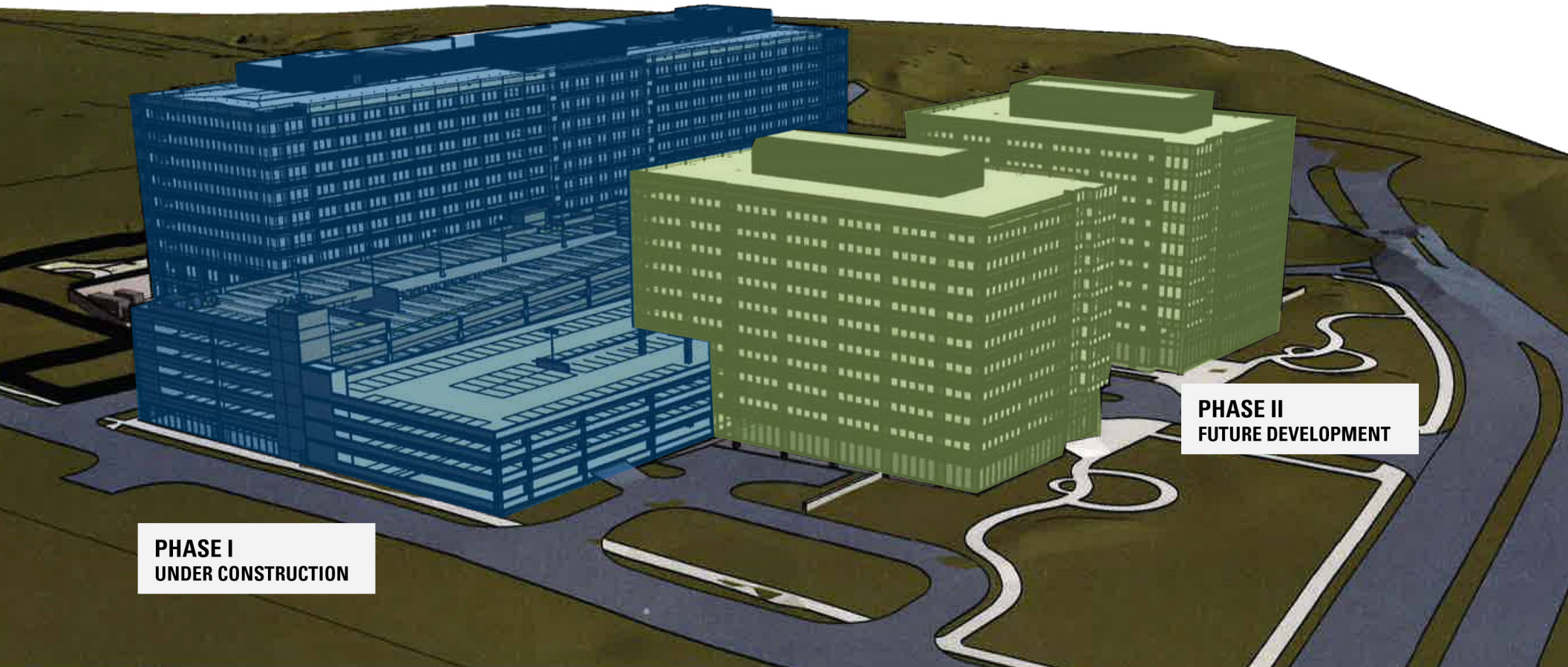


TSA RETAIL

SPRINGFIELD, VA
4,000 SF AVAILABLE







PHASE I
UNDER CONSTRUCTION

PHASE II
FUTURE DEVELOPMENT

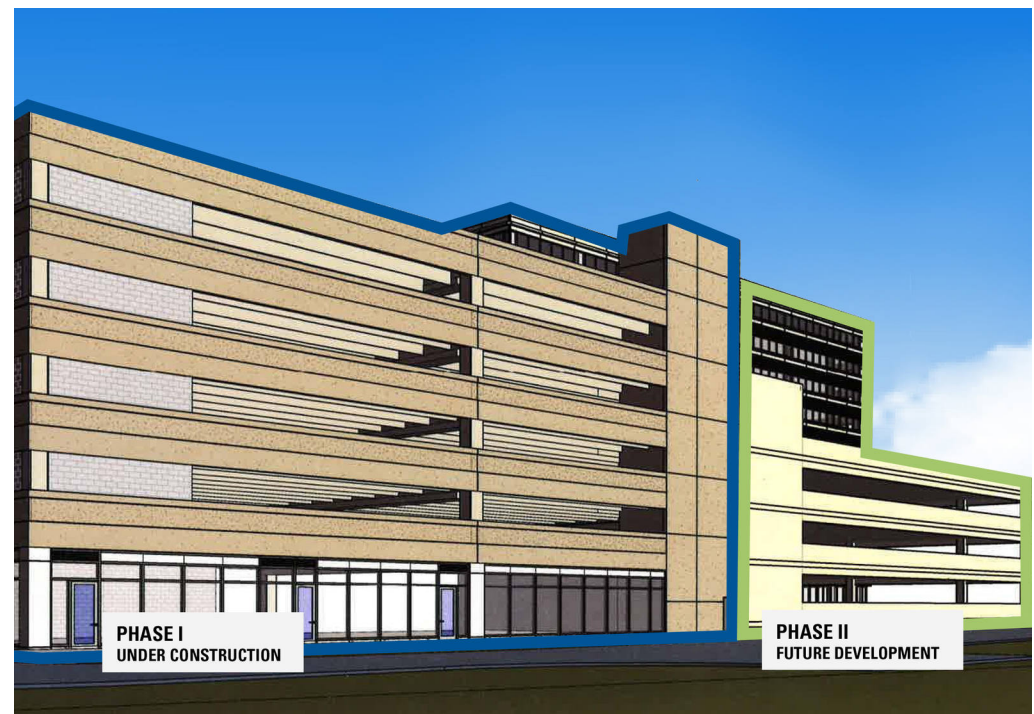
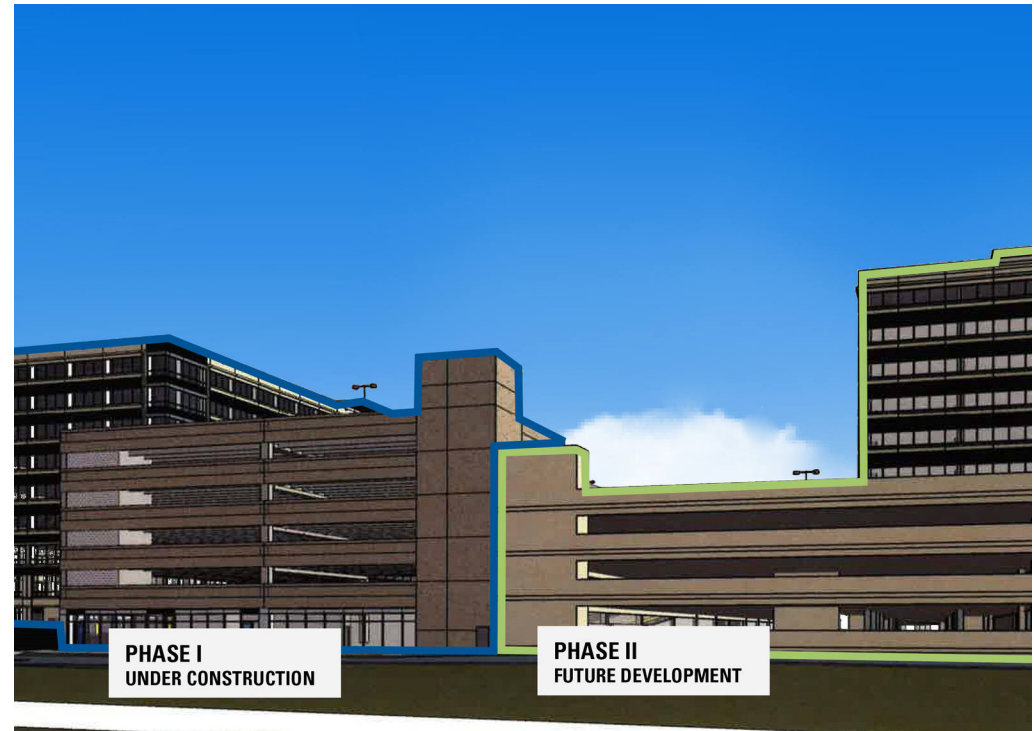
TSA RETAIL SPRINGFIELD, VA

- | 4,000 SF retail opportunity in growing Springfield
- | With 3,000 TSA employees on site and over 3,700 students and faculty at the NOVA Medical Education Campus right next door
- | Located just off I-95 (438,000 VPD) and Franconia-Springfield Pkwy (44,000 VPD)

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	11,955	98,697	340,089
 DAYTIME POPULATION	16,968	108,134	291,645
 HOUSEHOLD INCOME	\$104,966	\$112,364	\$98,120
 TRAFFIC COUNTS	256,000 on I-395/I-95		

AREA RETAILERS



**TSA RETAIL
SPRINGFIELD, VA**

FRANCONIA ROAD 51,000 VPD

LOISDALE ROAD 11,000 VPD

FRANCONIA/SPRINGFIELD PARKWAY 44,000 VPD

I-95/I-395 256,000 VPD

**NORTHERN VIRGINIA
COMMUNITY COLLEGE
3,500 STUDENTS
200 STAFF/FACULTY**

SPRINGFIELD TOWN CENTER



**FRANCONIA/SPRINGFIELD
METRO STATION
13,413 DAILY RIDERS**



TSA RETAIL

SITE PLAN

TSA RETAIL | SPRINGFIELD, VA
4,000 SF AVAILABLE

 **extended STAY AMERICA**
126 ROOMS

SPRINGFIELD CROSSING APARTMENTS
349 UNITS

FRANCONIA/SPRINGFIELD METRO STATION
13,413 DAILY RIDERS

**GENERAL SERVICES ADMINISTRATION
NORTH CAPITAL REGION
BUILDING A**

FRANCONIA/SPRINGFIELD PARKWAY 44,000 VPD

METRO ACCESS ROAD



I-95/I-395 256,000 VPD

LOISDALE ROAD 11,000 VPD

SPRINGFIELD CENTER DRIVE

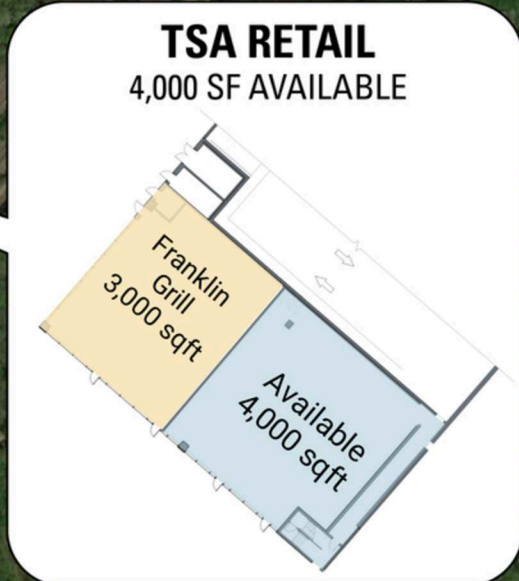
**GENERAL SERVICES ADMINISTRATION
NORTH CAPITAL REGION
BUILDING B**

**TSA HEADQUARTERS
PARKING GARAGE**

**PHASE II
FUTURE
DEVELOPMENT**

**SPRINGFIELD CTR
BUSINESS PARK 2**
250,000 SF
50% INDUSTRIAL
50% OFFICE

**NORTHERN VIRGINIA
COMMUNITY COLLEGE**
3,500 STUDENTS
200 STAFF/FACULTY





TSA RETAIL | 6595 SPRINGFIELD CENTER DRIVE, SPRINGFIELD, VA

Pat O'Meara | pomeara@rappaportco.com | 571.382.1218

Zach Elcano | zelcano@rappaportco.com | 571.382.1228

rappaportco.com