



COLUMBIA PIKE GATEWAY EAST

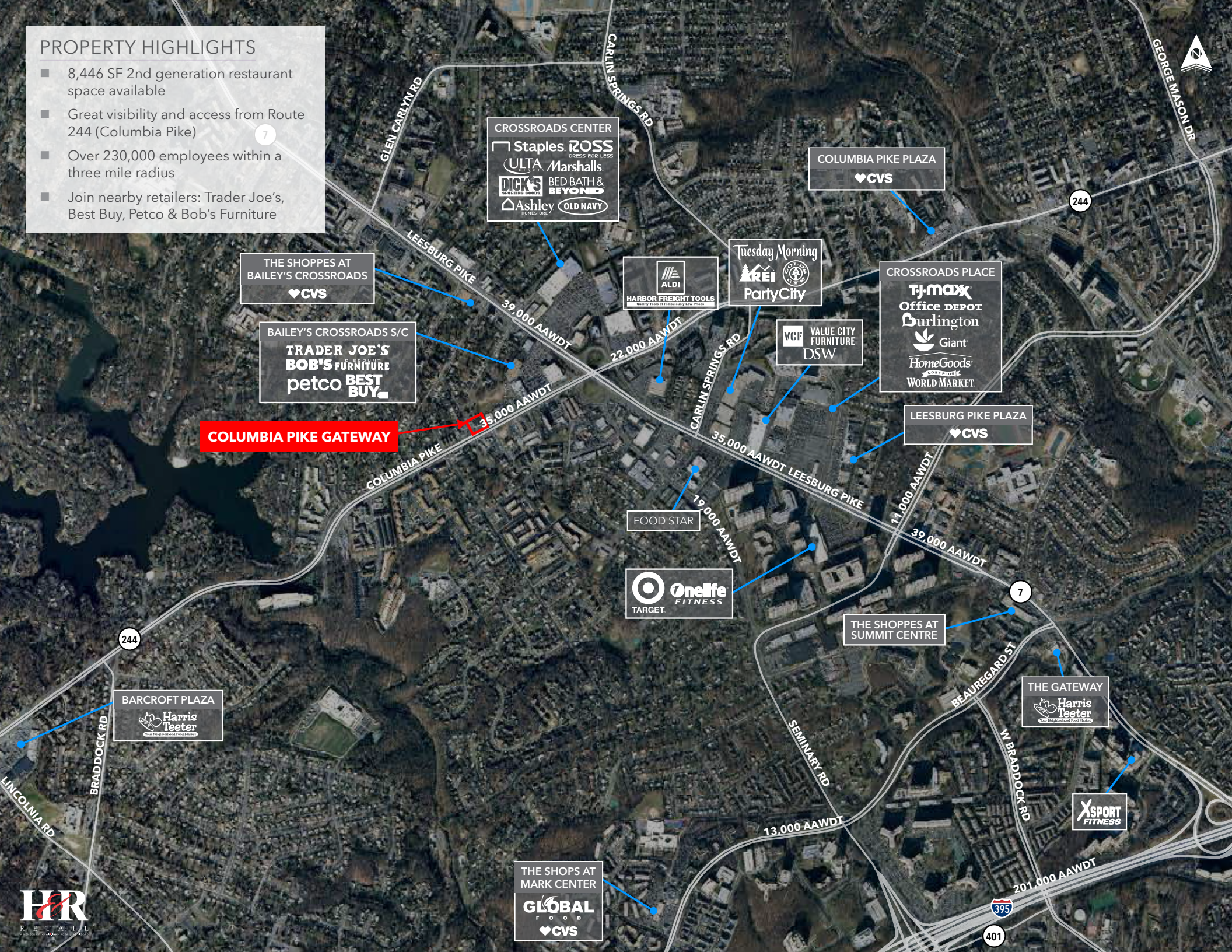
5852 COLUMBIA PIKE | FALLS CHURCH, VA 22041



2nd Gen Restaurant Available

PROPERTY HIGHLIGHTS

- 8,446 SF 2nd generation restaurant space available
- Great visibility and access from Route 244 (Columbia Pike)
- Over 230,000 employees within a three mile radius
- Join nearby retailers: Trader Joe's, Best Buy, Petco & Bob's Furniture



COLUMBIA PIKE GATEWAY

CROSSROADS CENTER
 Staples **ROSS** DRESS FOR LESS
 ULTA **Marshalls**
 DICK'S SPORTING GOODS **BED BATH & BEYOND**
 Ashley **OLD NAVY**

COLUMBIA PIKE PLAZA
 ♥ **CVS**

THE SHOPPES AT BAILEY'S CROSSROADS
 ♥ **CVS**

ALDI
HARBOR FREIGHT TOOLS
 Quality Tools at Remarkably Low Prices

Tuesday Morning
REI
PartyCity

CROSSROADS PLACE
TJ-maxx
Office DEPOT
Burlington
 Giant
HomeGoods
WORLD MARKET

BAILEY'S CROSSROADS S/C
TRADER JOE'S
BOB'S FURNITURE
petco
BEST BUY

VCF VALUE CITY FURNITURE
DSW

LEESBURG PIKE PLAZA
 ♥ **CVS**

FOOD STAR

Onelife
TARGET **FITNESS**

THE SHOPPES AT SUMMIT CENTRE

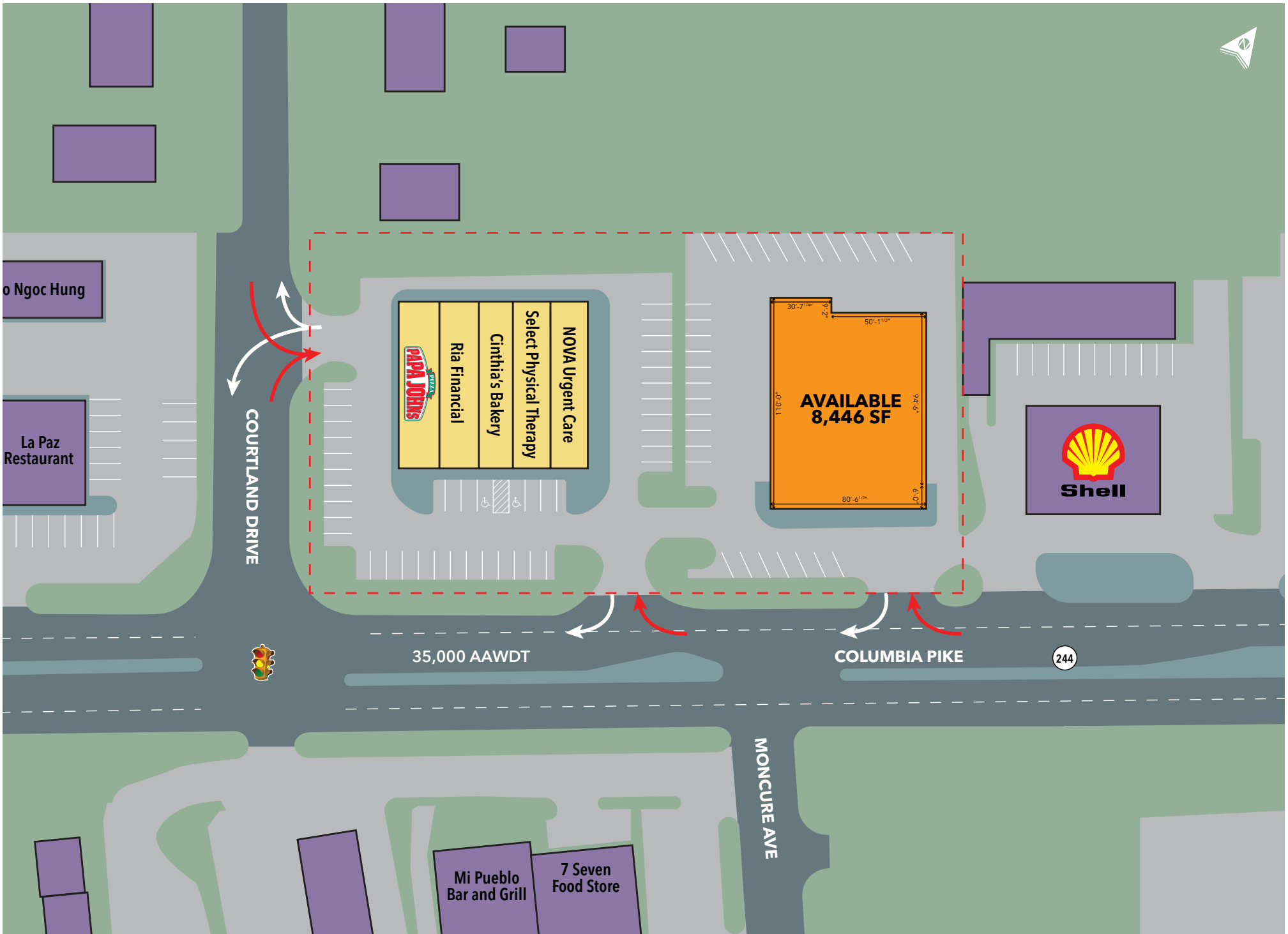
BARCROFT PLAZA
Harris Teeter

THE GATEWAY
Harris Teeter

XSPORT
FITNESS

THE SHOPS AT MARK CENTER
GLOBAL FOOD
 ♥ **CVS**





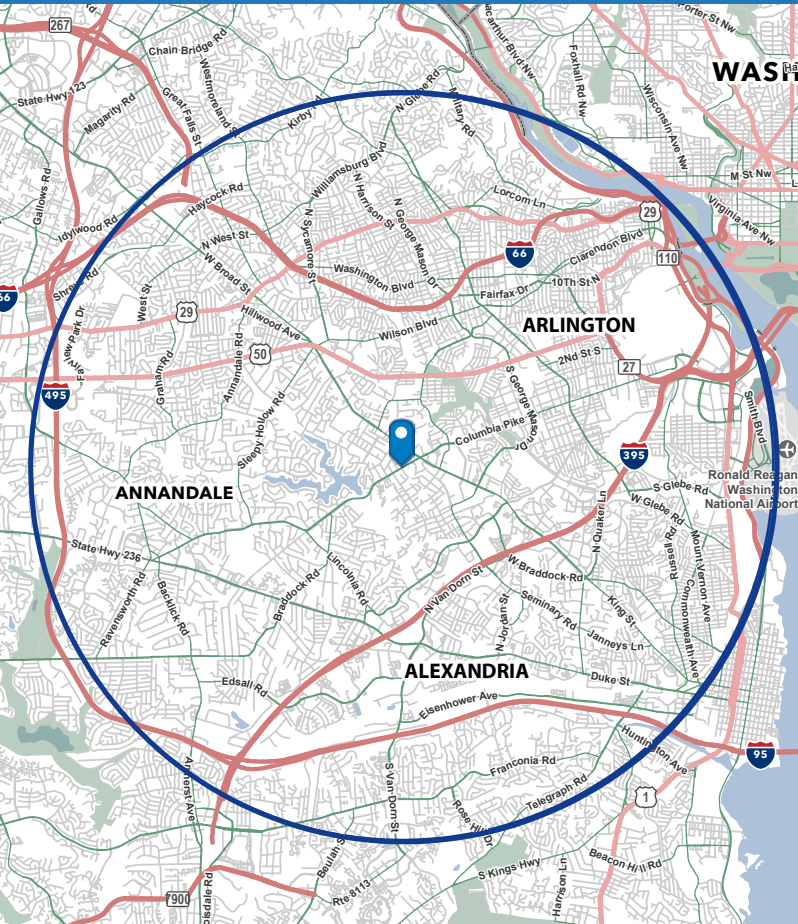




FALLS CHURCH, VA

DEMOGRAPHIC PROFILE (2022)

Columbia Pike Gateway East
5 mile ring



KEY FACTS

597,728 Population	37.3 Median Age	250,908 Households
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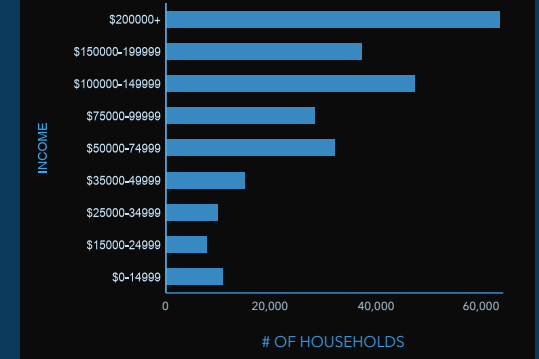
EDUCATION

10% High School Diploma	32% Bachelor's Degree	34% Graduate/Professional Degree
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INCOME

	\$118,572 Median Household Income
	\$73,201 Per Capita Income

\$174,377
AVERAGE HH INCOME (\$)



BUSINESS

	19,729 Total Businesses		601,316 Daytime Population		1,392 Food Srv & Drinking Places
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TAPESTRY SEGMENTS

3B Metro Renters
55,774 (22.2%) of households

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

- Willing to take risks and work long hours to get to the top of their profession.
- Become well informed before purchasing the newest technology.
- Prefer environmentally safe products.
- Socializing and social status very important.

3A Laptops and Lattes
42,444 (16.9%) of households

Laptops and Lattes residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home. Although single householders technically outnumber couples, this market includes a higher proportion of partner households, including the highest proportion of same-sex couples. Residents are more interested in the stock market than the housing market. Laptops and Lattes residents are cosmopolitan and connected—technologically savvy consumers. They are active and health conscious, and care about the environment.

- These are health-conscious consumers, who exercise regularly and pay attention to the nutritional value of the food they purchase.
- Environmentally conscientious but also image-conscious; both impact their purchasing.

2A Urban Chic
26,807 (10.7%) of households

Urban Chic residents are professionals that live a sophisticated, exclusive lifestyle. Half of all households are occupied by married-couple families and about 30% are singles. These are busy, well-connected, and well-educated consumers—avid readers and moviegoers, environmentally active, and financially stable. This market is a bit older, with a median age of almost 43 years, and growing slowly, but steadily.

- Over 40% of households receive income from investments.
- Environmentally aware, residents actively recycle and maintain a "green" lifestyle.
- These busy, tech-savvy residents use PCs extensively for an array of activities such as shopping, banking, and staying current—a top market for Apple computers.



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