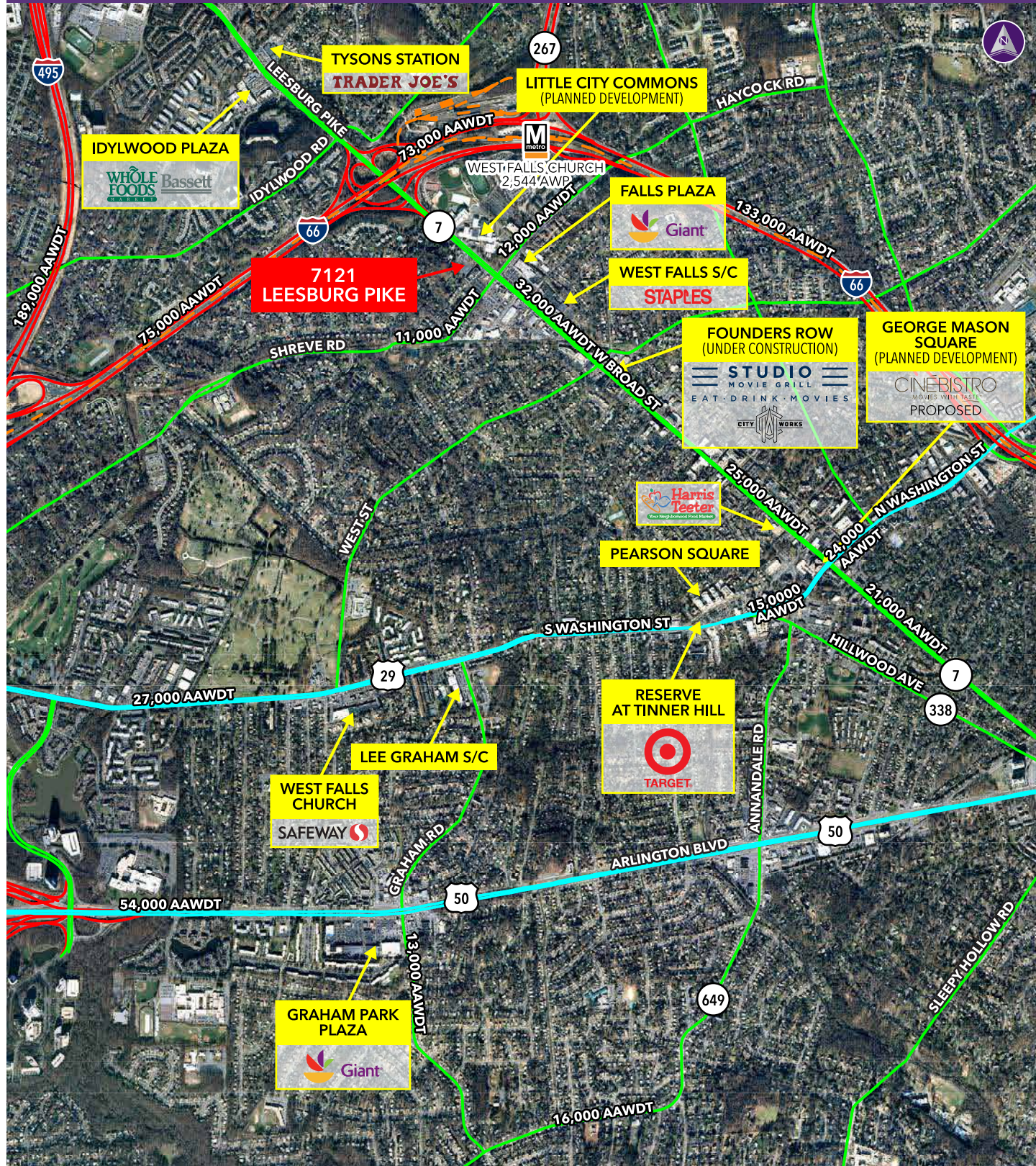


7121 LEESBURG PIKE ■ FALLS CHURCH, VA



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■ 7121 Leesburg Pike

FALLS CHURCH, VA 22043

1,100 SF ON 2ND FLOOR AVAILABLE

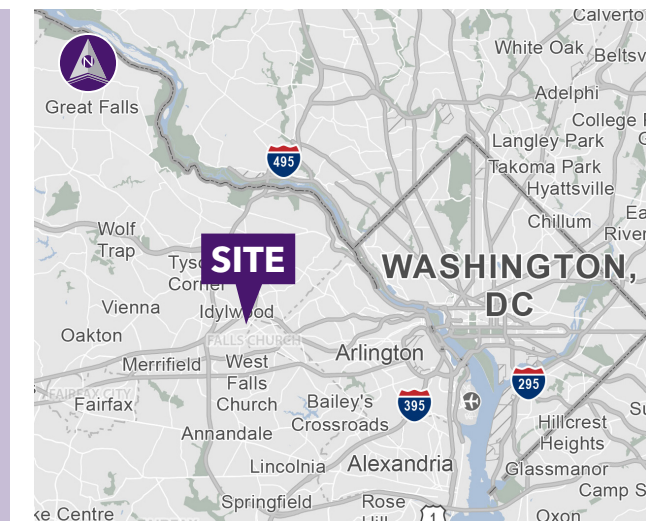


Property Highlights

- Across from the Little City Commons, a planned 1.4 million-square-foot mixed-use development in collaboration by PN Hoffman, EYA and Regency Centers Corp. on a 9.4-acre tract with 328,000 square feet of office, 123,400 square feet of retail, 85,000 square-foot hotel, 150 condominiums, 425 multifamily units and 200 senior housing units
- Tremendous visibility to Leesburg Pike (32,000 AAWDT)
- Pylon signage available
- Proposed traffic light with direct access to site

Demographics (2020 Estimated)

	1 Mile	3 Mile	5 Mile
Population	16,801	158,184	392,291
Average HH Income	\$182,337	\$177,230	\$178,567
Daytime Population	15,391	188,220	433,127



Please Contact

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