

# THREE COLLECTIVE AT SKYLINE

FALLS CHURCH, VA

1,213 - 3,190 SF AVAILABLE

RAPPAPORT  
CULTIVATING PLACES






## THREE COLLECTIVE AT SKYLINE

### FALLS CHURCH, VA

- | Ground floor retail opportunity ideal for coffee shops, quick-service and full-service restaurants, service and fitness users
- | Located immediately adjacent to over 3,600 residential units, 675 live/work units, and 1.9M SF of office space
- | Situated in the Baileys Crossroads submarket near multiple highly frequented shopping centers with high visibility from Route 7
- | Large mix of regional and national tenants, including Trader Joe's, REI, World Market, Chipotle, District Taco, and Starbucks

### DEMOGRAPHICS 2023

	1 MILE	3 MILES	5 MILES
 POPULATION	50,535	291,750	597,265
 DAYTIME POPULATION	55,266	341,265	714,014
 HOUSEHOLD INCOME	\$99,270	\$123,925	\$140,191

### CO-TENANTS



# THREE COLLECTIVE AT SKYLINE FALLS CHURCH, VA



**SEVEN CORNERS**

THE HOME DEPOT  
CHIPOTLE MEXICAN GRILL  
Dorrish Head  
BARNES & NOBLE  
JO-ANN  
Red Robin  
Michaels  
ROSS

**WILLSTON CENTER I**

TD  
Ameritrade  
CVS pharmacy

**WILLSTON CENTER II**

TARGET SAFEWAY  
Cafe Rio MEXICAN GRILL  
Starbucks  
Chick-fil-A  
FIVE GUYS

**CROSSROADS CENTER**

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

**CROSSROADS PLACE**

HomeGoods LONGHORN STEAKHOUSE Giant  
CHIPOTLE MEXICAN GRILL  
PNC T.J. MAXX

**LEESBURG PIKE PLAZA**

GNC LIVE WELL CVS pharmacy  
Hair Cuttery FIVE GUYS

**BARCROFT PLAZA SHOPPING CENTER**

7-ELEVEN Bank of America  
Harris Teeter  
Starbucks  
Orangetheory FITNESS

**BAILEY'S CROSSROADS SHOPPING CENTER**

BOB'S DISCOUNT FURNITURE BEST BUY  
PETCO TRADER JOE'S  
MOES SOUTHWEST GRILL  
Tanera BREAD

Three Collective

LEESBURG PIKE 35,000 VPD

COLUMBIA PIKE 31,000 VPD

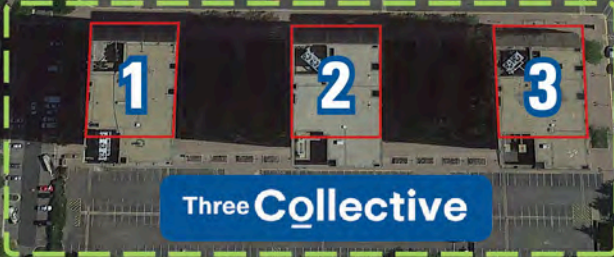
**THREE COLLECTIVE AT SKYLINE  
FALLS CHURCH, VA**

**SKYLINE TOWER**

**LEESBURG PIKE 35,000 VPD**



**S GEORGE MASON DR**



**SKYLINE PARK**

# SITE PLAN

THREE COLLECTIVE AT SKYLINE | FALLS CHURCH, VA  
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**BUILDING 1**  
**SUITE A - 3,190 SF (VENTED)**



**BUILDING 2**  
**SUITE B - 1,473 SF**



**BUILDING 3**  
**SUITE C - 1,213 SF**  
**SUITE D - 1,493 SF**

# BUILDING 1

THREE COLLECTIVE AT SKYLINE | FALLS CHURCH, VA

3,190 SF AVAILABLE



# BUILDING 2

THREE COLLECTIVE AT SKYLINE | FALLS CHURCH, VA

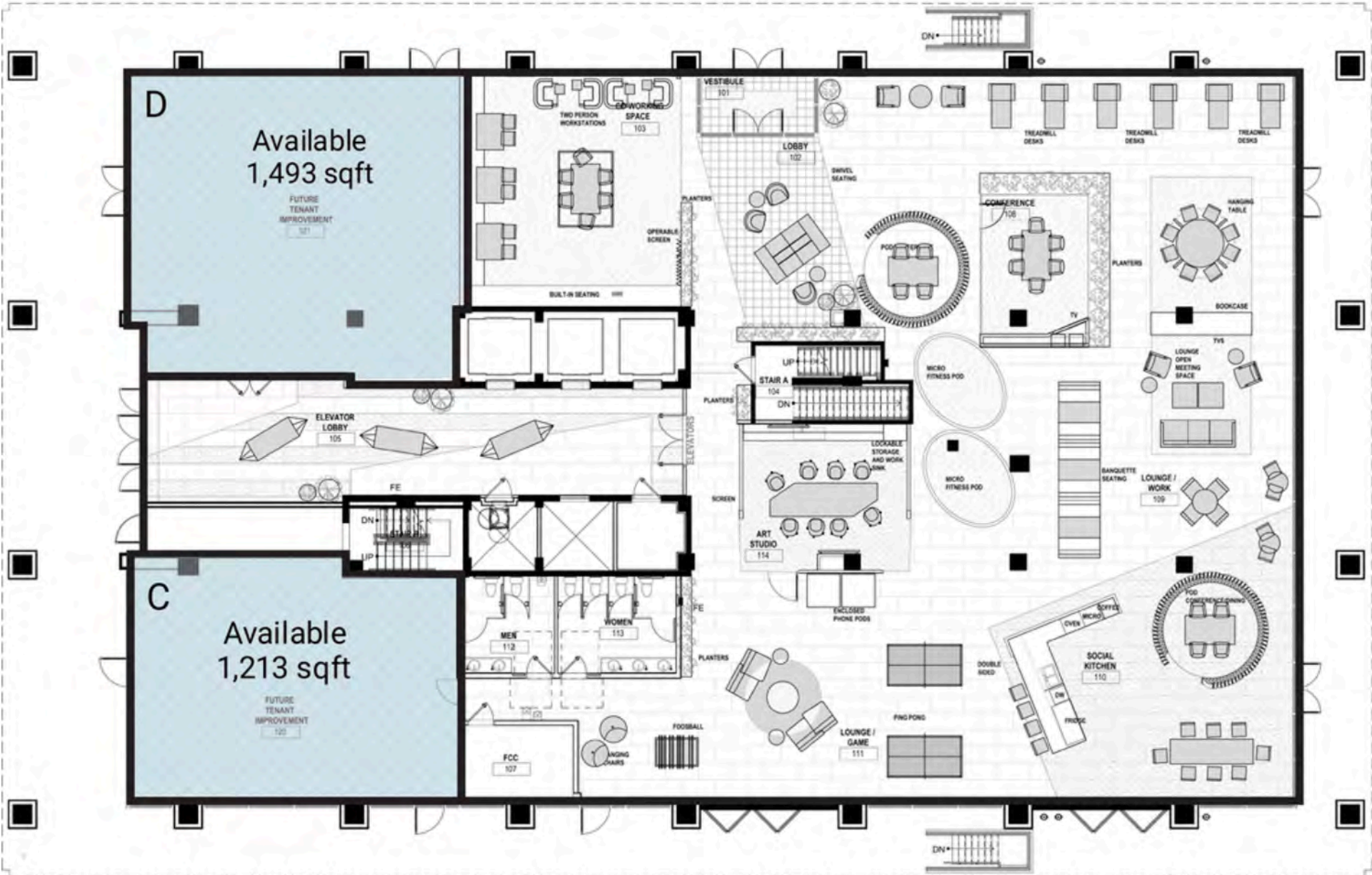
1,473 SF AVAILABLE



# BUILDING 3

THREE COLLECTIVE AT SKYLINE | FALLS CHURCH, VA

1,213 - 1,493 SF AVAILABLE





**THREE COLLECTIVE AT SKYLINE | , FALLS CHURCH, VA**  
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