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Michaels Burlington

RETAIL FOR LEASE

- 12,000 SF building / 1 acre land available directly off Leesburg Pike
- Tremendous visibility on major roadways - Leesburg Pike (35,684 VPD) & Arlington Blvd (50,425 VPD)
- C-8 Zoning
- 4 Access Points

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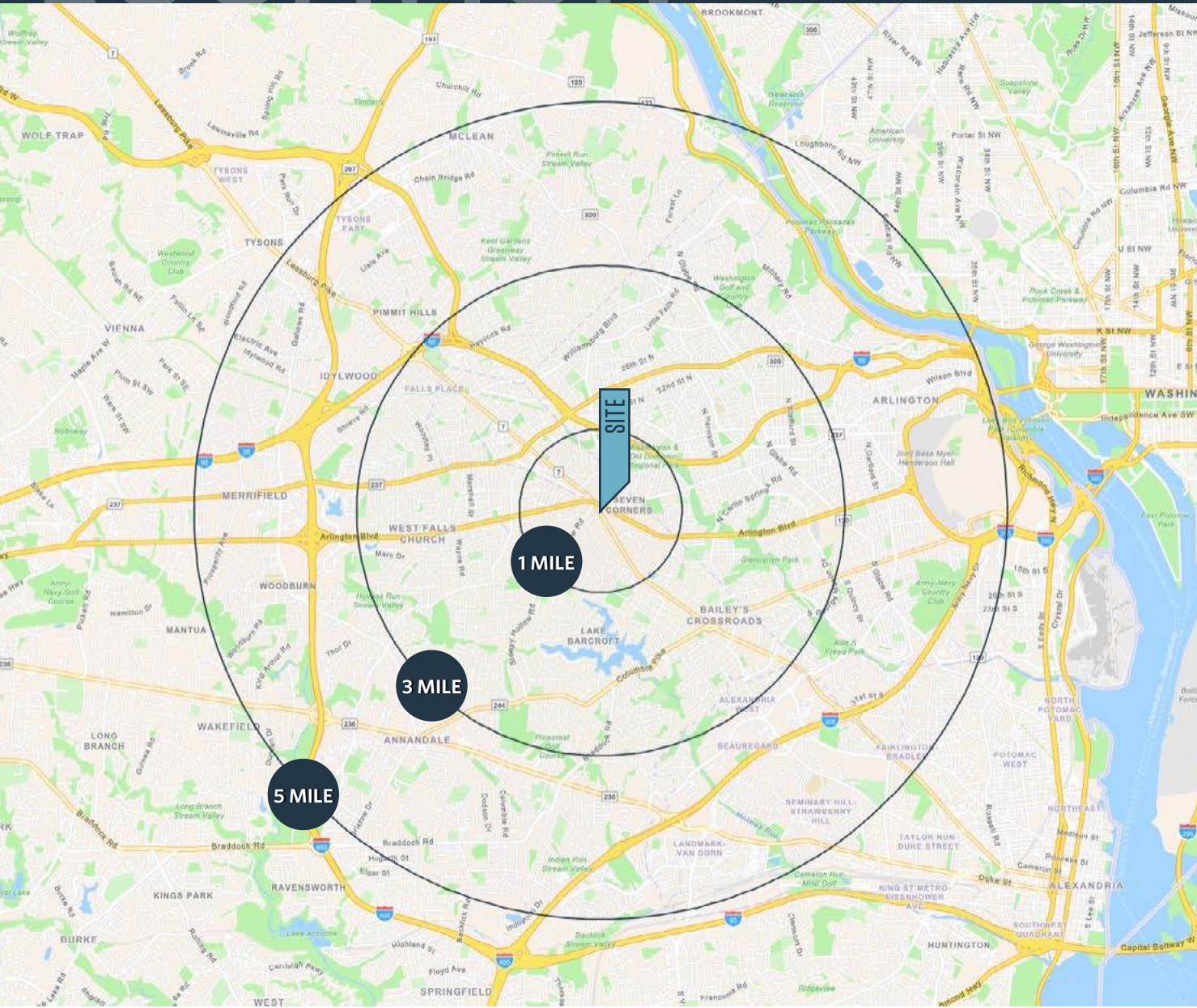
RYAN SCHMITZ

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LOCATION

6300 LEESBURG PIKE

FALLS CHURCH, VA 22044



DEMOGRAPHICS | 2024:

| | 1-MILE | 3-MILE | 5-MILE |
|--------------------|-----------|-----------|-----------|
| Population | 24,289 | 219,633 | 219,633 |
| Daytime Population | 23,036 | 202,888 | 202,888 |
| Households | 9,134 | 9,134 | 237,339 |
| Average HH Income | \$237,339 | \$193,126 | \$184,526 |

TRAFFIC COUNTS | 2023:

| | |
|----------------|------------|
| Leesburg Pike | 35,684 VPD |
| Arlington Blvd | 50,425 VPD |

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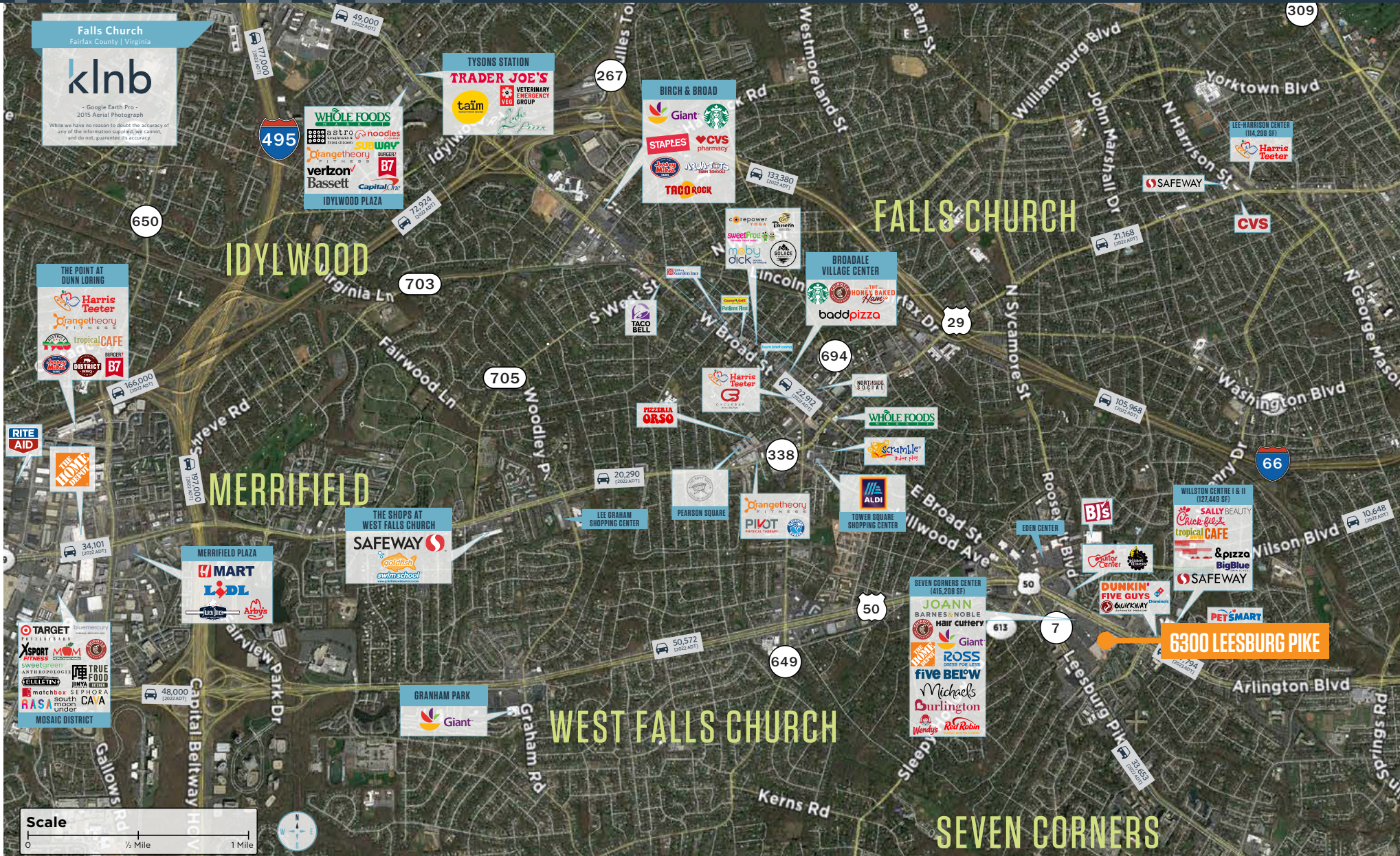
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AERIAL

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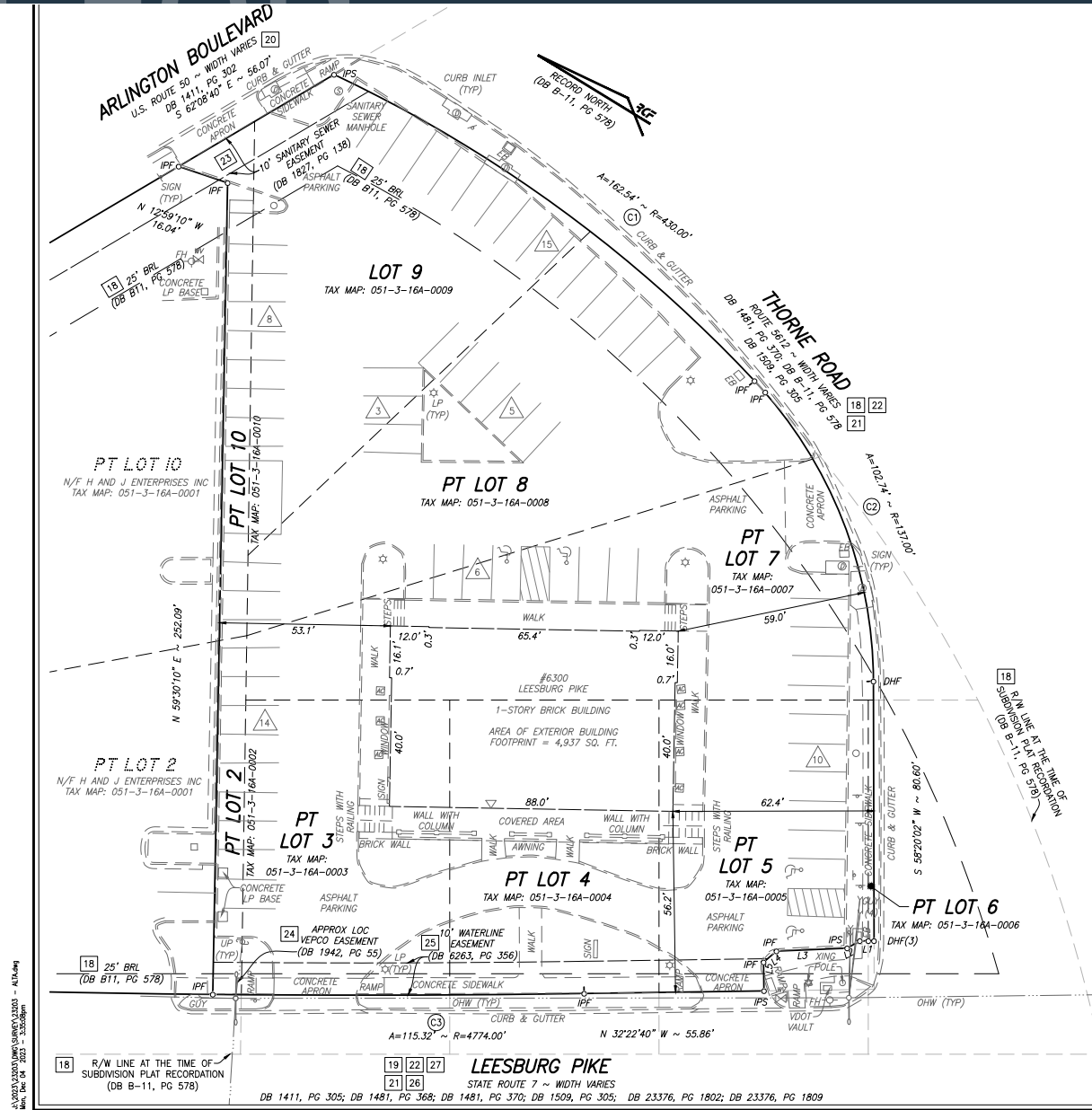
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SITE PLAN

6300 LEESBURG PIKE

FALLS CHURCH, VA 22044



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