

COMMERCIAL SPACE FOR LEASE

FEATURING:

SUITE	S.F.
5894	1,150
5892	2,248
5888-5890	4,010

DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	32,218	264,829	588,197
AVERAGE HH INCOME	\$114,385	\$161,581	\$175,783
AVERAGE HOME VALUE	\$628,285	\$721,395	\$802,416

TOP 10 MAJOR EMPLOYERS:



GLEN FOREST SHOPPING CENTER

5898-5918 and 5886-5896 Leesburg Pike
Falls Church, VA 22041

OVERVIEW:

Located on Leesburg Pike, just off Columbia Pike, less than 7 miles from Washington, DC, the property comprises 51,156 SF and is 94% leased to a diverse tenant mix of grocery, food and beverage, off-price and service offerings. Strategically located in the heart of Fairfax County-the 5th wealthiest county in the US, most populous county in VA, home to 11 Fortune 500 companies, with some of the largest demand drivers in the D.C. region. Within Bailey's Crossroads micro-market, surrounded by long established neighborhoods, medical, office complexes and thriving shopping centers makes this an exceptionally stable, high-performing center.

STREET VISIBILITY: LEESBURG PIKE



UNIT 5892 LEESBURG PIKE



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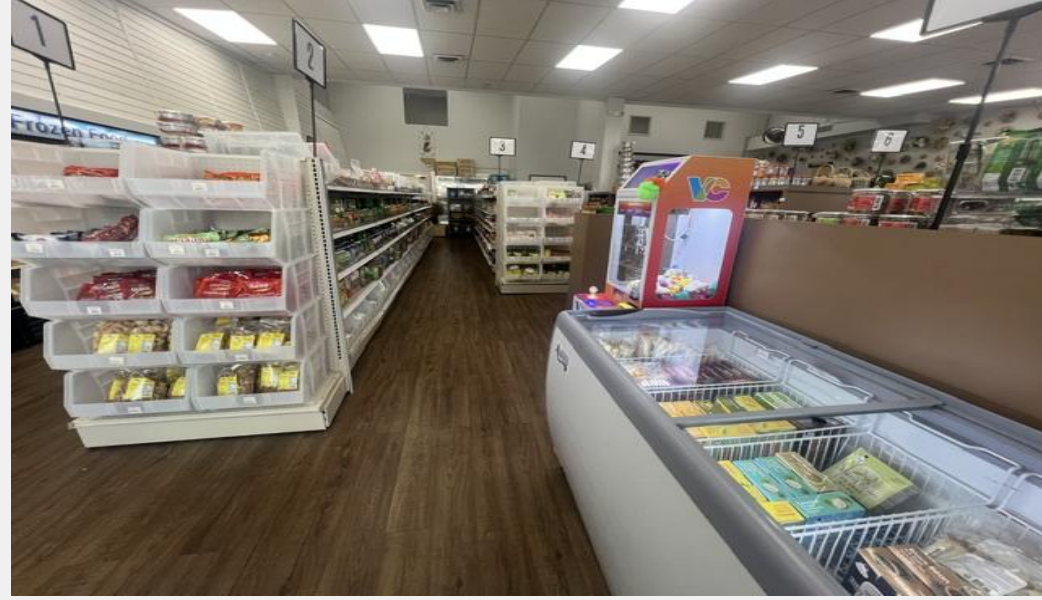
WWW.WOODMONT.US

DAVID SMITH

CELL: (202) 258-3175 | OFFICE: (301) 652-2303
dsmith@woodmont.us | 4919 Bethesda Ave Suite 200, Bethesda, MD



UNITS 5888-5890 LEESBURG PIKE



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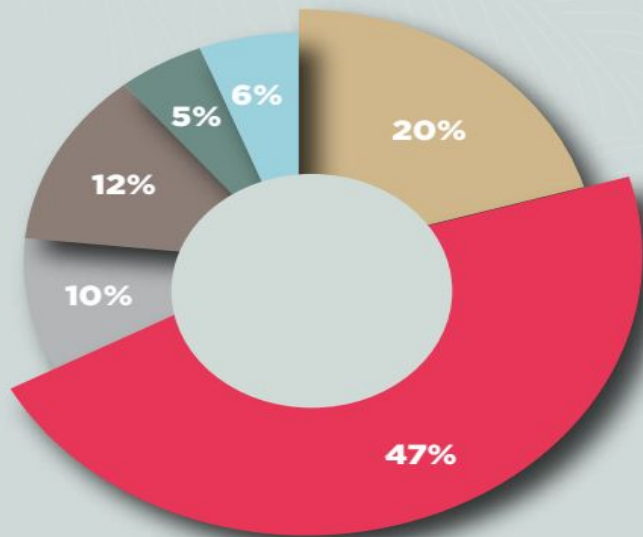
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FAVORABLE MERCHANDISE MIX (By GLA)

■ Grocery ■ Food & Beverage ■ Off-Price ■ Service ■ Other ■ Available



NATIONAL TENANTS

POPEYES

boost
mobile

State Farm

SUBWAY



Core Fairfax County Location

#1

Most Populous County in Virginia (2022)

- Census.gov

#5

**Richest County
in the U.S. (2022)**

- U.S. News & World Report

#3

**Best Counties for Families
in Virginia (2022)**

- Niche.com

#2

**Best School District
in Virginia (2023)**

- Niche.com

#6

**Healthiest Community
in the U.S. (2022)**

- Niche.com



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WASHINGTON, DC
(7 MILES)



EXCELLENT VISIBILITY & ACCESS ALONG DOMINANT COMMERCIAL CORRIDOR

Glen Forest Shopping Center is prominently situated on Leesburg Pike (Route 7 - 37,131 VPD) - the primary commercial corridor running through Falls Church. Route 7 provides access to the entire trade area and connects Bailey's Crossroads with downtown Falls Church three miles to the northwest, and Alexandria four miles to the southeast. The center offers customers ample surface parking and features a functional layout with each tenant benefitting from excellent visibility.

COLUMBIA PIKE

Crossroads Place



BAILEY'S
CROSSROADS

Crossroads Center



The Shops at Bailey's Crossroads



WOODMONT
PROPERTIES

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