

*Source: Placer.ai (Foot Traffic / Location Analytics)

4.3 M

visits annually*

4.66

visit frequency*

58 min

avg. visit duration*

LEVIN
MANAGEMENT

RETAIL

Crossroads Place

3516 S JEFFERSON STREET | FALLS CHURCH, VA 22041

Available Spaces

Fully Leased

Major Anchors

Giant, Burlington

Retailers

GIANT
Food Stores

Burlington

HomeGoods

TJ-maxx



fortunoff
backyard store



LONGHORN
STEAKHOUSE

COST PLUS
WORLD MARKET

CHARLEYS
CHEESESTEAKS • WINGS

Olive Garden

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.
- Average Daily Traffic: 29,785 Leesburg Pike; 21,098 Columbia Pike; 8,534 S Jefferson Street

Leasing Department | 908.226.5246 | leasing@levinmgt.com

5-Mile Demographics

 592,969
POPULATION

 260,046
HOUSEHOLDS

 \$181,406
AVERAGE HH INCOME

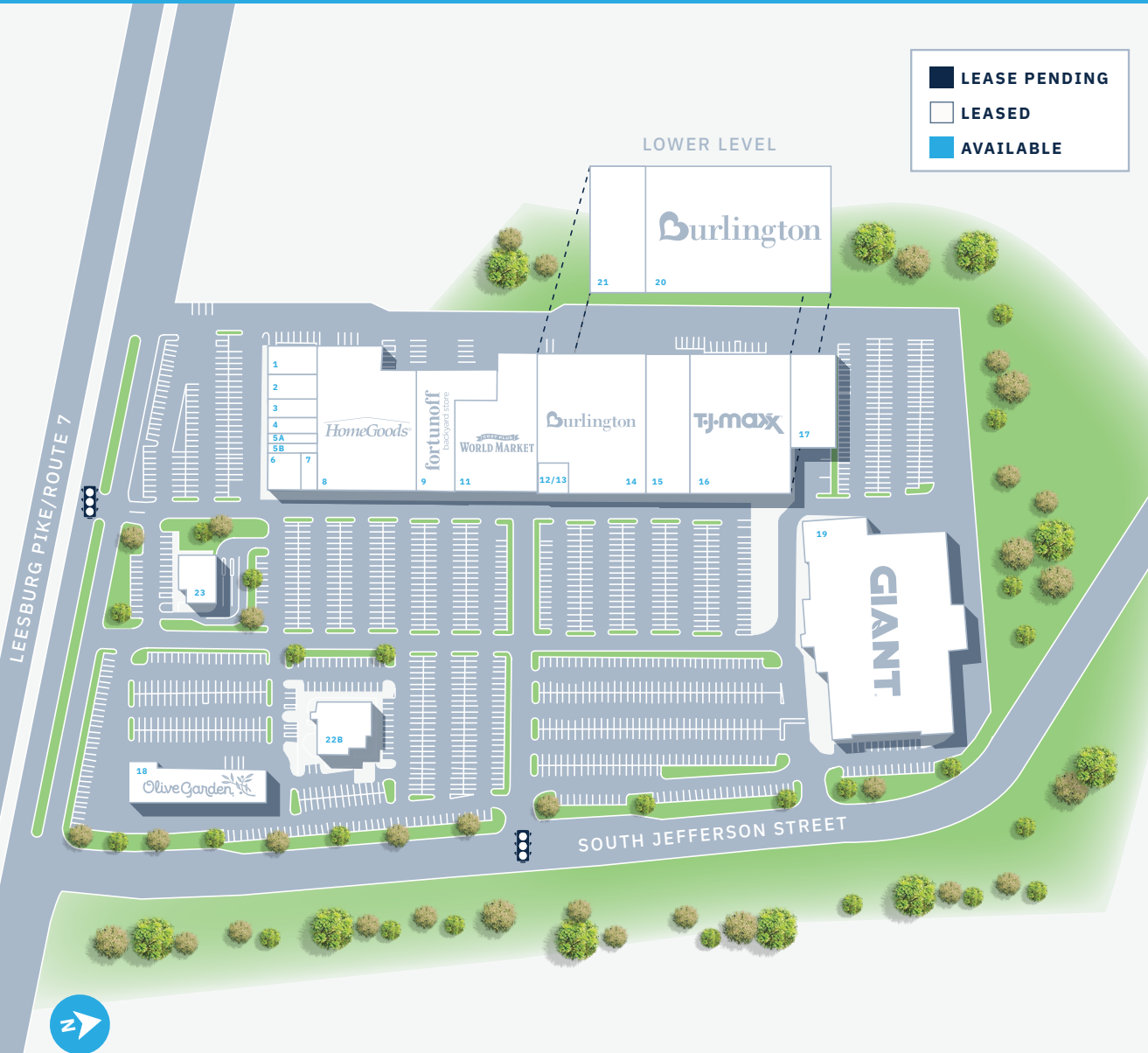
 553,130
DAYTIME POPULATION

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Crossroads Place

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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	168 Nail Supply Wholesale & Retail	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

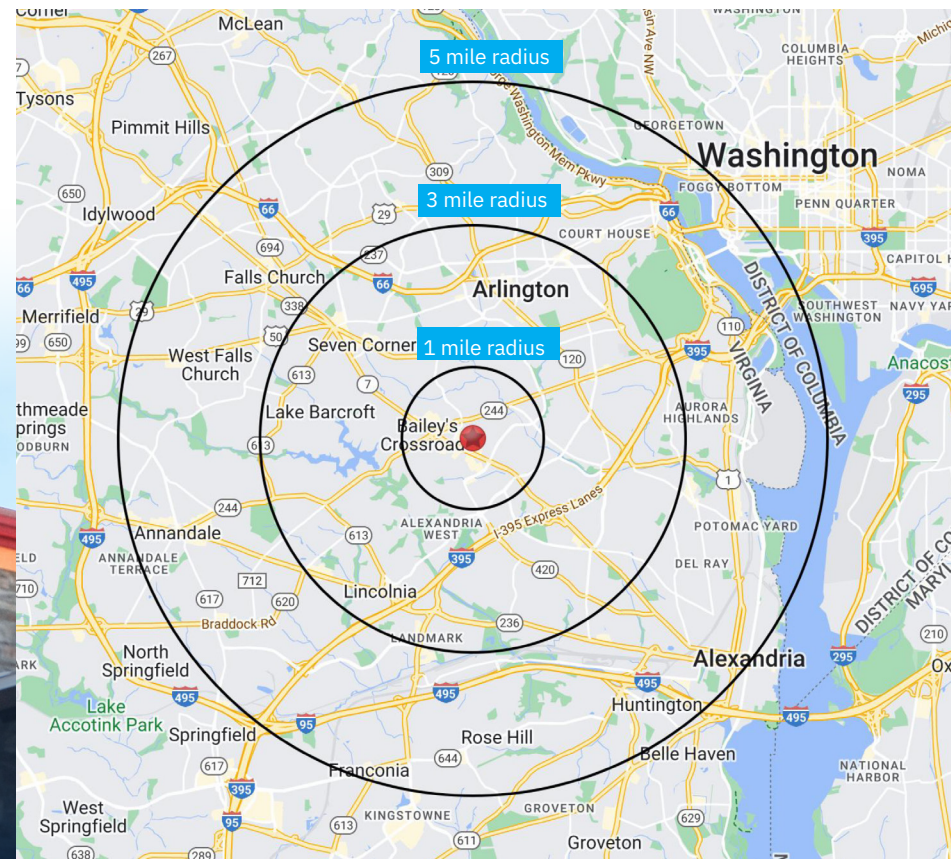
2010-2020 Census 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	43,856	289,170	592,969
Households	18,548	127,394	260,046
Average Household Income	\$127,537	\$162,186	\$181,406
Projected Average Household Income (2030)	\$126,206	\$160,831	\$179,066
Median Household Income	\$105,626	\$131,363	\$146,416
Total Businesses	1,672	10,478	28,923
Total Employees	14,321	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

4.3M
visits annually*

4.66
visit frequency*

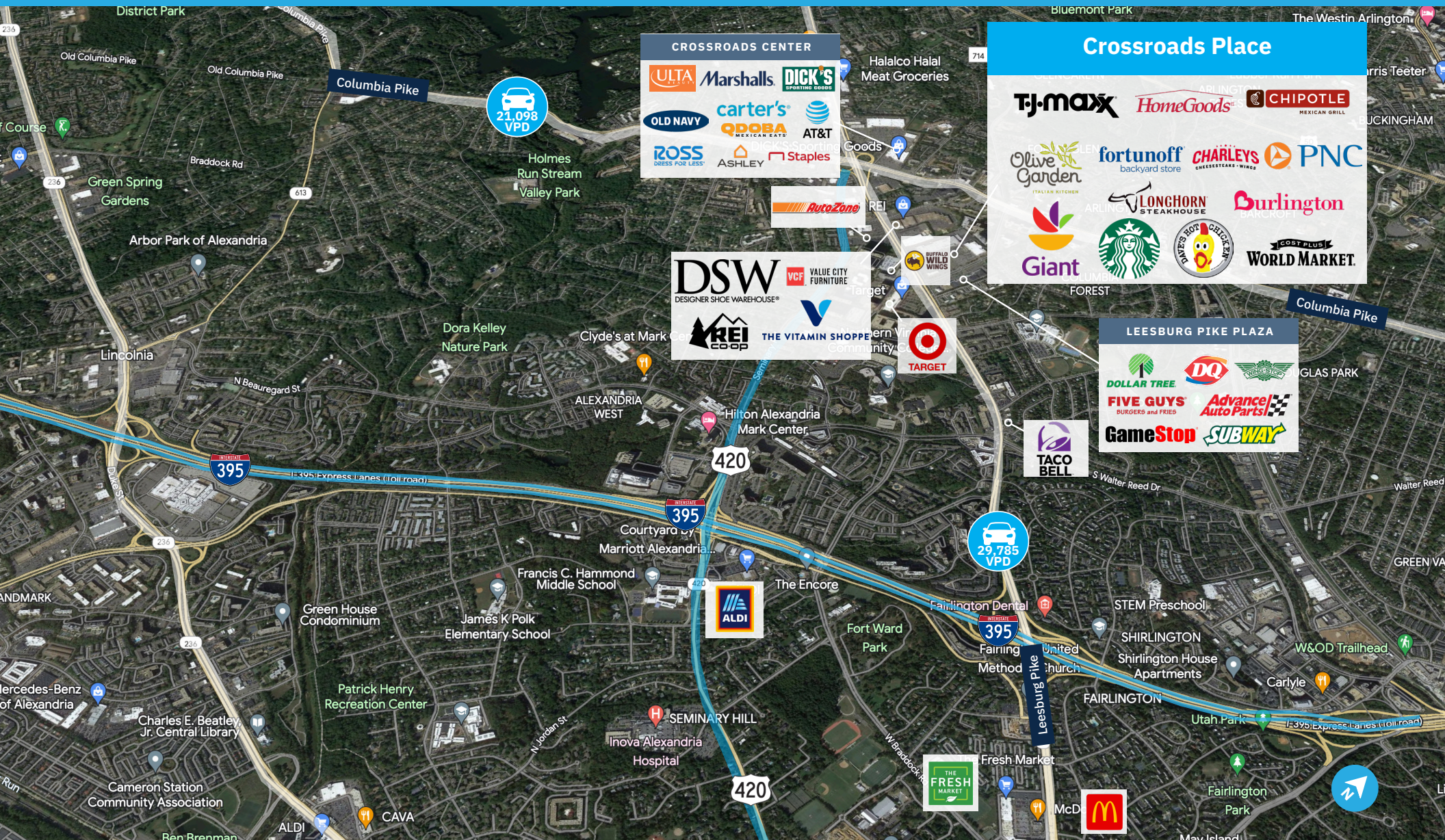
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MARKET AERIAL



CROSSROADS CENTER

- ULTA
- Marshalls
- DICK'S SPORTING GOODS
- OLD NAVY
- carter's
- QDOBA MEXICAN EATS
- AT&T
- ROSS DRESS FOR LESS
- ASHLEY
- Staples

Crossroads Place

- TJ-maxx
- HomeGoods
- CHIPOTLE MEXICAN GRILL
- Olive Garden
- fortunoff backyard store
- CHARLEYS CHEESESTEAKS - WINGS
- PNC
- Giant
- Starbucks
- LONGHORN STEAKHOUSE
- Burlington
- WORLD MARKET

LEESBURG PIKE PLAZA

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

- DSW DESIGNER SHOE WAREHOUSE
- VCF VALUE CITY FURNITURE
- REI
- THE VITAMIN SHOPPE
- TARGET

TACO BELL

ALDI

THE FRESH MARKET

McDonald's



Our History is Strong.
Our Vision, *Stronger.*

Over 70 years of trusted expertise in commercial real estate.

Contact Leasing Department

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