



# CHESAPEAKE BAY PLAZA

5501 LEESBURG PIKE | FALLS CHURCH, VA 22041

## FEATURES

- **0.61-Acre Retail Pad available for Ground Lease. Can accommodate 4,131 SF - 6,480 SF Freestanding Building.**
- Great opportunity for restaurant with drive-thru.
- Located in the heart of a retail corridor between heavily traveled Leesburg Pike and Seminary Road.
- Excellent demographics and daytime population (318,262 in a 5-mile radius).
- Adjacent to *Skyline Tower Apartments*, a 939-unit Multi-family high-rise apartment complex.
- Located just minutes from Pentagon City and less than 10 miles from Washington DC.

## DEMOGRAPHICS\*

	1 mile	3 miles	5 miles
2017 Population	45,864	283,524	588,214
Avg HH Income	\$87,521	\$111,093	\$124,951
Total Employees	16,328	111,168	318,262
<b>Traffic Count</b>	45,000 VPD on Leesburg Pike 34,606 VPD on Seminary Road		

\* Detailed demographics upon request



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CoStar  
**POWERBROKER**  
 2016 Top Firm Award

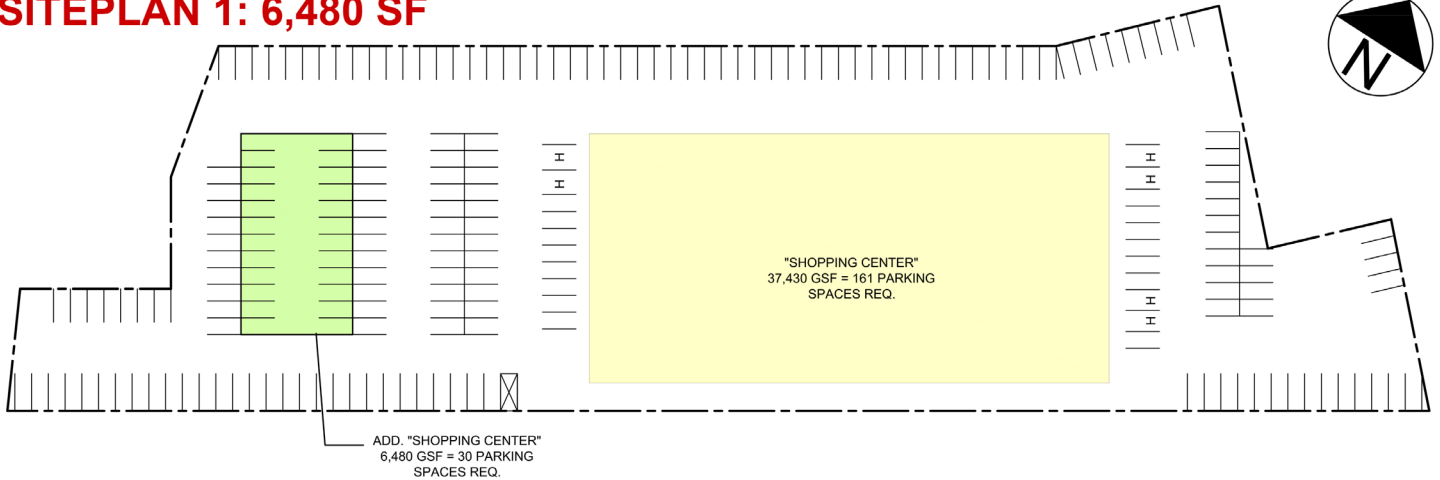
**RETAIL** BROKERS  
 NETWORK

**Taylor Long**  
**PROPERTIES**  
 Commercial Real Estate

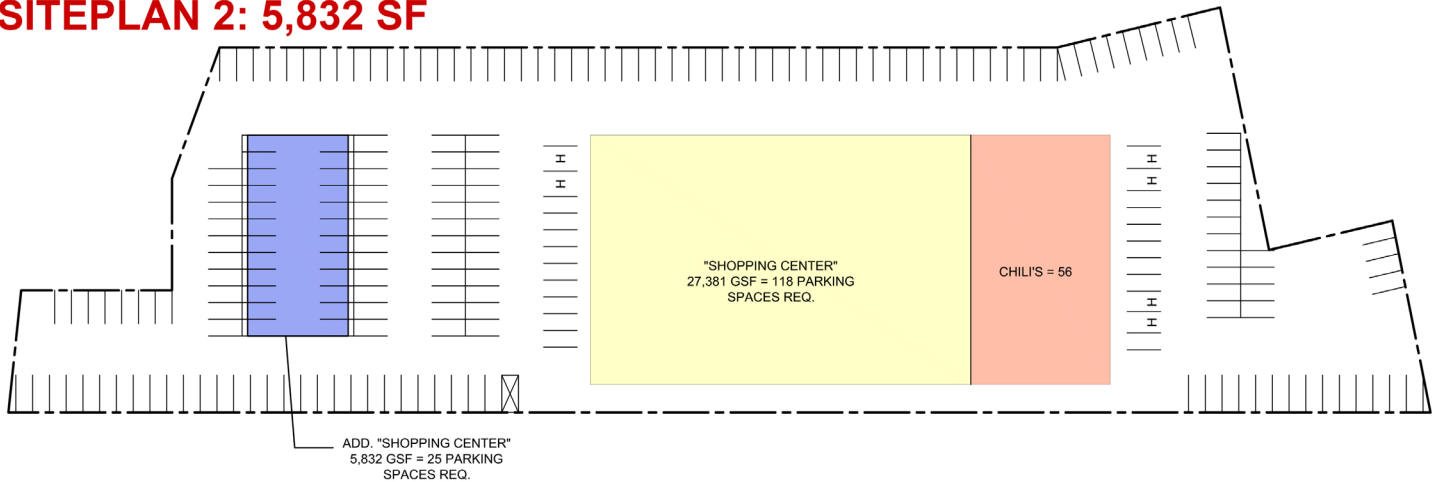


# PROPOSED SITE PLANS

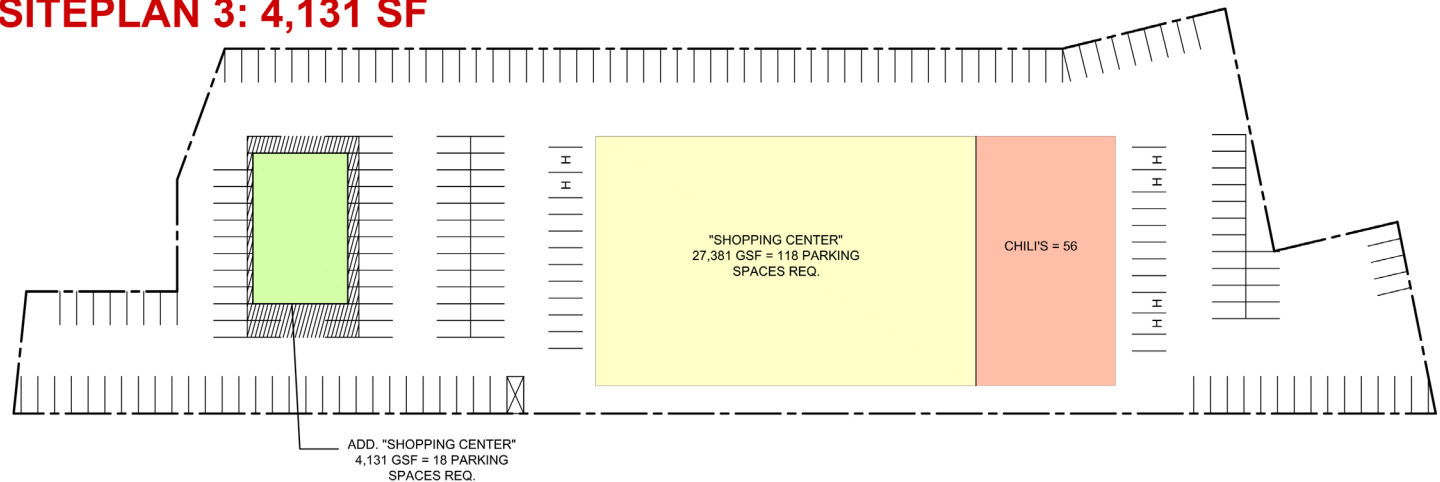
## SITEPLAN 1: 6,480 SF



## SITEPLAN 2: 5,832 SF



## SITEPLAN 3: 4,131 SF



# MAP



**CROSSROADS CENTER**

EVERY SEASON STARTS AT  
**DICK'S SPORTING GOODS**

hgregg  
appliance & electronics

SAFeway

**OLD NAVY**

**STAPLES**

**BED BATH & BEYOND**

Marshall's

**ROSS**

ACMOORE

la Madeleine

ASHLEY Furniture HomeStore

at&t carter's

**BABIES R US**

KFC

DUNKIN' DONUTS

Party City

DSW

VCF

VALUE CITY FURNITURE

Tuesday Morning

the Vitamin Shoppe

**CROSSROADS PLACE**

Giant WORLD MARKET

TJ-maxx Burlington

Foot Locker

Starbucks COFFEE

ABC

Circle K

Wendy's

Longhorn

**BAILEY'S CROSSROADS**

Panera

Pier 1 imports

TRADER JOE'S

PETCO

BEST BUY

Pizza Hut

Moe's

TOYS R US

Bank of America

VOCCELLI PIZZA

AMERICA'S BEST CONTACTS & EYEGLASSES

AutoZone

Shell

**AVAILABLE**

**Taylor Long**  
PROPERTIES  
Commercial Real Estate

**804.864.9788**

[www.taylorlongproperties.com](http://www.taylorlongproperties.com)

**SKYLINE TOWERS APARTMENTS**

**SKYLINE MALL**

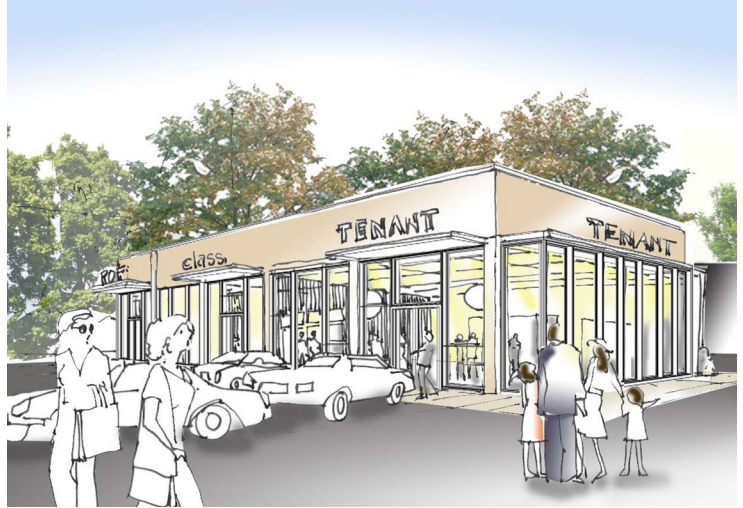
Target

sport & health

Starbucks COFFEE



# PHOTOS



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