

[CLICK HERE TO SEE FULL 14-SITE PORTFOLIO >](#)



JOIN THESE RETAILERS



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

MATT SKALET

m skalet@klnb.com | 202-420-7775

BEN BECKER

bbecker@klnb.com | 202-420-7773

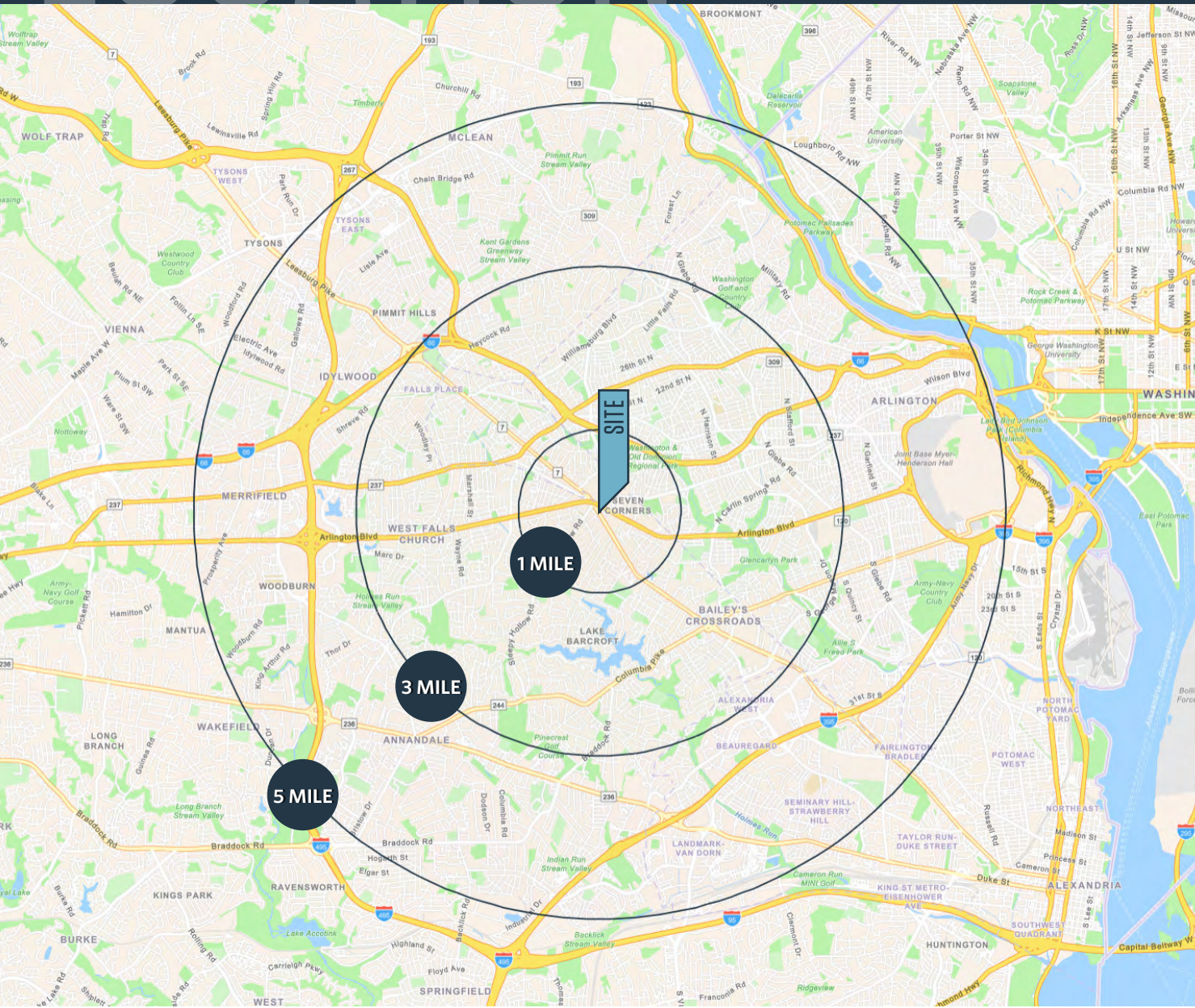
RYAN SCHMITZ

rschmitz@klnb.com | 202-420-7769

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

MATT SKALET
mskalet@klnb.com | 202-420-7775

BEN BECKER
bbecker@klnb.com | 202-420-7773

RYAN SCHMITZ
rschmitz@klnb.com | 202-420-7769



MID-VIEW

6300 LEESBURG PIKE

FALLS CHURCH, VA 22044



MATT SKALET

maskalet@klnb.com | 202-420-7775

BEN BECKER

bbecker@klnb.com | 202-420-7773

RYAN SCHMITZ

rschmitz@klnb.com | 202-420-7769



AERIAL

6300 LEESBURG PIKE

FALLS CHURCH, VA 22044



MATT SKALET

m skalet@klnb.com | 202-420-7775

BEN BECKER

bbecker@klnb.com | 202-420-7773

RYAN SCHMITZ

rschmitz@klnb.com | 202-420-7769

klnb



6300 LEESBURG PIKE

FALLS CHURCH, VA 22044

FOR MORE INFORMATION, PLEASE CONTACT:

MATT SKALET

[mskalet@klnb.com](mailto:maskalet@klnb.com)

202-420-7775

BEN BECKER

bbecker@klnb.com

202-420-7773

RYAN SCHMITZ

rschmitz@klnb.com

202-420-7769

1130 Connecticut Ave NW #600, Washington, DC 20036

.....

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.