



NEARBY RETAILERS

**TRADER
JOE'S**

**BEST
BUY**

EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS

Staples

Marshall's

ROSS
DRESS FOR LESS

FIRST WATCH
THE DAYTIME CAFE

RETAIL FOR LEASE OR SALE

- 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 (30,862 VPD) and Glen Carlyn Drive.
- Ample parking with 57 parking spaces.
- Zoned C-6

VERONICA KAMARA

vkamara@klnb.com | 703-268-2714

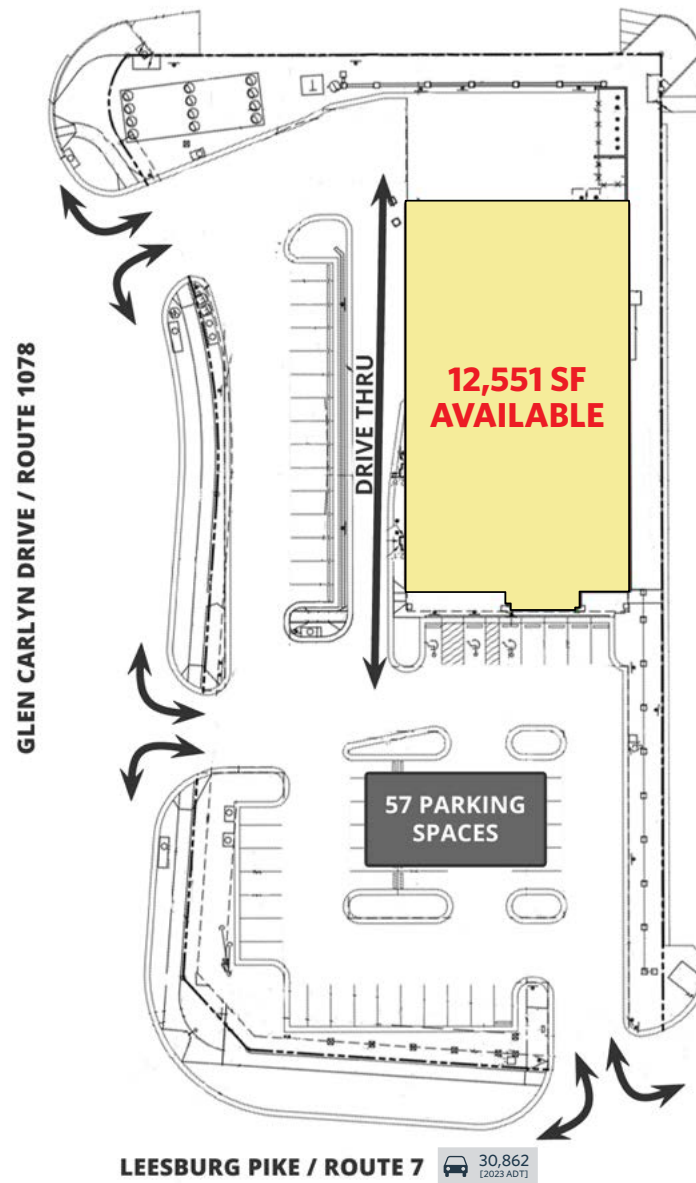
BILLY KELLY

bkelly@klnb.com | 703-268-2706

SITE PLAN

6053 LEESBURG PIKE

FALLS CHURCH, VA 22041, FAIRFAX COUNTY



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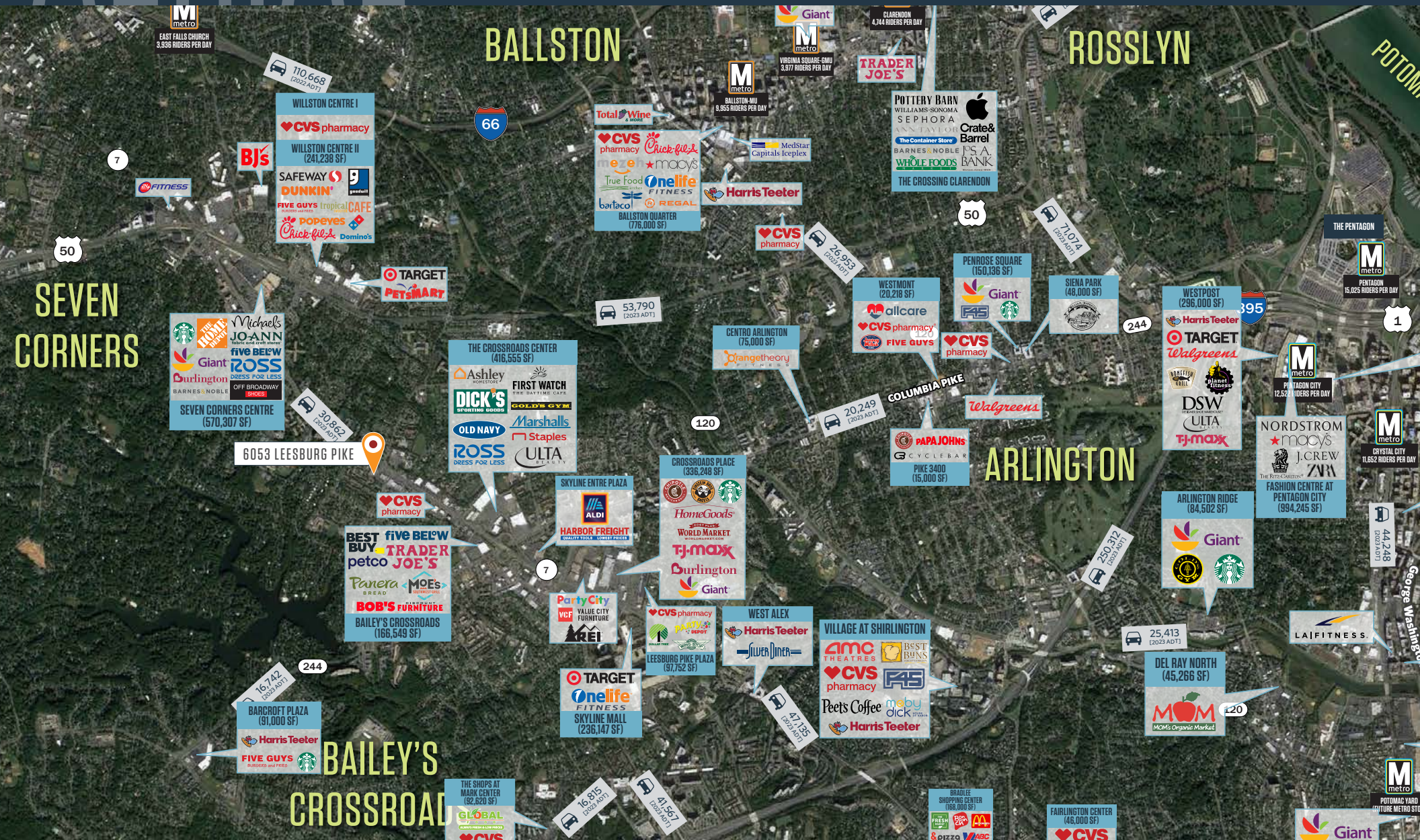
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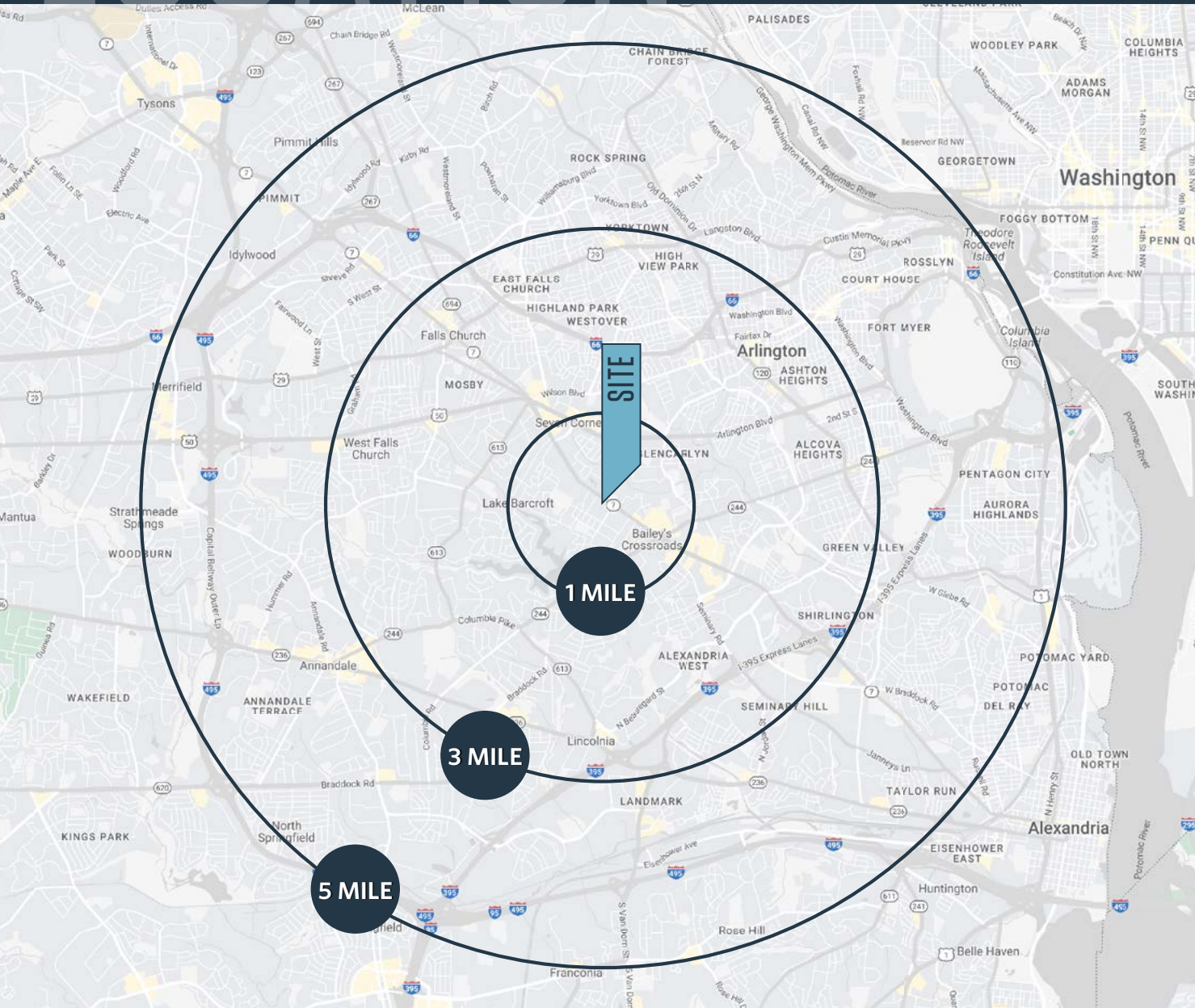
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LOCATION

6053 LEESBURG PIKE

FALLS CHURCH, VA 22041, FAIRFAX COUNTY



DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
25,217	260,890	609,424
Daytime Population		
20,466	236,452	613,360
Households		
8,856	105,814	252,591
Average HH Income		
\$139,851	\$171,368	\$182,990

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Leesburg Pike	30,862 ADT
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FOR MORE INFORMATION, PLEASE CONTACT:

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8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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klnb.com



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