

# WEST SPRINGFIELD SHOPPING CENTER

SPRINGFIELD, VA  
1,200 - 1,566 SF AVAILABLE

RAPPAPORT







# WEST SPRINGFIELD SHOPPING CENTER

## SPRINGFIELD, VA

- Conveniently positioned neighborhood shopping destination at a signalized intersection of Rolling Road, the main thoroughfare of West Springfield
- Offering a unique tenant mix of credit, restaurant and essential retailers that serve the affluent residential population
- Plenty of surface parking ensures utmost accessibility for shoppers visiting multiple retailers within the center
- Retail townhouse opportunities perfect for professional service or medical office uses

### DEMOGRAPHICS 2019

	1 MILE	3 MILES	5 MILES
 POPULATION	14,736	124,273	300,908
 DAYTIME POPULATION	9,240	57,215	163,675
 HOUSEHOLD INCOME	\$151,142	\$157,855	\$157,731
 TRAFFIC COUNTS	22,986 on Rolling Road		

### CO-TENANTS



# WEST SPRINGFIELD SHOPPING CENTER SPRINGFIELD, VA

Lake Accotink

WEST SPRINGFIELD  
HIGH SCHOOL  
2,237 Students



WEST SPRINGFIELD  
SHOPPING CENTER



IRVING MIDDLE SCHOOL  
1,058 Students

ROLLING ROAD 22,986 VPD



OLD KEENE MILL  
SHOPPING CENTER



OLD KEENE MILL ROAD 33,008 VPD



CARDINAL FOREST PLAZA



MY WEST SPRING PLAZA



Springfield Golf & Country Club



# SITE PLAN

WEST SPRINGFIELD SHOPPING CENTER | SPRINGFIELD, VA

1,200 - 1,566 SF AVAILABLE



**BAUER DRIVE**

**ROLLING ROAD 22,986 VPD**



# TENANT LIST

## WEST SPRINGFIELD SHOPPING CENTER | SPRINGFIELD, VA

#	SQ. FT	MERCHANT
1	4,000	Panera Bread
2	2,292	Chipotle
3	5,747	NTB
4	1,815	Popeye's
5	1,500	Subway
6	1,500	Magic Cleaners
7	2,000	H&R Block
8	8,140	Tuesday Morning
9	10,465	Inova Health Care Services
10	2,320	VA ABC
11	4,260	Milano's Restaurant

#	SQ. FT	MERCHANT
12	1,681	Venus Nails
13	2,119	Dentist
14	1,680	King Upholstery
15	2,985	Elite Martial Arts Center
16	1,340	Fiesta Oriental Market
17	4,020	Just Fur Pets
18	1,238	Papa John's Pizza
19	1,620	Family Hair Fashion
20	1,566	Available
21	4,914	TITLE Boxing Club
22	3,220	Asian Grill

#	SQ. FT	MERCHANT
23	2,400	Little Acorn Patch Daycare
24	1,200	Mena's Market
25	1,200	Available
26	1,200	Dahn Yoga
27	1,200	Available
28	1,200	Burke Forrest Veterinary
29	1,200	Available
30	1,200	Available
31	1,200	Village Chicken
32	1,200	Reena's Boutique

# WEST SPRINGFIELD SHOPPING CENTER

SPRINGFIELD, VA



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**WEST SPRINGFIELD SHOPPING CENTER | 6228 ROLLING ROAD, SPRINGFIELD, VA**

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