

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

NEWGATE SHOPPING CENTER

CENTREVILLE SQUARE I

OLD CENTREVILLE CROSSING

COLONNADE AT UNION MILL

CENTREWOOD PLAZA

CENTREVILLE SQUARE II

CENTREVILLE ROAD 56,000 VPD

LEE HIGHWAY 42,000 VPD

BRADDOCK ROAD

UNION MILL ROAD

NEW BRADDOCK ROAD



SITE PLAN

COLONNADE AT UNION MILL | CLIFTON, VA

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TENANT LIST

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#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
01	6,000	Outback Steakhouse	11	1,200	Union Mill Barber	21	1,200	Hair Cuttery
02	2,398	Manhattan Bagel	12	2,662	Banfield Pet Hospital	22	1,200	Sakoonthai, Inc
03	2,000	China Express	13	58,906	Giant	23	3,198	Rosemarys Thyme
04	850	Union Mill Custom Tailor	14	2,660	Crest Cleaners	24	2,700	United Bank
05	1,550	WheelHouse Yoga	15	1,200	Subway	25	1,547	Clawes Carpets
06	1,600	New Era Eyecare	16	1,200	The UPS Store	26	4,179	Panera Bread
07	2,000	District Eatz	17	1,600	Starbucks	27	3,160	TRUIST
08	3,118	Virginia ABC	18	2,354	Woof Gang Bakery	28	4,000	Popeyes Louisiana Kitchen
09	1,600	Spa One	19	1,998	iCode	29	3,373	Shell
10	1,200	Clifton Dental Care	20	1,200	Eminence Jewelers			



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

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