

FOR LEASE Available Immediately



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Next Day
Blinds
EST. 1997

The Shops at Bailey's Crossroads

5885 Leesburg Pike / Falls Church, VA 22041

Overview

Premier endcap space available in Baileys Crossroads' newest retail development. Anchored by CVS/pharmacy, The Shops has excellent visibility to heavily trafficked Leesburg Pike (VA 7). Close proximity to regional retail shopping centers as well as Columbia Pike, I-395 and US 50.

Quick Facts

Availability	Immediate
Size	Up to 3,479 square feet (demisable)
Condition	Warm dark shell (shared grease trap)
Rental Rate	Negotiable
Net Charges (Estimated)	\$8.41 per square foot (\$4.65 psf CAM, \$0.50 psf INS, Tax \$3.26 psf)
Parking	112 spaces



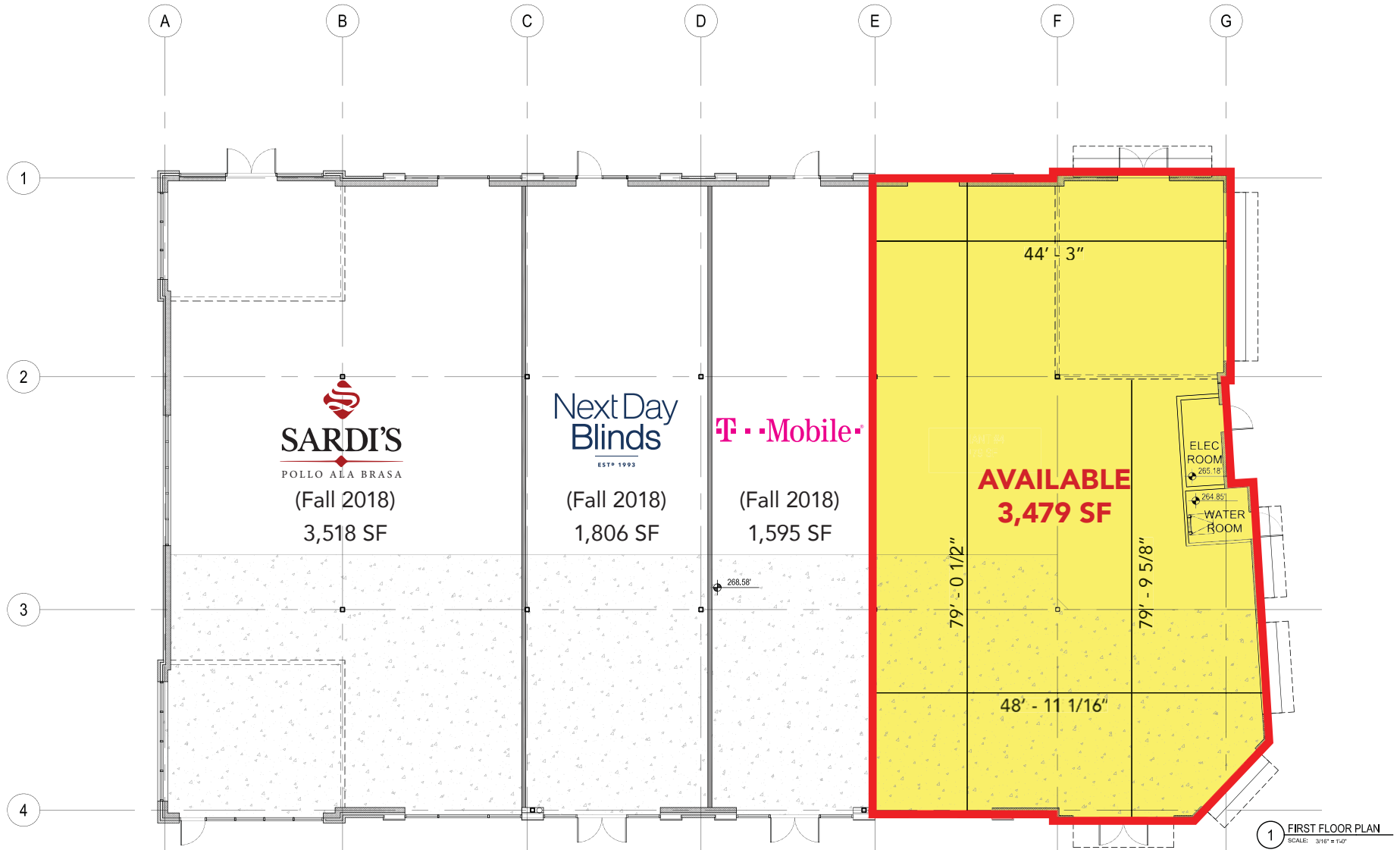
2018 Demographics	1 mile	3 miles	5 miles
POPULATION	34,257	255,490	561,278
HOUSEHOLDS	12,454	109,339	242,255
AVG. HH INCOME	\$97,434	\$125,473	\$137,280
DAYTIME POPULATION	28,941	234,042	567,654
TRAFFIC COUNT	36,000 AADT (Leesburg Pike)		

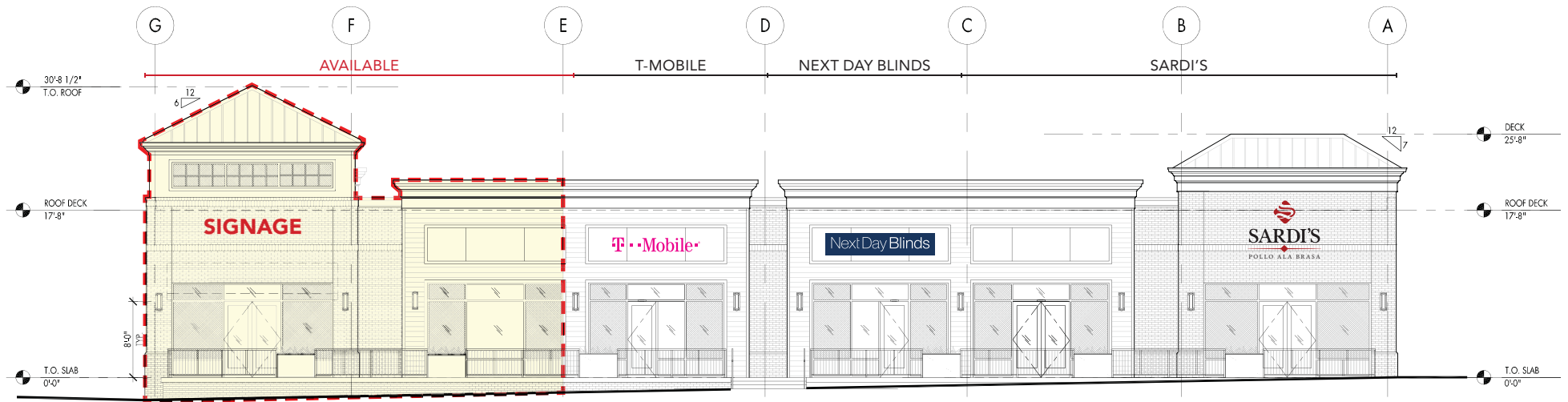




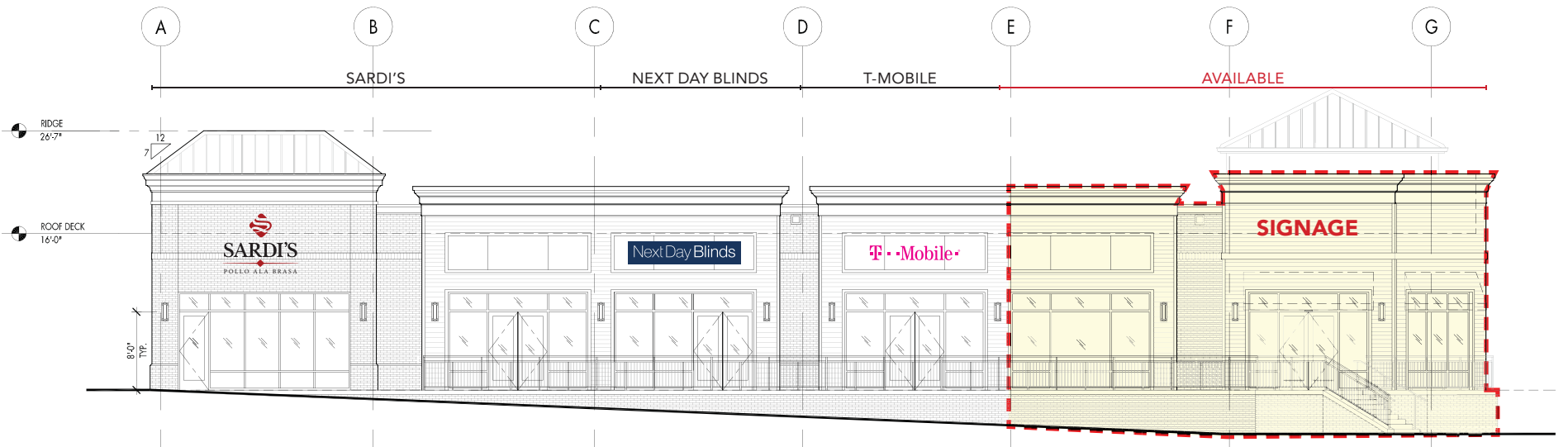


LEESBURG PIKE - ROUTE 7

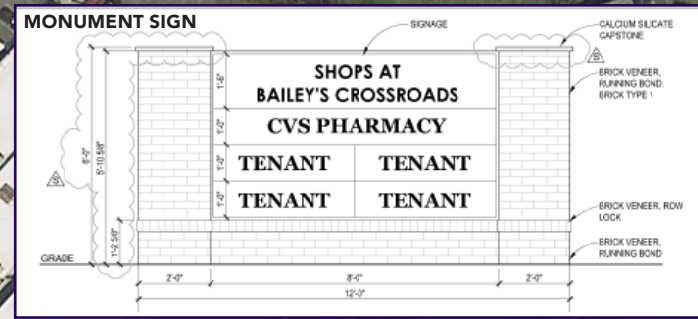




3 NORTH ELEVATION



4 SOUTH ELEVATION






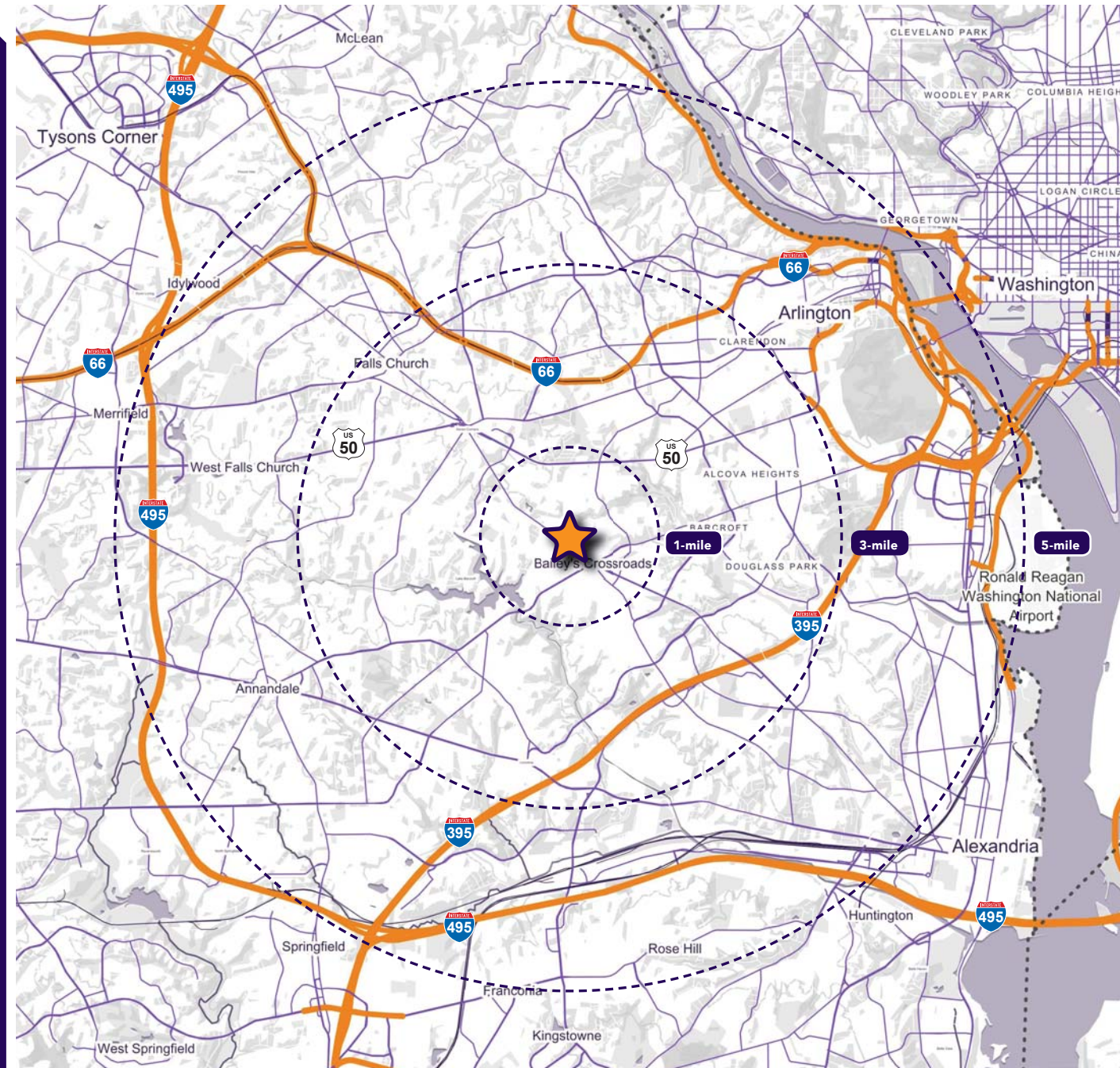
Interested? Contact:

David Paik

 dpaik@segallgroup.com

 202.289.8292

 703.965.8375



Maryland

605 South Eden Street, Ste 200
Baltimore, MD 21231
410.753.3000

DC • Virginia

1600 Wilson Boulevard, Ste 930
Arlington, VA 22209
202.833.3830

Online

www.segallgroup.com

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