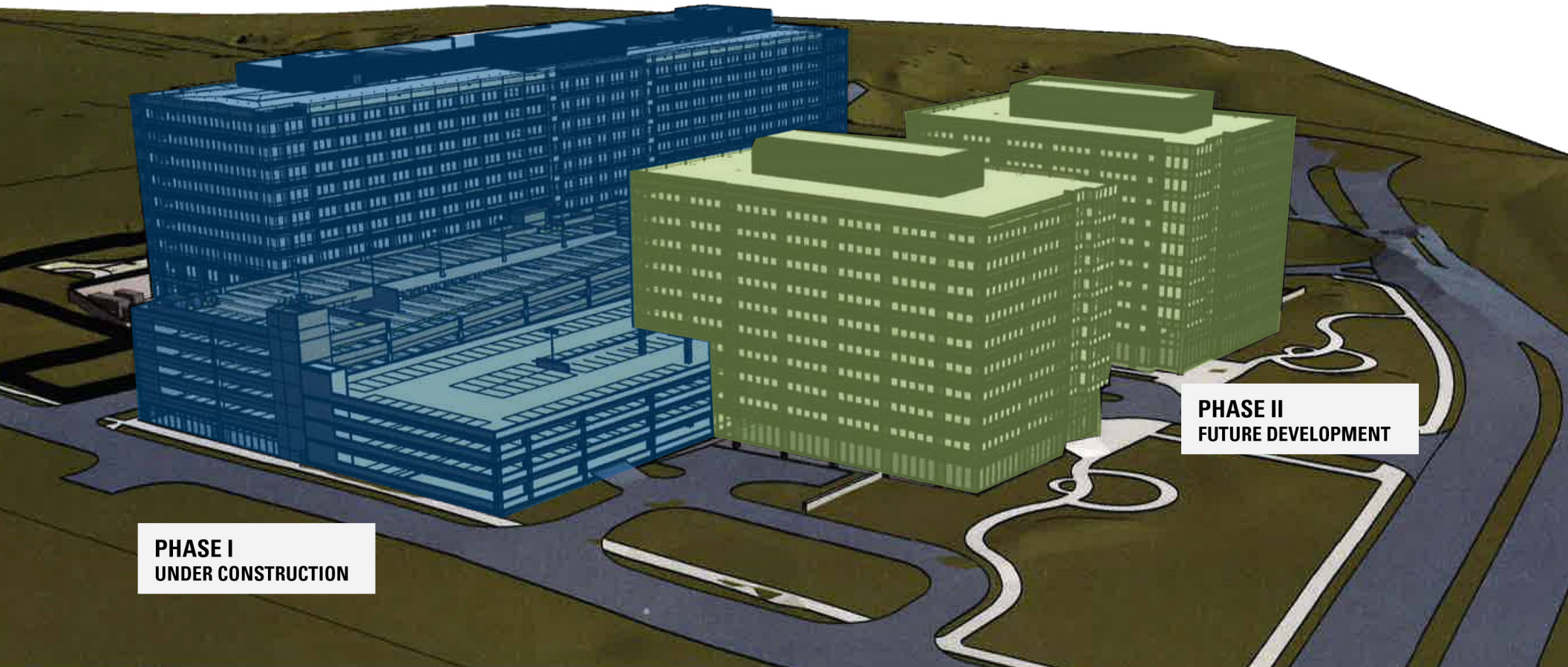


TSA RETAIL

SPRINGFIELD, VA
4,000 SF AVAILABLE







PHASE I
UNDER CONSTRUCTION

PHASE II
FUTURE DEVELOPMENT

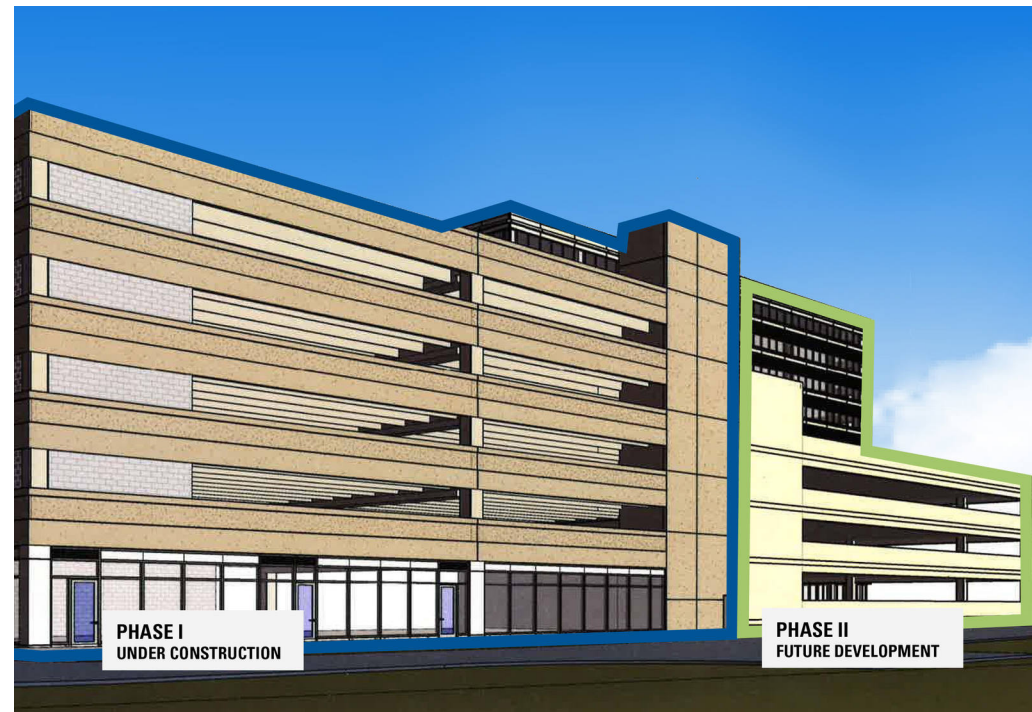
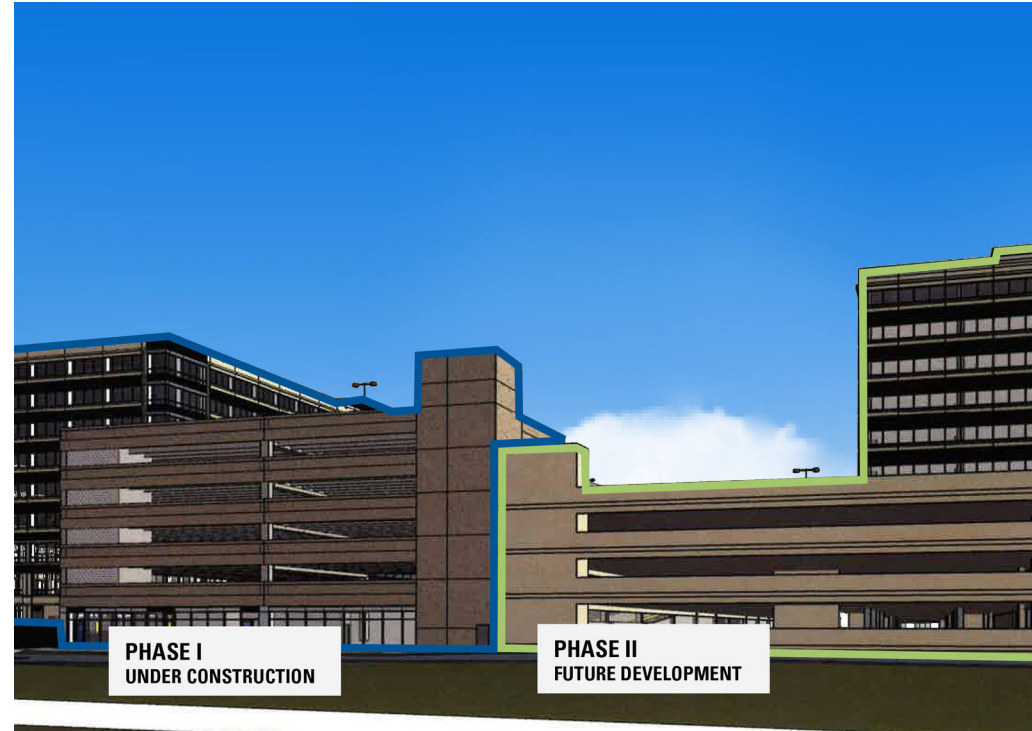
TSA RETAIL SPRINGFIELD, VA

- | 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 2025

	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



LA FITNESS. REGAL CINEMAS
TARGET STARBUCKS CHIPOTLE MEXICAN GRILL DAVE & BUSTERS

**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

GENERAL SERVICES ADMINISTRATION NORTH CAPITAL REGION BUILDING B

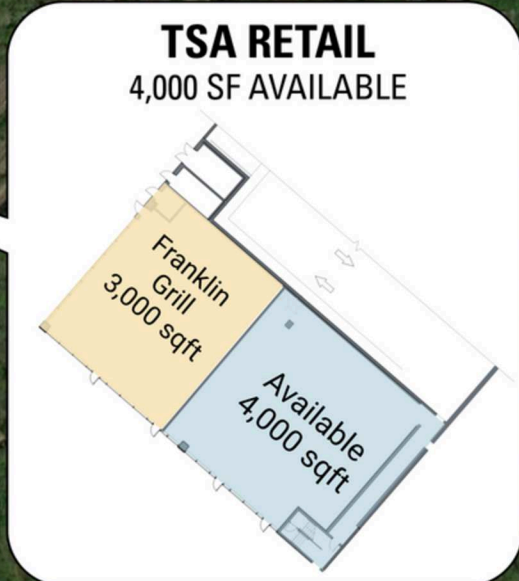
SPRINGFIELD CENTER DRIVE

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

TSA HEADQUARTERS
PARKING GARAGE

PHASE II FUTURE DEVELOPMENT

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





TSA RETAIL | 6595 SPRINGFIELD CENTER DRIVE, SPRINGFIELD, VA

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