

COLONNADE AT UNION MILL

CLIFTON, VA
FULLY LEASED

RAPPAPORT
CULTIVATING PLACES







COLONNADE AT UNION MILL

CLIFTON, VA

- | 121,853 SF neighborhood center anchored by Giant Food, Panera Bread, and Outback Steakhouse
- | Stable center with consistently high occupancy rate
- | Easy access from Braddock Road with signalized entrance at Union Mill Road
- | Surrounded by 105,000 residents with incomes of over \$130,000 within 3 miles

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	18,859	99,821	207,547
 DAYTIME POPULATION	11,789	75,043	203,074
 HOUSEHOLD INCOME	\$145,186	\$153,739	\$152,708
 TRAFFIC COUNTS	27,000 on Braddock Road/Route 620		

CO-TENANTS



COLONNADE AT UNION MILL CLIFTON, VA

FAIR LAKES CENTER



- WAL*MART SUPERCENTER
- Michaels
- DSW DESIGNER SHOE WAREHOUSE
- Olive Garden ITALIAN BISTRO
- ULTA BEAUTY
- HomeGoods
- TARGET
- BEST BUY
- SALLY BEAUTY

NEWGATE SHOPPING CENTER



- DOLLAR TREE
- REVOOLUTION
- TRADER JOE'S
- MATTRESS FIRM

CENTREVILLE SQUARE I




- sweetFROG
- California TORTILLA
- PANDA EXPRESS
- Bon Jon CH
- DICKEY'S BARBECUE PIT

OLD CENTREVILLE CROSSING



- SPA WORLD
- Glory Days
- LULU CAFE
- IHOP
- MART
- HoneypigBBQ



COLONNADE AT UNION MILL

- TRUIST
- Starbucks
- Tanera BREAD
- OUTBACK STEAKHOUSE
- Giant

CENTREWOOD PLAZA



- Starbucks
- Giant
- PNC BANK
- Clao
- bbq
- Auto House

CENTREVILLE SQUARE II



- FIVE GUYS
- Tutti Frutti
- HomeGoods
- PARTY DEPOT
- MATTRESS FIRM
- ANY TIME FITNESS
- Advance Auto Parts
- LOTTE Market

CENTREVILLE ROAD 56,000 VPD

LEE HIGHWAY 42,000 VPD

BRADDOCK ROAD

UNION MILL ROAD

NEW BRADDOCK ROAD

ROUTE 66

ROUTE 66

SITE PLAN

COLONNADE AT UNION MILL | CLIFTON, VA

FULLY LEASED



TENANT LIST

COLONNADE AT UNION MILL | CLIFTON, VA

#	SQ. FT	MERCHANT
01	6,000	Outback Steakhouse
02	2,398	Manhattan Bagel
03	2,000	China Express
04	850	Union Mill Custom Tailor
05	1,550	WheelHouse Yoga
06	1,600	New Era Eyecare
07	2,000	District Eatz
08	3,118	Virginia ABC
09	1,600	Spa One
10	1,200	Clifton Dental Care

#	SQ. FT	MERCHANT
11	1,200	Union Mill Barber
12	2,662	Banfield Pet Hospital
13	58,906	Giant
14	2,660	Crest Cleaners
15	1,200	Subway
16	1,200	The UPS Store
17	1,600	Starbucks
18	2,354	Woof Gang Bakery
19	1,998	iCode
20	1,200	Eminence Jewelers

#	SQ. FT	MERCHANT
21	1,200	Hair Cuttery
22	1,200	Sakoonthai, Inc
23	3,198	Rosemarys Thyme
24	2,700	United Bank
25	1,547	Clawes Carpets
26	4,179	Panera Bread
27	3,160	TRUIST
28	4,000	Popeyes Louisiana Kitchen
29	3,373	Shell



COLONNADE AT UNION MILL | 5700-5794 UNION MILL ROAD, CLIFTON, VA

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