

6053 LEESBURG PIKE

FALLS CHURCH, VIRGINIA



FORMER WALGREENS FREESTANDING BUILDING w/ DRIVE THRU

PROPERTY HIGHLIGHTS

- Availability: 12,551 SF
- Rare freestanding opportunity directly off Route 7/Leesburg Pike (41,000 VPD)
- Tremendous Visibility
- Full access at signalized intersection
- 54 surface parking spaces
- Drive Thru lane
- Join nearby retailers:

BED BATH & BEYOND

TRADER JOE'S

DICK'S
SPORTING GOODS

KREI

Giant

RETAIL SPACE AVAILABLE FOR SALE OR LEASE

ROUTE 7
NORTHERN VA

6053 LEESBURG PIKE
FALLS CHURCH, VA 22041

12,551 SF
TOTAL RETAIL

PROUDLY REPRESENTED BY

LANCE LJ MARINE
+1 703 905 0331
lance.marine@cbre.com

MICHAEL ZACHARIA
+1 703 905 0268
michael.zacharia@cbre.com



POPULATION

1 MI 27,481 3 MI 250,938 5 MI 580,157



EDUCATION

1 MI 50.1% 3 MI 65.5% 5 MI 69.6%



DAYTIME POPULATION

1 MI 23,264 3 MI 233,487 5 MI 583,250



MEDIAN AGE

1 MI 36.7 3 MI 37.2 5 MI 36.9



MEDIAN HHI

1 MI \$72,786 3 MI \$101,940 5 MI \$108,173

AERIAL OVERVIEW

6053 LEESBURG PIKE
FALLS CHURCH, VA



AERIAL OVERVIEW

6053 LEESBURG PIKE
FALLS CHURCH, VA

SEVEN
CORNERS

7

SEVEN CORNERS
CENTER



BARNES & NOBLE
BOOKSELLERS



Burlington
Coat Factory

JOANN

WILLSTON
CENTRE II

TARGET SAFEWAY

SALLY BEAUTY

DUNKIN'



6053 LEESBURG PIKE

CROSSROADS
CENTER

Marshalls

STAPLES

BED BATH &
BEYOND

Ashley
HOMESTORE

BAILEY'S
CROSSROADS



TRADER JOE'S

PETCO
Where the pets go

Pier 1 Imports

7

BAILEY'S
CROSSROADS

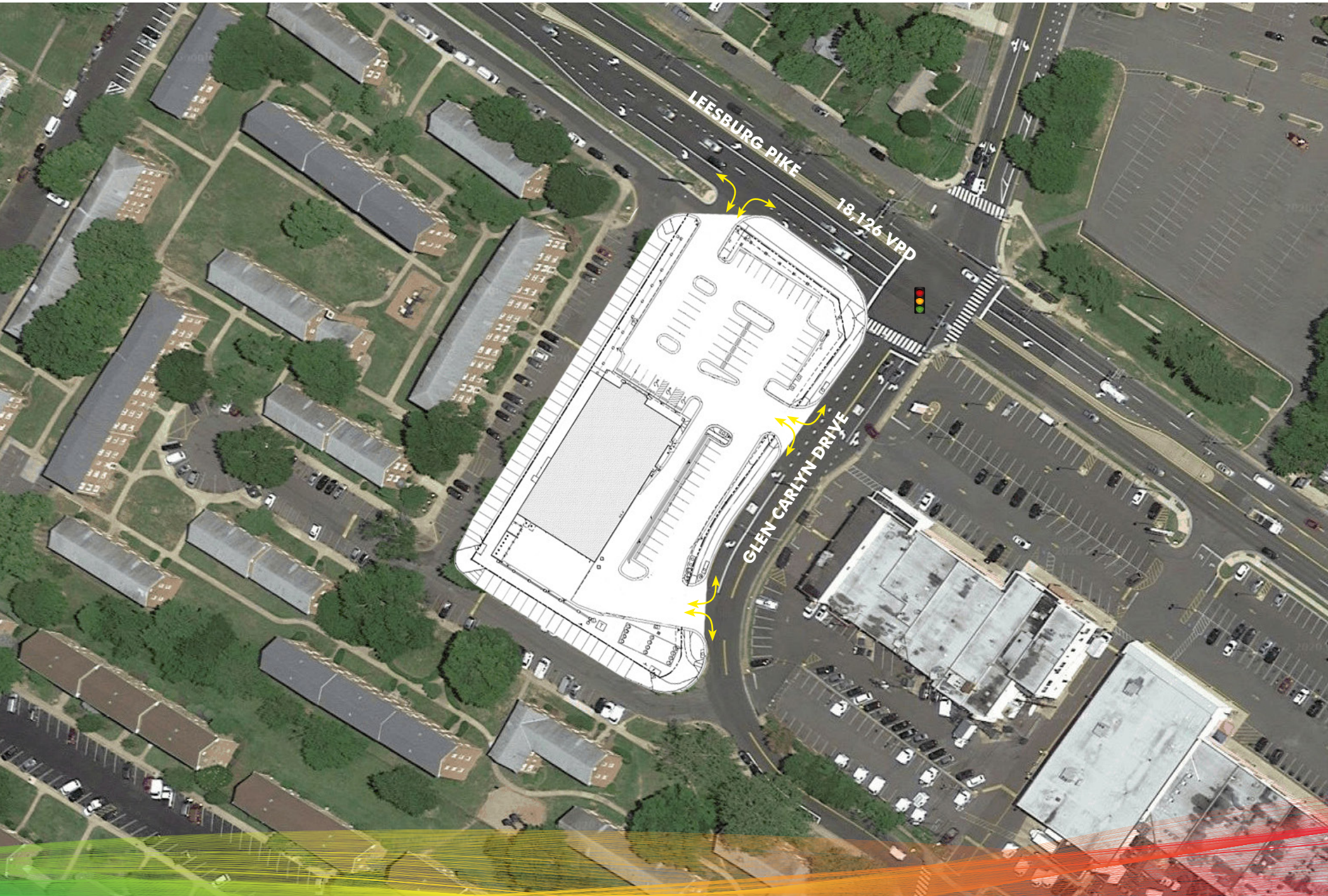
COLUMBIA PIKE

18-126 VPD

LEESBURG PIKE

AERIAL OVERVIEW

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FALLS CHURCH, VA



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CBRE

www.cbre.us/6053leesburg

