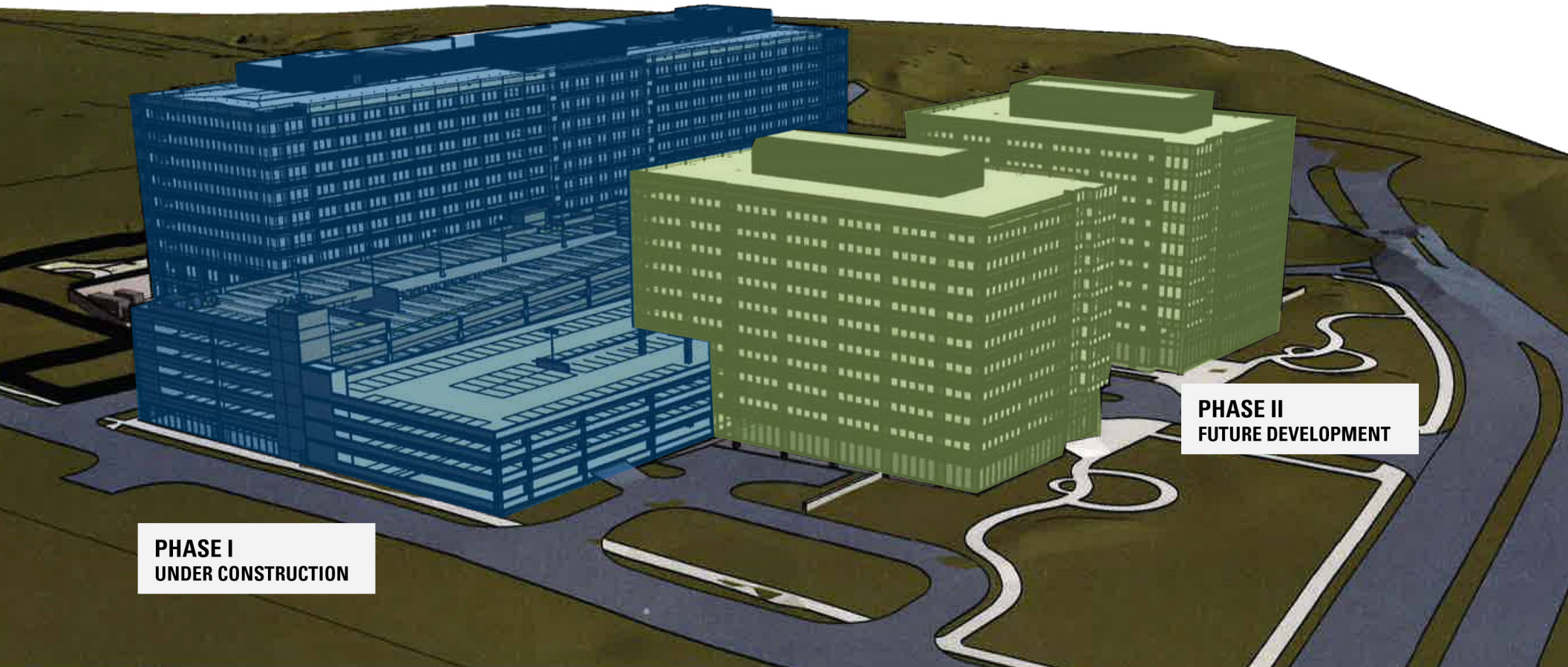


# TSA RETAIL

SPRINGFIELD, VA  
4,000 SF AVAILABLE







**PHASE I**  
UNDER CONSTRUCTION

**PHASE II**  
FUTURE DEVELOPMENT

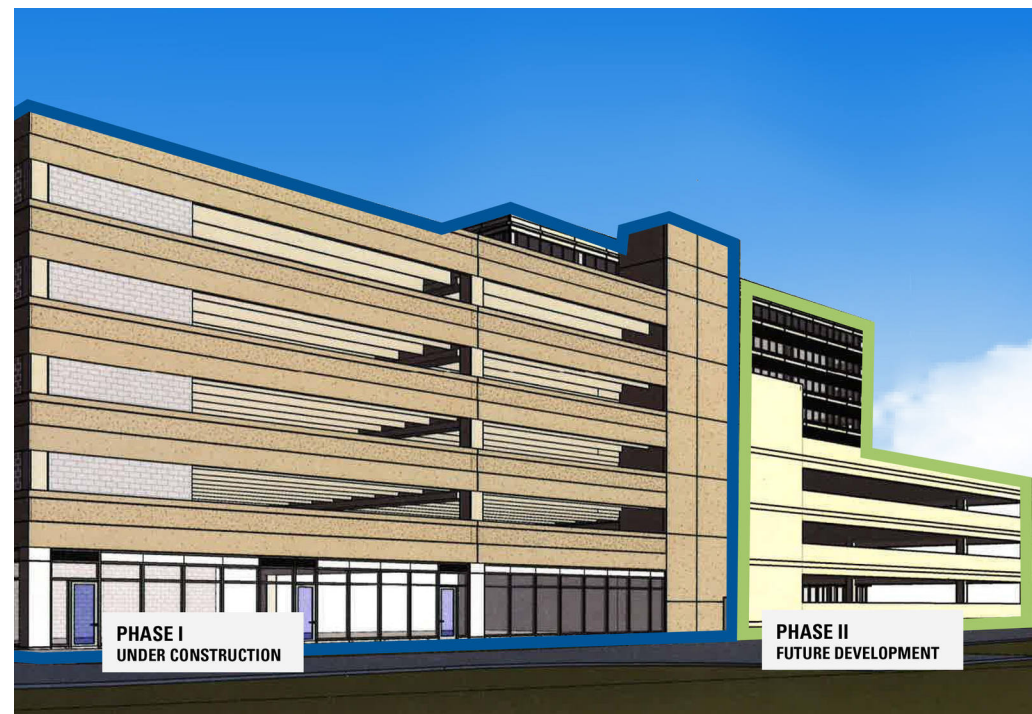
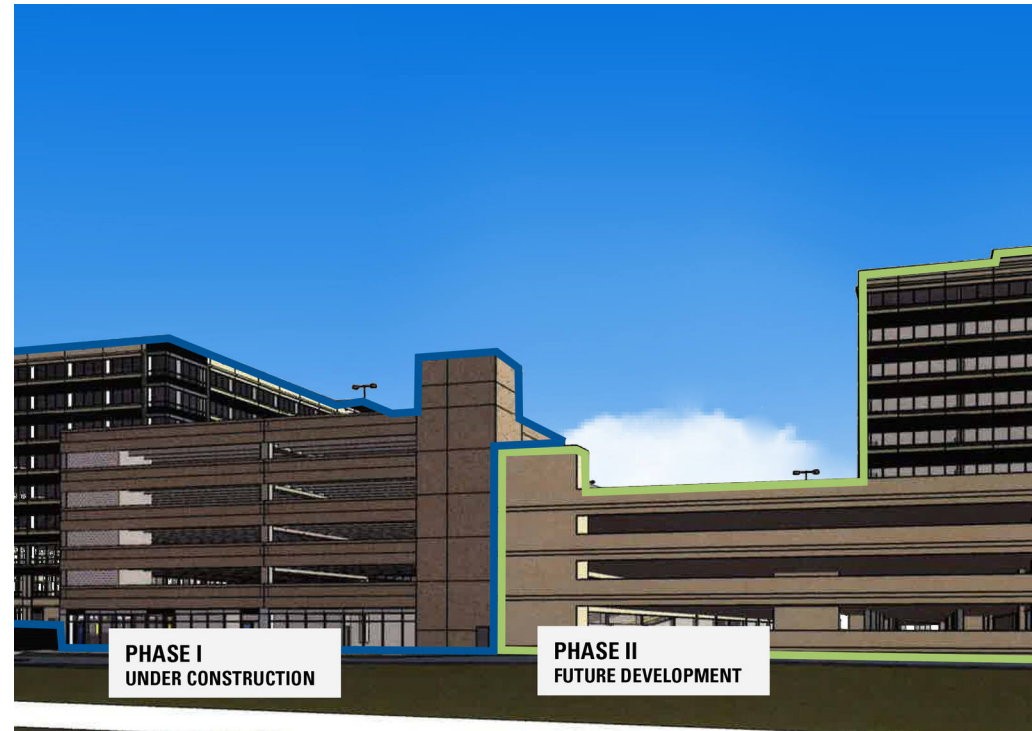
## TSA RETAIL SPRINGFIELD, VA

- | 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**



**SPRINGFIELD TOWN CENTER**



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



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



**TSA RETAIL**

# SITE PLAN

TSA RETAIL | SPRINGFIELD, VA  
4,000 SF AVAILABLE

 **extended  
STAY AMERICA**  
126 ROOMS

**SPRINGFIELD CROSSING  
APARTMENTS**  
349 UNITS

**FRANCONIA/SPRINGFIELD PARKWAY** 44,000 VPD

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

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

**METRO ACCESS ROAD**



**I-95/I-395** 256,000 VPD

**LOISDALE ROAD** 11,000 VPD

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

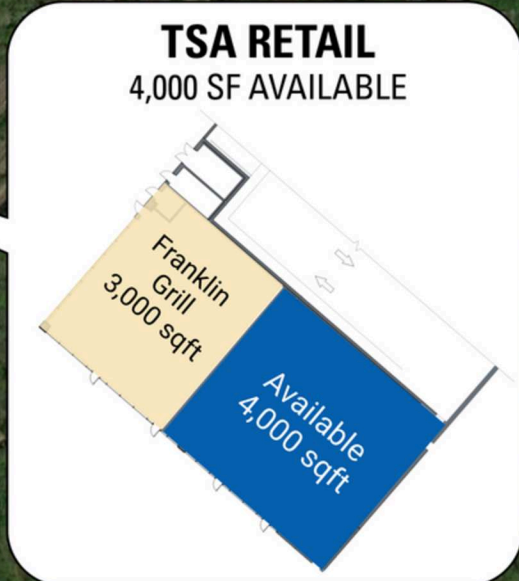
**SPRINGFIELD CENTER DRIVE**

**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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