

# 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 2025

	5 MILES	1 MILE	5 MILES	1 MILE
 POPULATION	224,048	22,562	224,048	22,562
 DAYTIME POPULATION	103,963	2,628	103,963	2,628
 HOUSEHOLD INCOME	\$176,169	\$174,481	\$176,169	\$174,481
 TRAFFIC COUNTS	27,000 on New Braddock Road			

## 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
- REVOLUTION
- 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	#	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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