

COLONNADE AT UNION MILL CLIFTON, VA

- I 121,853 SF neighborhood center anchored by Giant Food, Panera Bread, and Outback Steakhouse
- I Stable center with consistently high occupancy rate
- I Easy access from Braddock Road with signalized entrance at Union Mill Road
- I 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	\$174,48				
<u></u>	TRAFFIC COUNTS	27,000 on New Braddock Road							

CO-TENANTS







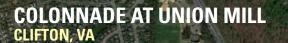












FAIR LAKES CENTER

















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CENTREVILLE SQUARE I











NEWGATE SHOPPING CENTER





TRADER JOE'S

OLD CENTREVILLE CROSSING













LEE HIGHWAY 42,000 VPD

BRADDOCK ROAD

NEW BRADDOCK ROAD

CENTREVILLE SQUARE II

























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COLONNADE AT UNION MILL





CENTREWOOD PLAZA



Giant^a

PNCBANK



SITE PLAN

COLONNADE AT UNION MILL | CLIFTON, VA

3,198 SF AVAILABLE



TENANT LIST

COLONNADE AT UNION MILL | CLIFTON, VA

# SQ. FT	MERCHANT	# SQ. F1	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 58,90	6 Giant	23	3,198	Available
04 850	Union Mill Custom	14 2,660	Crest Cleaners	24	2,700	United Bank
	Tailor	15 1,200	Subway	25	1,547	Clawes Carpets
05 1,550	WheelHouse Yoga	16 1,200	The UPS Store	26	4,179	Panera Bread
06 1,600	New Era Eyecare	17 1,600	Starbucks	27	3,160	TRUIST
07 2,000	District Eatz	18 2,354	Woof Gang Bakery	28	4,000	Popeyes Louisiana
08 3,118	Virginia ABC	19 1,998	,		,	Kitchen
09 1,600	Spa One	20 1,200		29	3,373	Shell
10 1,200	Clifton Dental Care	20 1,200	Limitorios oswolers			



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

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