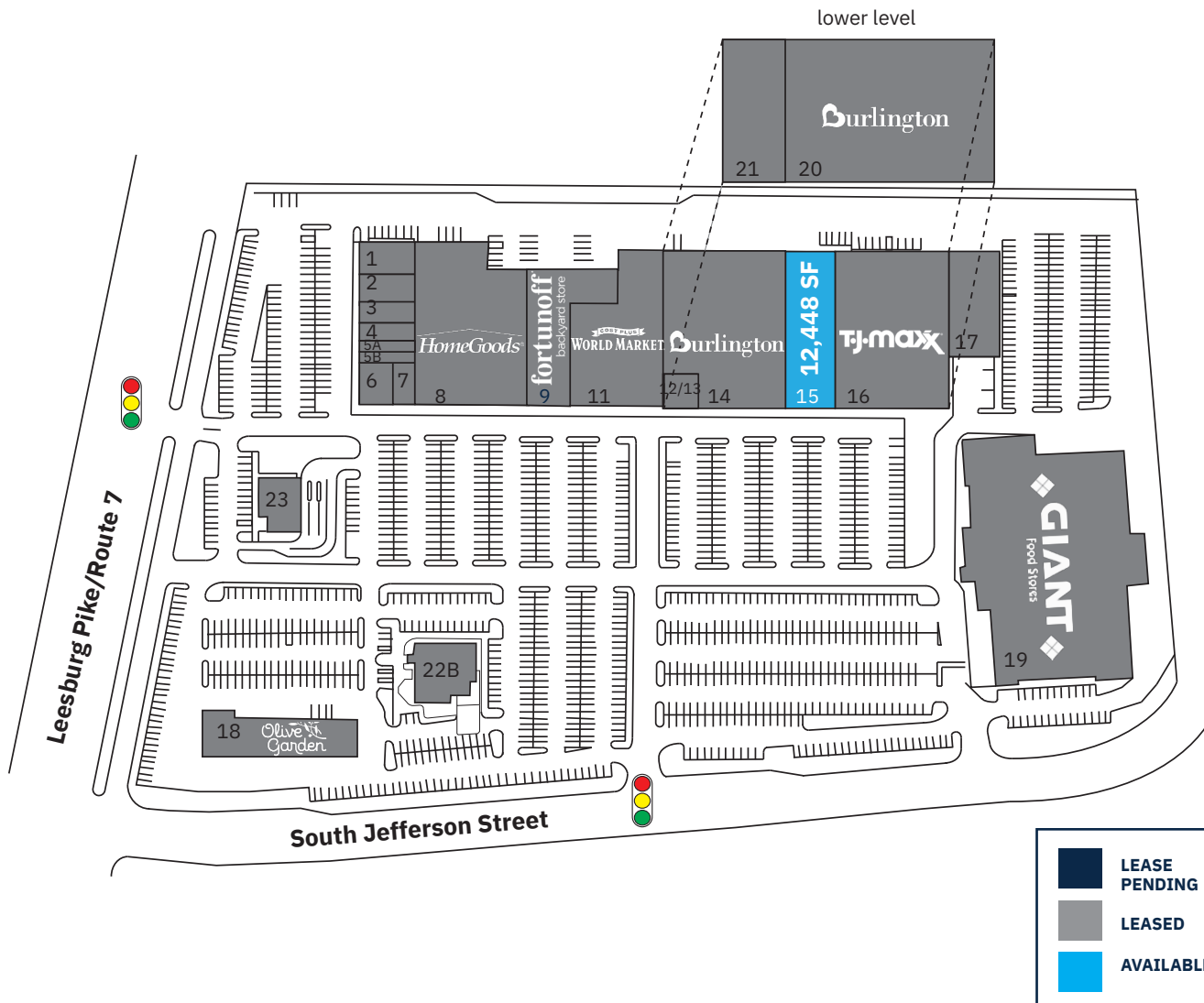
511,584
DAYTIME POPULATION

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 <i>opening soon!</i>	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

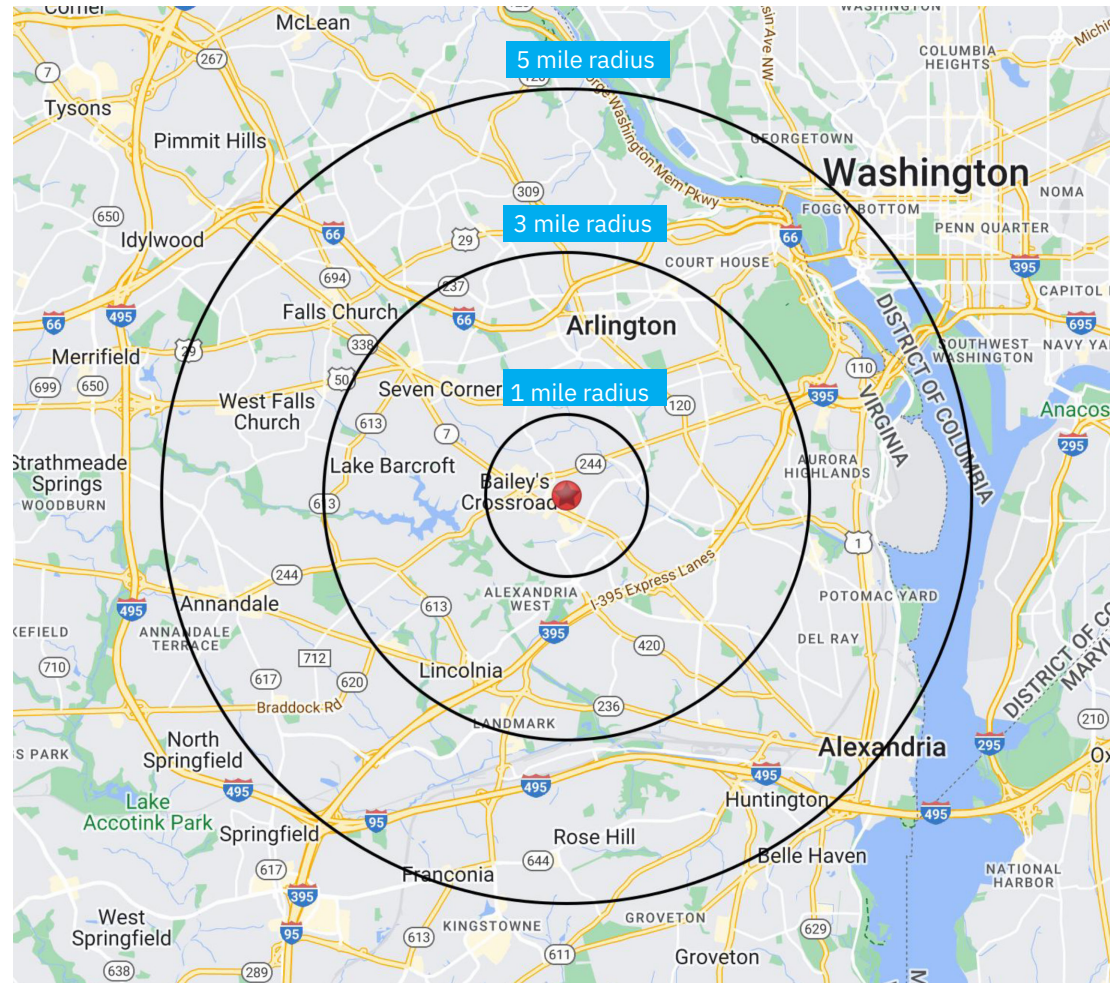
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DEMOGRAPHICS

2010-2020 Census, 2023 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	41,841	285,249	579,905
Households	17,286	125,561	251,673
Average Household Income	\$129,891	\$163,139	\$186,321
Projected Average Household Income (2028)	\$134,265	\$168,973	\$192,402
Median Household Income	\$111,918	\$135,411	\$148,562
Total Businesses	1,604	10,102	27,961
Total Employees	13,999	106,965	331,029
Daytime Population	24,251	303,256	511,584
Total Annual Household Expenditure	\$1.48 B	\$12.76 B	\$28.47 B
HH Income \$200K or more	3,631	34,499	78,502
College Degree + (Bachelor Degree or Higher)	14,871	133,263	284,734

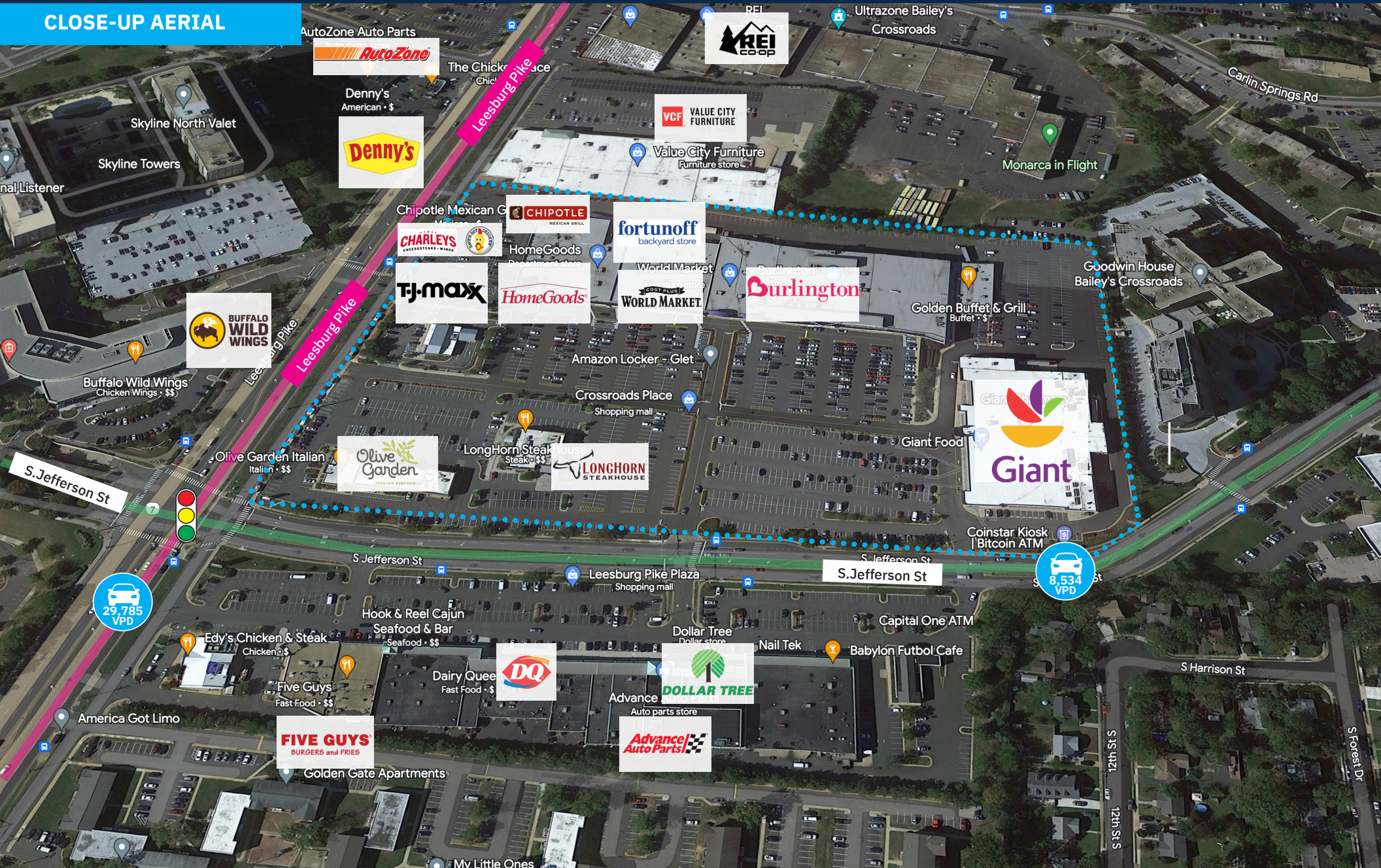
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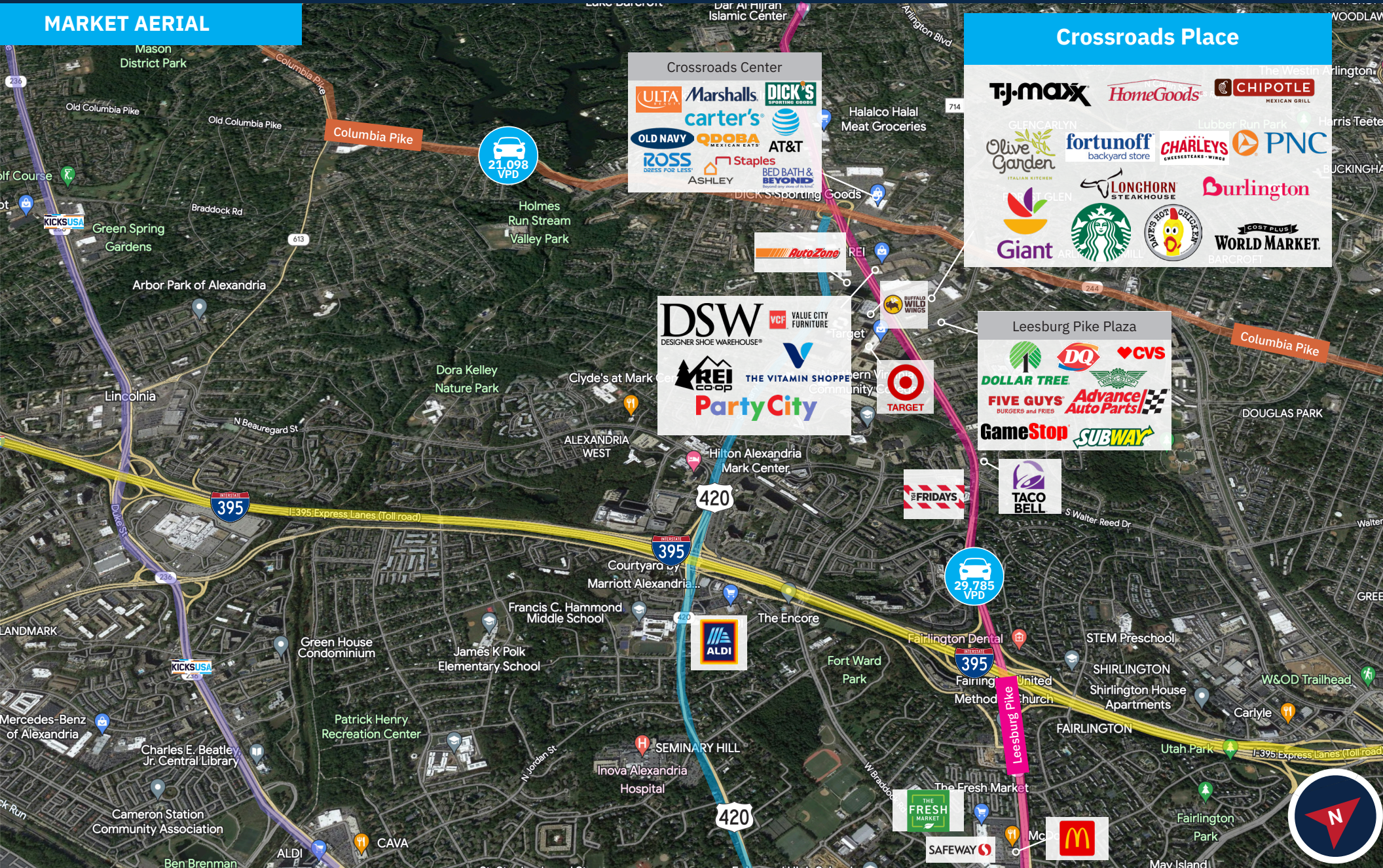
CLOSE-UP AERIAL



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MARKET AERIAL



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Crossroads Center

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

- 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

- REI CO-OP
- THE VITAMIN SHOPPE
- Party City
- Target

Leesburg Pike Plaza

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

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