

COMMERCIAL SPACE FOR LEASE

FEATURING:

SUITE	S.F.
5894	1,150
5892	2,200
5888-5890	3,600

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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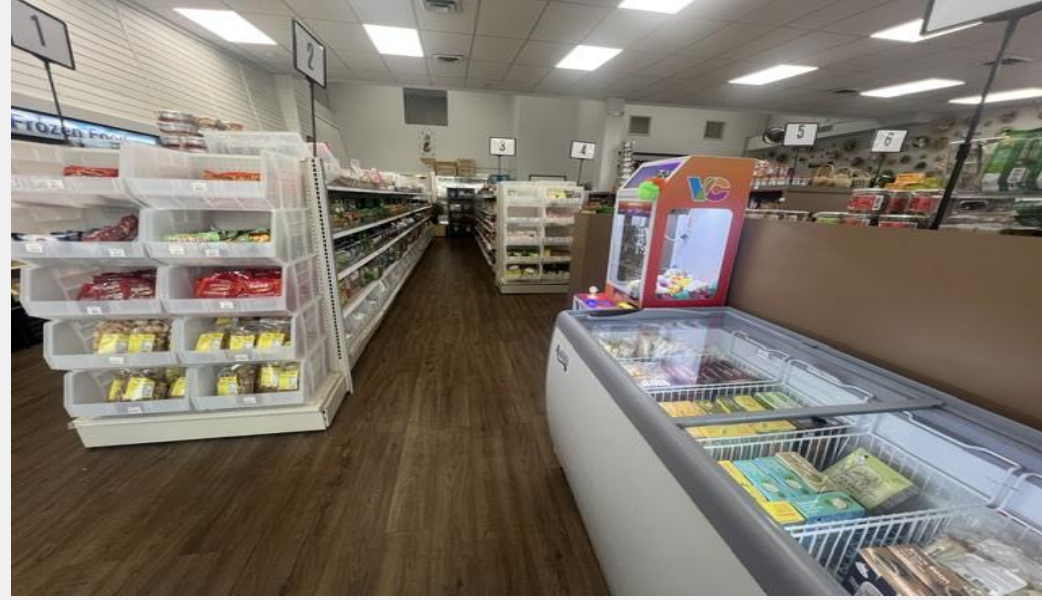
WWW.WOODMONT.US

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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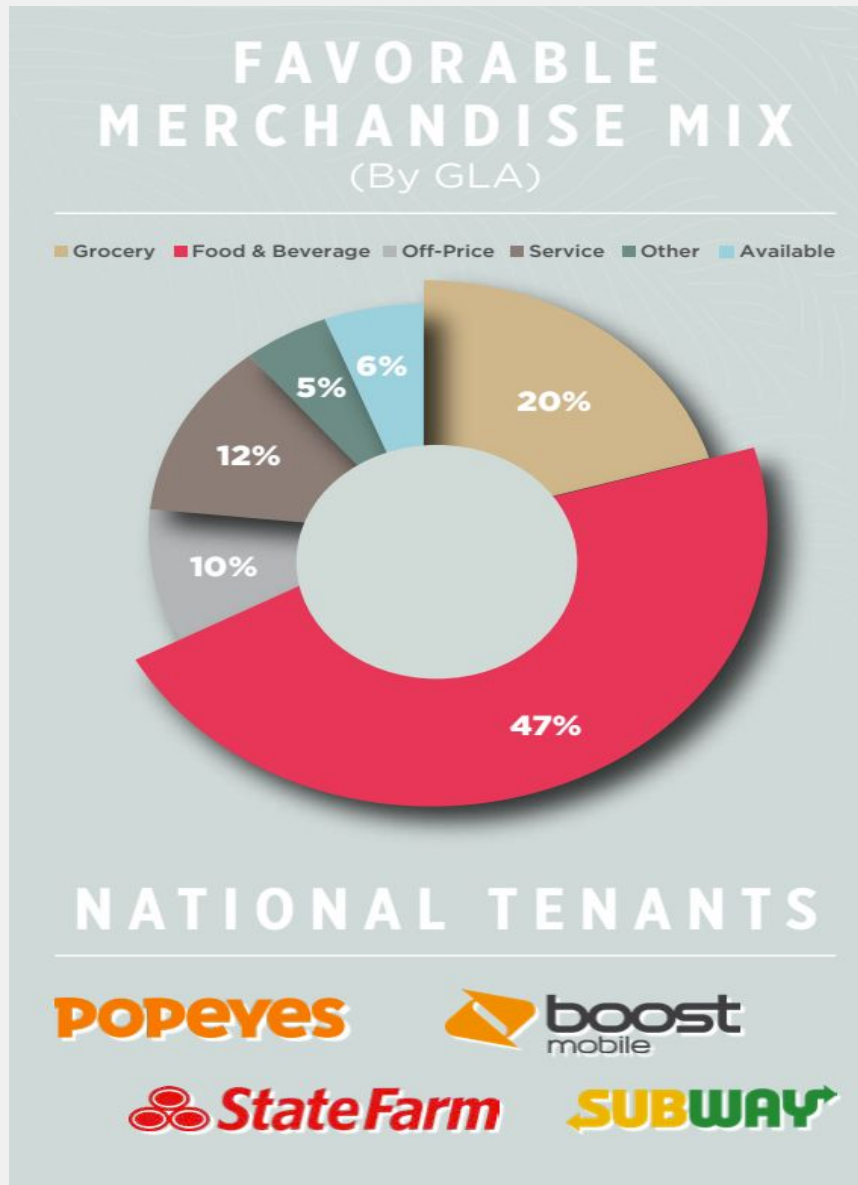
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Core Fairfax County Location

#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 benefiting from excellent visibility.



Crossroads Place

Giant WORLD MARKET
HomeGoods Burlington



**BAILEY'S
CROSSROADS**

Crossroads Center

ULTA ROSS DICK'S
OLD NAVY GOLF GALAXY
Marshalls

**GLEN FOREST
SHOPPING CENTER**

**The Shops at
Bailey's Crossroads**

BEST BUY TRADER JOE'S
five BELOW petco



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