

# CROSSROADS CENTER

FALLS CHURCH, VA

35,688 - 61,719 SF AVAILABLE

RAPPAPORT







## CROSSROADS CENTER

### FALLS CHURCH, VA

- | Rare big box opportunity among the strongest tenant mix in the submarket, including Staples, Dick's Sporting Goods, Old Navy, ULTA Beauty, Ross and more
- | High traffic counts of 38,000 vehicles per day on Leesburg Pike and 31,000 on Columbia Pike
- | Household income of \$119,235 within 3 miles
- | Modernized through center-wide facade renovations

## DEMOGRAPHICS 2019

	1 MILE	3 MILES	5 MILES
 POPULATION	39,622	273,958	576,437
 DAYTIME POPULATION	11,600	112,088	291,405
 HOUSEHOLD INCOME	\$85,911	\$119,235	\$135,549
 TRAFFIC COUNTS	38,000 on Leesburg Pike		

## CO-TENANTS



# CROSSROADS CENTER FALLS CHURCH, VA



## CROSSROADS CENTER

**OLD NAVY** **ROSS** **STAPLES**  
DRESS FOR LESS  
**BED BATH & BEYOND** **DICK'S** **ULTA**  
SPORTING GOODS BEAUTY

### WILLSTON CENTER II

**SAFeway** **Target** **SALLY BEAUTY**  
**Starbucks** **SweetFrog** **FIVE GUYS**

### WILLSTON CENTER I

**CVS pharmacy** **Ameritrade** **TITLEMAX**

### SEVEN CORNERS

**THE HOME DEPOT** **Chipotle** **Seaside**  
**BARNES & NOBLE** **JO-ANN**  
BN.com fabric and craft store  
**Michaels** **ROSS**  
DRESS FOR LESS

### LEESBURG PIKE PLAZA

**GNC** **GameStop**  
**Hair cuttery** **CVS pharmacy**

**REI** **COOP** **GOLD'S GYM**

LEESBURG PIKE 38,000 VPD

**FRIDAYS** **Target**

**BABIES R US**

COLUMBIA PIKE 31,000 VPD

### BARCROFT PLAZA SHOPPING CENTER

**Bank of America** **7-Eleven** **Harris Teeter**  
**Starbucks** **SUBWAY**

### BAILEY'S CROSSROADS SHOPPING CENTER

**BEST BUY** **Pier 1 imports**  
**THE GAP** **PETCO** **BOB'S FURNITURE**  
**Moe's** **TRADER JOE'S**  
southwest grill

### CROSSROADS PLACE

**DSW** **VCF** **VALUE CITY FURNITURE**  
**Giant** **TJ-maxx**  
**MATTRESS Warehouse** **HomeGoods**  
**Olive Garden** **Office DEPOT**  
**WORLD MARKET** **PNC BANK**

## REVITALIZING THE RETAIL

Through recent exterior renovations, Crossroads Center is revamping facades to create an attractive and inviting atmosphere from morning to night. This face lift will effectively modernize the shopping experience, breathing new life into a marketplace where residents and guests will eagerly visit for all their shopping wants and needs.

**NEW FACADES  
NEW PYLON SIGNAGE  
NEW LED LIGHTING**

### STONE FACADES WITH MODERN METAL & WOOD ACCENTS



# SITEPLAN

CROSSROADS CENTER | FALLS CHURCH, VA

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# TENANT LIST

## CROSSROADS CENTER | FALLS CHURCH, VA

#	SQ. FT	MERCHANT
1	5,200	Ruby Tuesday
2	1,970	Paisano's
3	2,250	Qdoba Mexican Grill
4	9,444	ULTA Beauty
5	30,770	Ross Dress for Less
6	36,826	Marshall's
7	36,340	Bed Bath and Beyond

#	SQ. FT	MERCHANT
8	22,425	AC Moore
9	28,506	Old Navy
10	20,145	Staples
11	61,719	Available
12	54,031	Dick's
13	35,688	Available
14	4,200	AT&T

#	SQ. FT	MERCHANT
15	1,502	Sweet Frog
16	3,898	Carter's
17	2,950	OshKosh B'gosh
18	4,335	La Madeleine
19	33,000	Ashley Furniture

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FALLS CHURCH, VA



# RAPPAPORT

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