

RETAIL SPACE - FOR LEASE BAILEYS CROSSROADS, VA



5522 Leesburg Pike, Baileys Crossroads, VA 22041

\$30/SF, NNN (est. \$6.50/SF) | C-8 Zoning | 12,244 SF

Located at the intersection of Carlin Springs Road & Leesburg Pike (Route 7) with frontage along Leesburg Pike, 5522 Leesburg Pike offers free surface parking and easy access to Seminary Road, Columbia Pike, I-395 & I-495. Leesburg Pike sees ~30,000 vehicles per day and Carlin Springs Road ~28,000 vehicles per day, providing excellent exposure. Just minutes from Falls Church, Arlington, Tysons, McLean, Alexandria & Washington, D.C., this property is ideally positioned for retail or service businesses seeking high visibility.



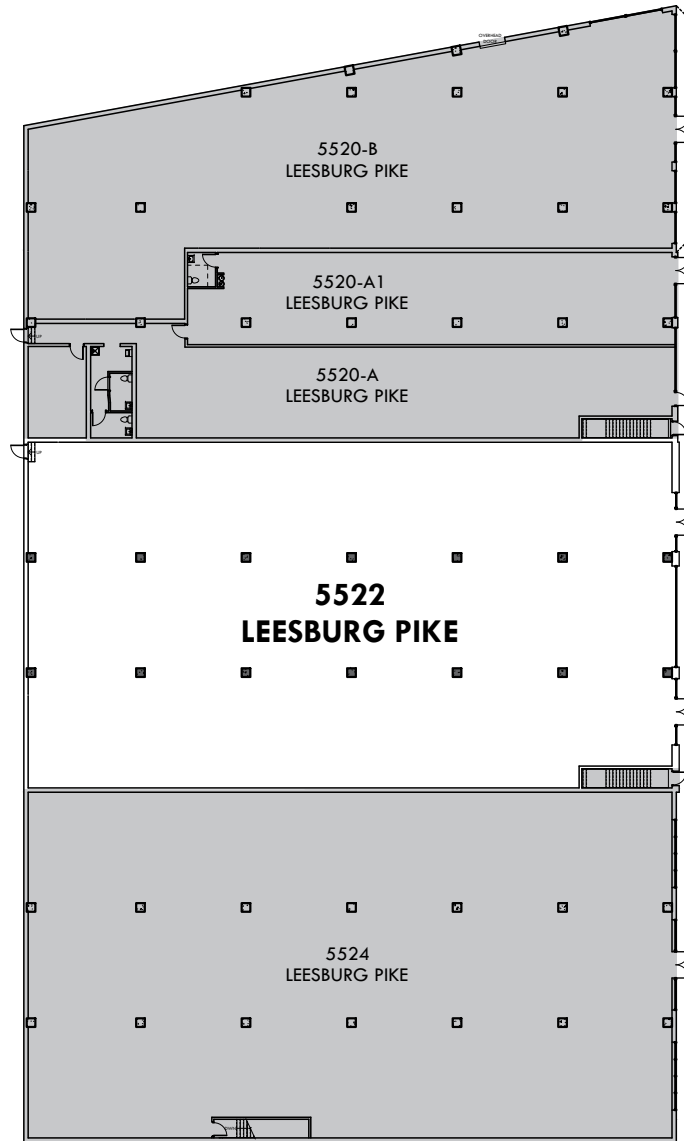
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Associate Broker
703-451-3232 x 301
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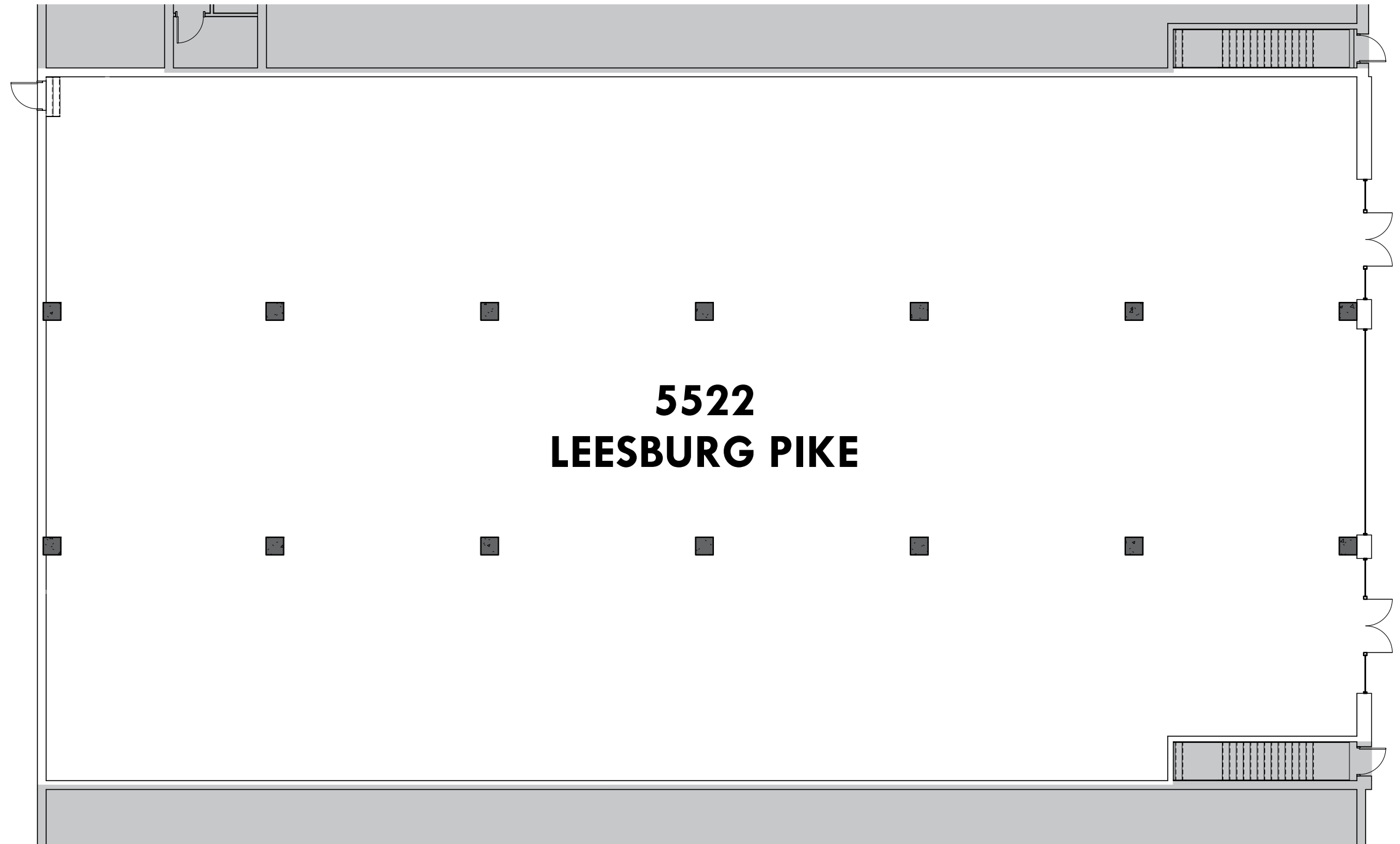
For more information please contact
Metropolitan Real Estate Services, LLC

6205 Old Keene Mill Ct., Suite 100
Springfield, Virginia 22152
703-451-3232

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



BUILDING KEY PLAN
NOT TO SCALE

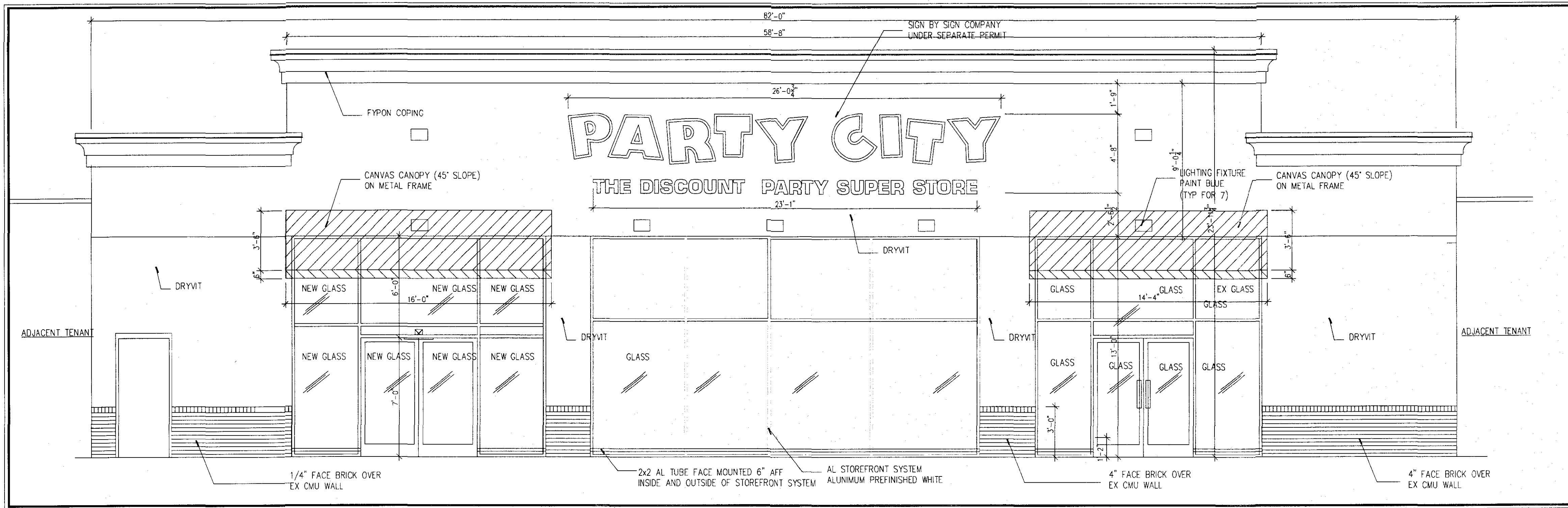


studio 66

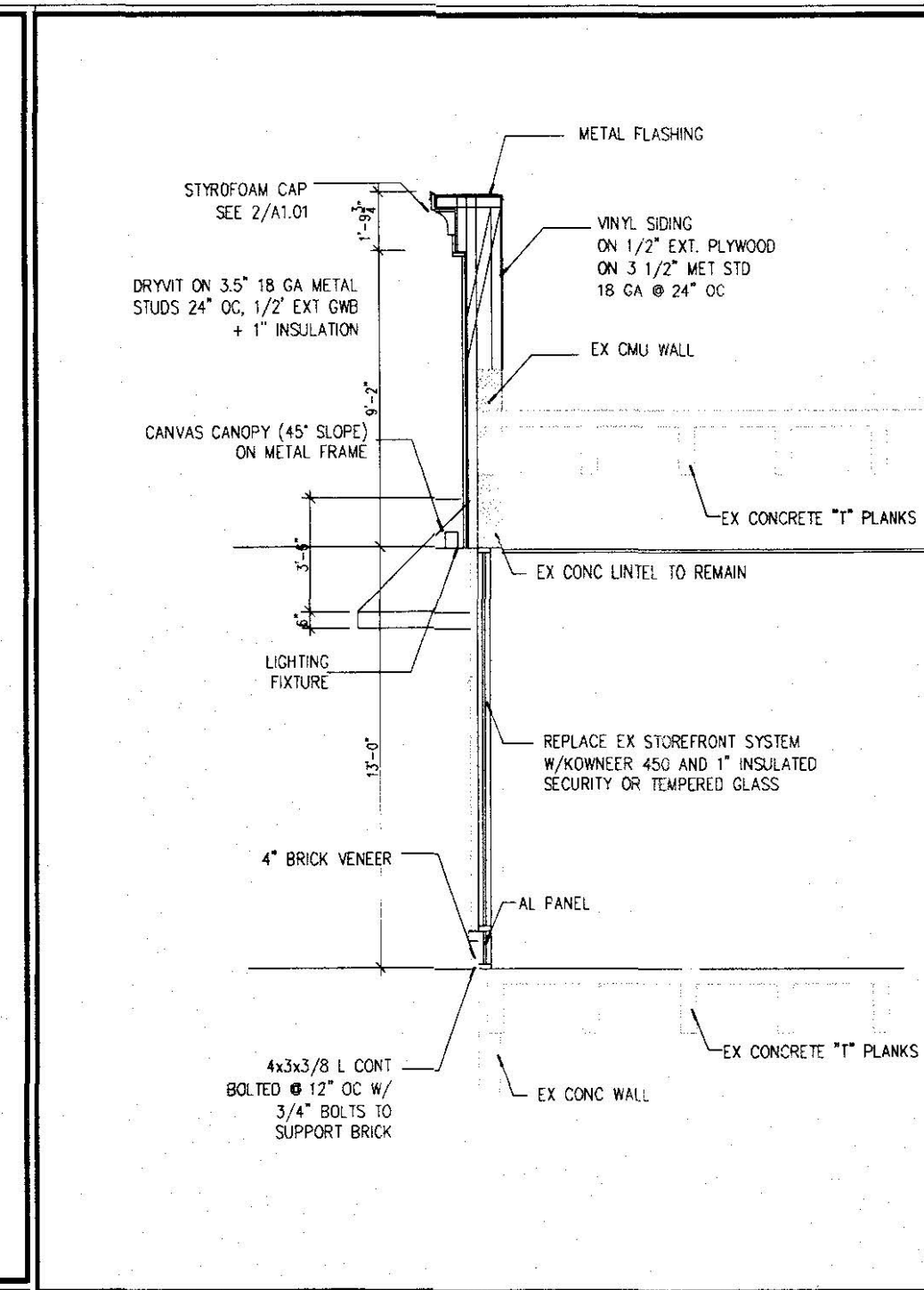
7503 elba rd
alexandria
virginia 22306
studiosixty-six@aol.com

5522 LEESBURG PIKE
LEASE PLAN - 12,244 RSF
11.05.2025

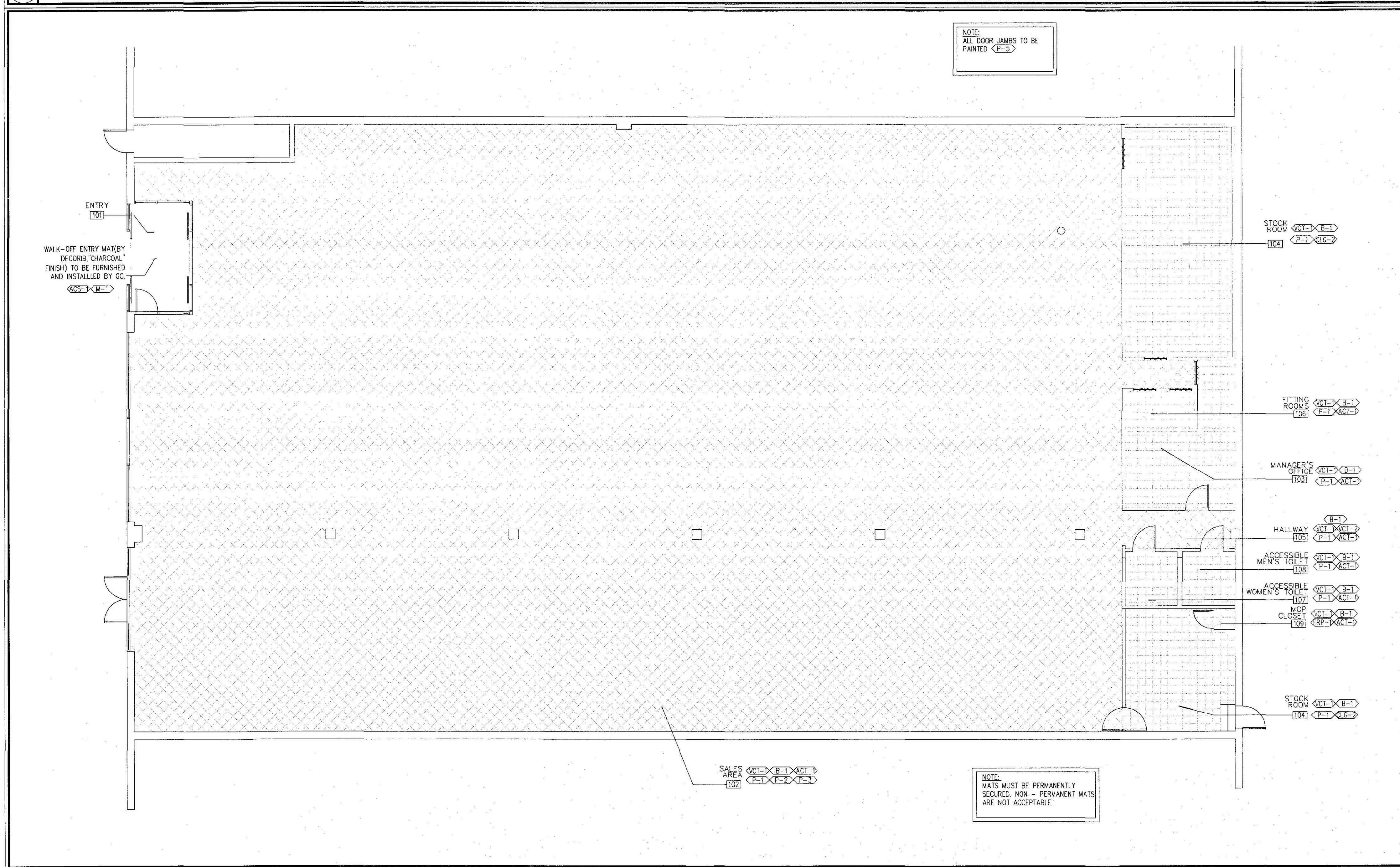
LP1
LEASE PLAN
256502



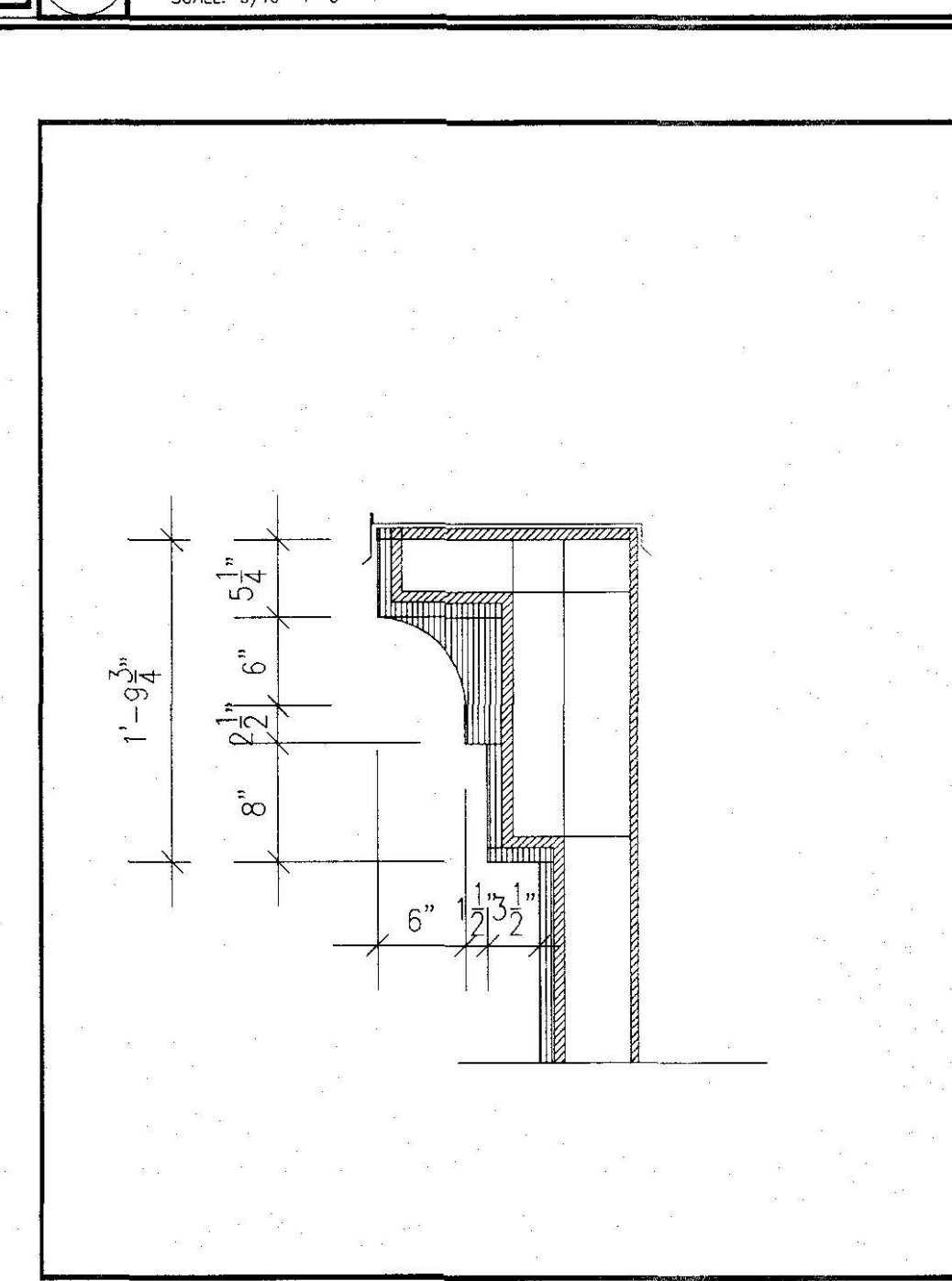
4 FRONT ELEVATION SCALE: 3/16"=1'-0"



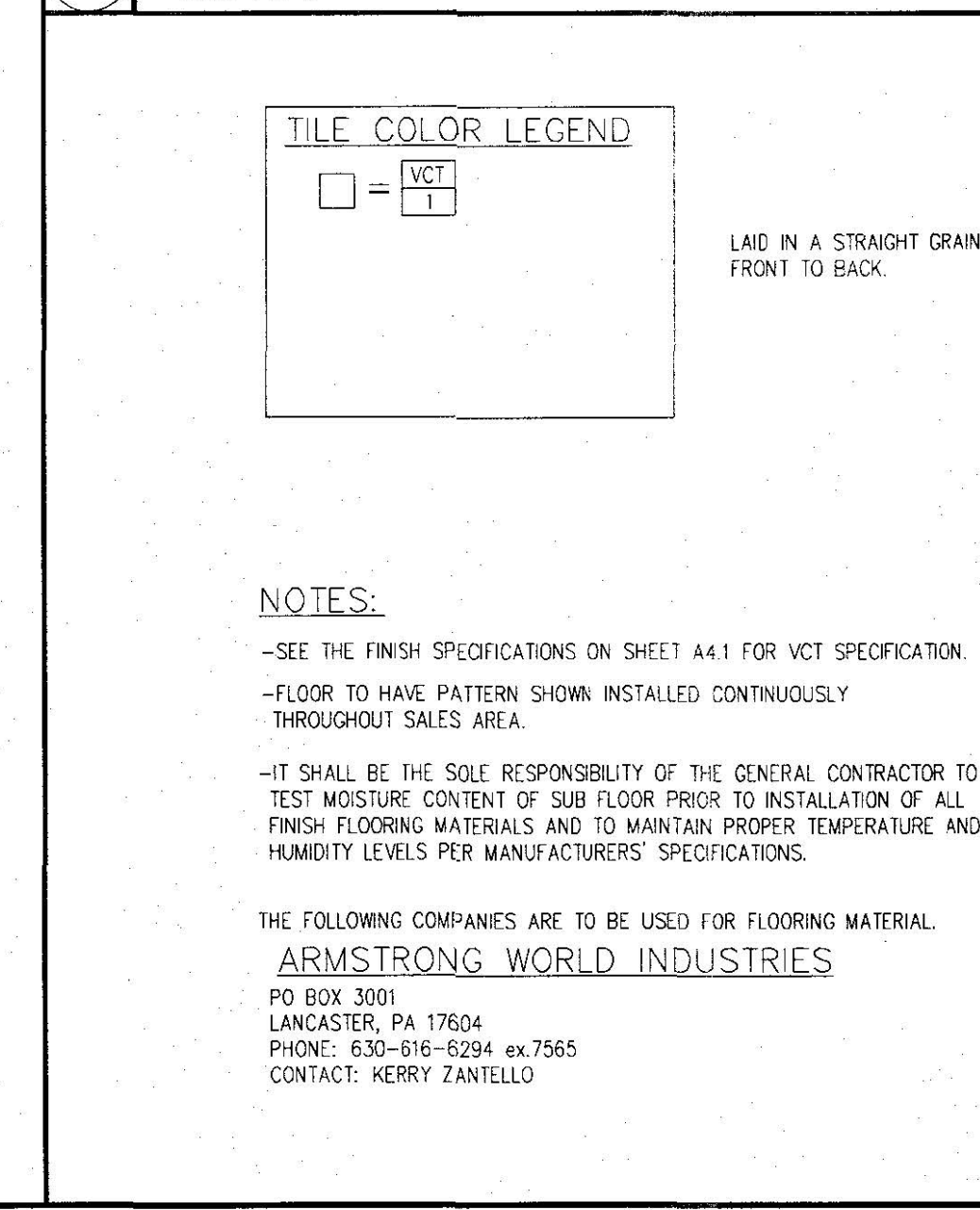
3 SECTION SCALE: 3/16"=1'-0"



1 FLOOR TILE PATTERN SCALE: N.T.S.

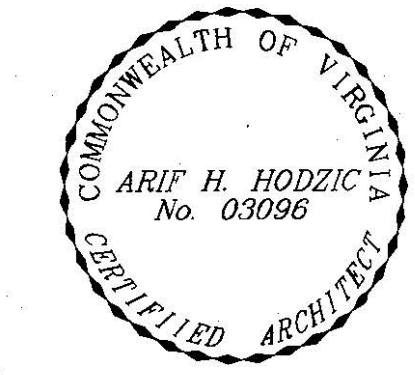


2 CORNICE DETAIL SCALE: 1"=1'-0"



1 FLOOR TILE PATTERN SCALE: N.T.S.

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SEAL

CONSULTANTS

PARTY CITY
 5522 LEESBURG PIKE
 FALLS CHURCH, VA. 22044

PROJECT TITLE

REVISIONS

2/7/04	FFX CO COMMENTS
1/23/04	PIPES IN SALES AREA
1/20/04	CONTRACT CHANGE

NO.	DATE	ISSUE
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SCALE 1/8"=1'-0"
 DATE 12/28/03
 DRAWN BY AH
 CHECKED BY AH

PROJECT NO. **0340**
FINISH PLAN

DRAWING TITLE

A1.01

DRAWING NO.
 SHEET 5 OF 24

