



PROPERTY HIGHLIGHTS

- Available immediately 3,752 SF or can be subdivided into 1,679 SF or 2,073 SF.
- Great visibility and access from route 244 (Columbia Pike)
- Over 89,000 employees in a 3 mile radius

DEMOGRAPHICS

(2006 Estimates)	1 MILE	3 MILE	5 MILE
POPULATION	35,326	246,858	513,372
AVERAGE HH INCOME	\$67,336	\$79,202	\$89,397

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CROSSROADS CENTER AT BAILEY'S

- Marshalls
- A.C. MOORE
- STAPLES
- ROSS
- OLD NAVY
- BED BATH & BEYOND
- FIND OUT.
- BORDERS

BAILEY'S CROSSROADS S/C

- TRADER JOE'S
- Office DEPOT
- Pier 1 imports
- BEST BUY
- PETCO

Target
city

DICK'S
SPORTING GOODS

CROSSROADS PLACE

- TJ-maxx
- KIDS'R'US
- Burlington Coat Factory
- GIANT

VALUE City

DSW
SHOE WAREHOUSE

LEESBURG PIKE PLAZA

CVS

BABIES'R'US

K&A

TOYS'R'US

SKYLINE MALL

- TARGET
- AMC THEATRES