

## NEARBY RETAILERS



## RETAIL FOR LEASE

- A freestanding 12,551 SF building with a drive through on 1.45 acres of land.
- Located at a signalized traffic light with access on Leesburg Pike (36,350 VPD) and Glen Carlyn Drive.
- Ample parking with 57 parking spaces.
- Zoned C-6

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# LOCATION

# 6053 LEESBURG PIKE

FALLS CHURCH, VA 22041, FAIRFAX COUNTY



## DEMOGRAPHICS | 2022:

	1-MILE	3-MILE	5-MILE
Population	26,012	256,557	599,370
Daytime Population	20,973	230,116	601,480
Households	9,009	104,444	249,684
Average HH Income	\$128,106	\$161,932	\$173,067

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2021:

Leesburg Pike	36,350 ADT
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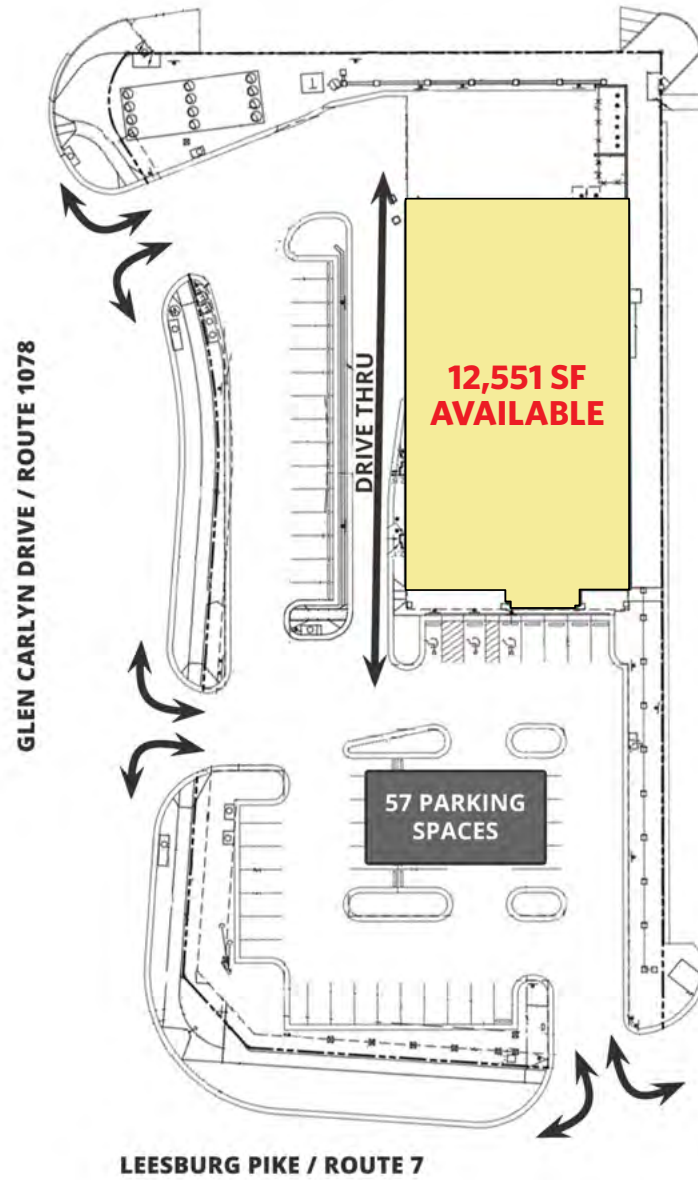
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# SITE PLAN

# 6053 LEESBURG PIKE

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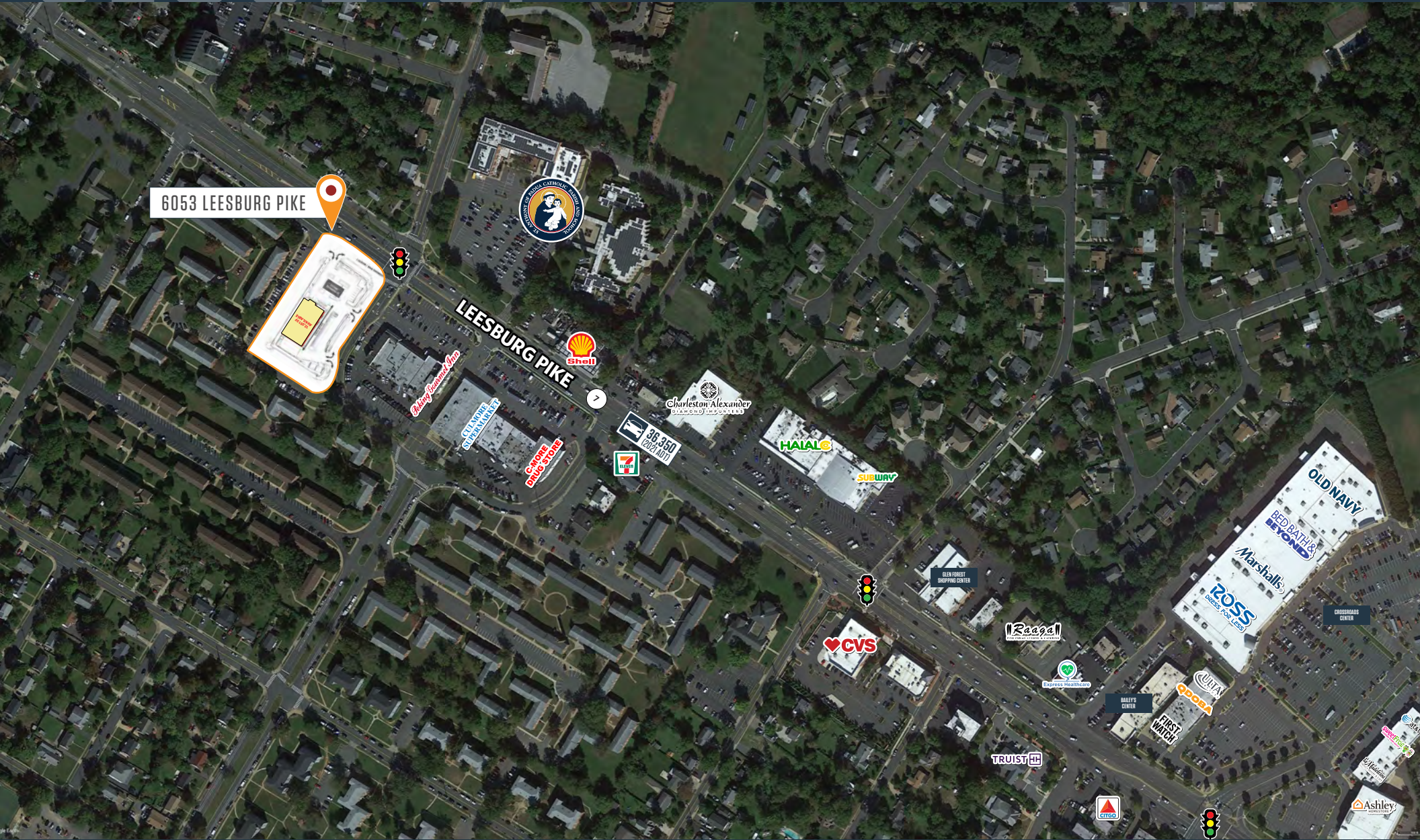
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# CLOSE-UP

# 6053 LEESBURG PIKE

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## FOR MORE INFORMATION, PLEASE CONTACT:

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