

THE JUNCTION AT CROSSROADS

5701 Columbia Pike, Falls Church, VA 22041
Fairfax County



JOIN:



NEARBY RETAILERS:



- 2,600 SF drive-thru available.
- Conveniently located at the crossroads of Columbia Pike (Route 244) and Leesburg Pike (Route 7).
- Great visibility along Columbia Pike with over 21,000 ADT.
- Multiple points of ingress/egress including a fully signalized intersection.

Ryan Minnehan
rminnehan@klnb.com
443-632-2088

Billy Kelly
bkelly@klnb.com
703-268-2706

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

THE JUNCTION AT CROSSROADS

5701 Columbia Pike, Falls Church, VA 22041
Fairfax County

2,600 SF DRIVE-THRU AVAILABLE



AVAILABLE SPACE:

SIZE	RENT	CONDITION	TIMING
2,600 SF	MARKET	"AS-IS" (2 nd generation restaurant)	IMMEDIATE

SITE PLAN

Ryan Minnehan
rminnehan@klnb.com
443-632-2088

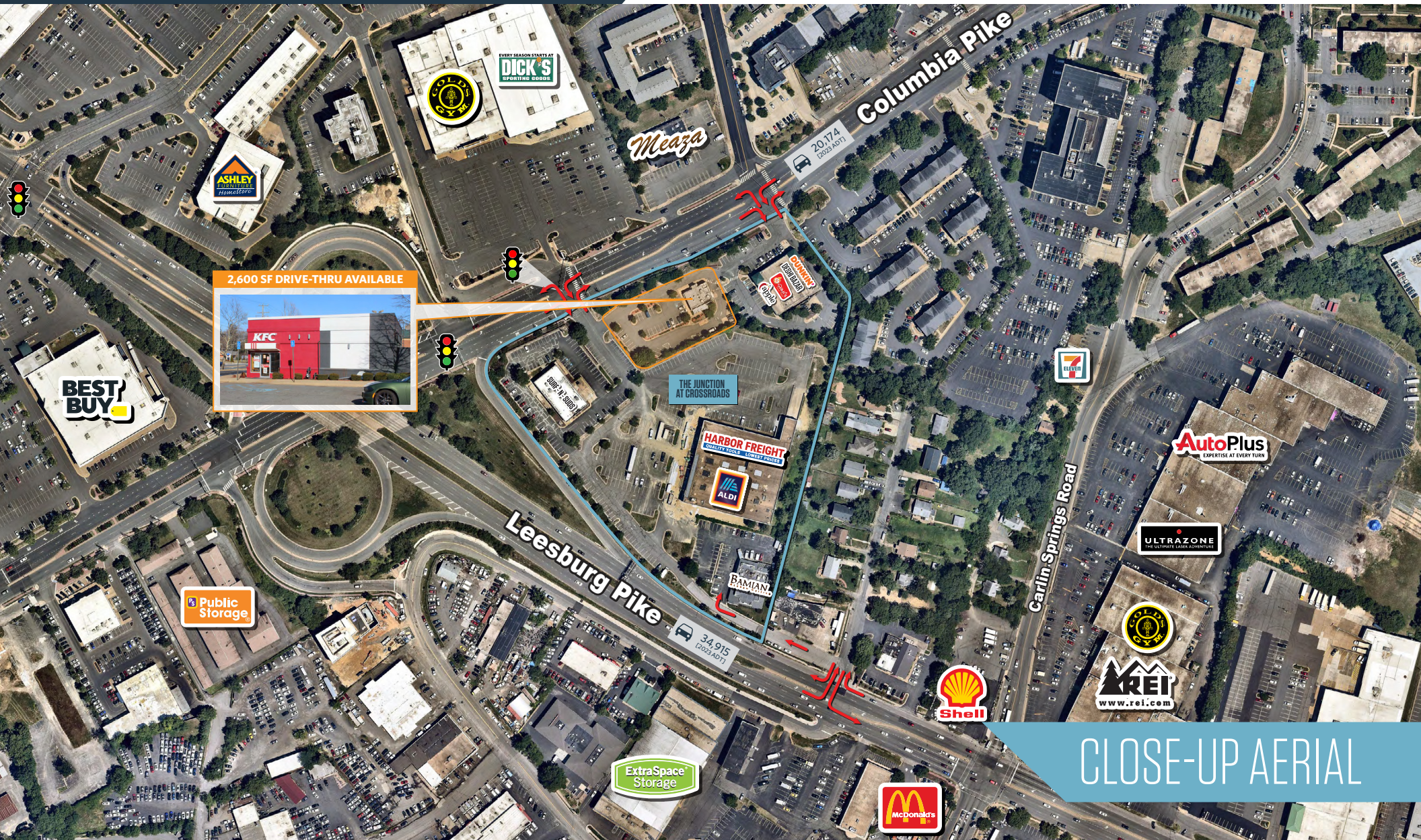
Billy Kelly
bkelly@klnb.com
703-268-2706

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

THE JUNCTION AT CROSSROADS

5701 Columbia Pike, Falls Church, VA 22041
Fairfax County



CLOSE-UP AERIAL

Ryan Minnehan
rminnehan@klnb.com
443-632-2088

Billy Kelly
bkelly@klnb.com
703-268-2706

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

THE JUNCTION AT CROSSROADS

5701 Columbia Pike, Falls Church, VA 22041
Fairfax County



Bailey's Crossroads
Fairfax County | Virginia

klnb

- Google Earth Pro -
2018 Aerial Photograph
While we have no reason to doubt the accuracy of
any of the information supplied, we cannot,
and do not, guarantee its accuracy.

Ryan Minnehan
rminnehan@klnb.com
443-632-2088

Billy Kelly
bkelly@klnb.com
703-268-2706

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

THE JUNCTION AT CROSSROADS

5701 Columbia Pike, Falls Church, VA 22041
Fairfax County



PHOTOS

Ryan Minnehan
rminnehan@klnb.com
443-632-2088

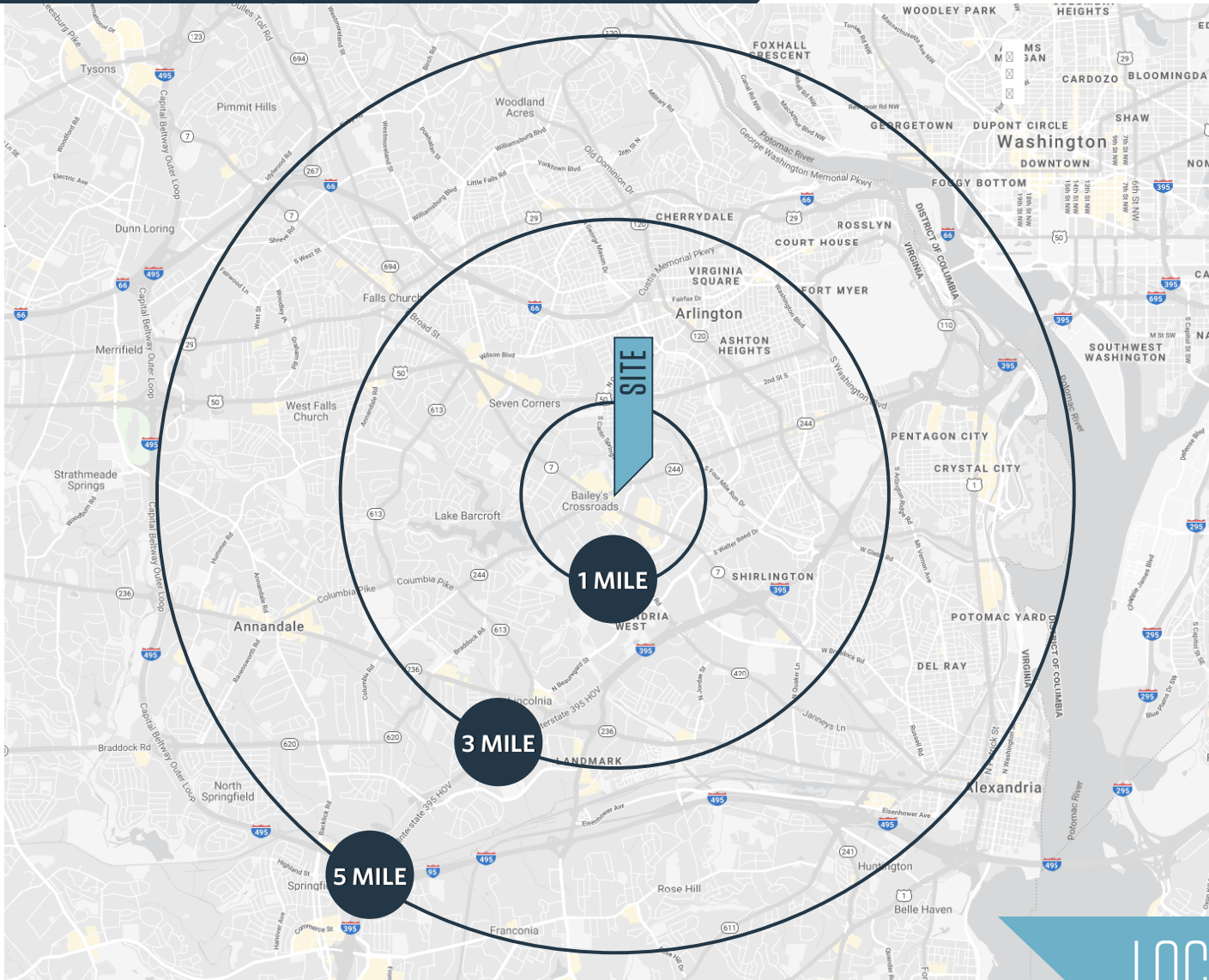
Billy Kelly
bkelly@klnb.com
703-268-2706

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

THE JUNCTION AT CROSSROADS

5701 Columbia Pike, Falls Church, VA 22041
Fairfax County



DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
41,548	293,833	609,704
Daytime Population		
33,609	257,705	635,228
Households		
15,649	126,048	256,400
Average HH Income		
\$122,664	\$162,779	\$182,398

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Columbia Pike	20,174 ADT
Leesburg Pike	34,915 ADT

LOCATION & DEMOGRAPHICS

Ryan Minnehan
rminnehan@klnb.com
443-632-2088

Billy Kelly
bkelly@klnb.com
703-268-2706

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

THE JUNCTION AT CROSSROADS

5701 Columbia Pike, Falls Church, VA 22041
Fairfax County

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

Ryan Minnehan

rminnehan@klnb.com

443-632-2088

Billy Kelly

bkelly@klnb.com

703-268-2706

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

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.

klnb