

# COLONNADE AT UNION MILL

CLIFTON, VA  
3,198 SF AVAILABLE

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 WITHEVEN

ULTA  
BEAUTY

HomeGoods

TARGET

BEST BUY

SALLY  
BEAUTY

ROUTE  
66

## NEWGATE SHOPPING CENTER

DOLLAR TREE

REVOLUTION

TRADER JOE'S

MATTRESS FIRM

ROUTE  
66

## CENTREVILLE SQUARE I

sweetFROG

California  
TORTILLA

PANDA EXPRESS  
CHINESE CUISINE

Bonchon

DICKEY'S  
BARBECUE PIT

## OLD CENTREVILLE CROSSING

SPA WORLD

Glory Days

LULU CAFE

IHOP

MART

Honey Pig BBQ

LEE HIGHWAY 42,000 VPD

CENTREVILLE ROAD 56,000 VPD

UNION MILL ROAD

BRADDOCK ROAD

NEW BRADDOCK ROAD



## COLONNADE AT UNION MILL

TRUIST

Starbucks

Tanera  
BREAD

OUTBACK  
STEAKHOUSE

Giant

## CENTREWOOD PLAZA

Starbucks

Giant

PNC BANK

Red Horse

Clao

bbq

## CENTREVILLE SQUARE II

FIVE GUYS

Tutti Frutti

HomeGoods

PARTY  
DEPOT

MATTRESS FIRM

ANYTIME  
FITNESS

Advance  
Auto Parts

LOTTE Market

# SITE PLAN

COLONNADE AT UNION MILL | CLIFTON, VA

3,198 SF AVAILABLE



## 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	Available
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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