

SPRINGFIELD PLAZA

SPRINGFIELD, VA

1,096 - 14,019 SF AVAILABLE



RAPPAPORT
CULTIVATING PLACES

SPRINGFIELD PLAZA

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- | Anchored by Trader Joe's, buybuy BABY, CVS Pharmacy, Party Depot, David's Bridal, a new grocer coming Fall 2023, and shadow anchored by a new state-of-the-art 60,000 SF Giant Food
- | Great mix of co-tenants including Starbucks, Chipotle, Panda Express, Verizon, Music and Arts, VA ABC, Sherwin Williams, INOVA, Phenix Salon Suites, SunTrust Bank, and Wells Fargo
- | Surrounded by well-established neighborhoods with high household incomes
- | Great visibility from Old Keene Mill Road
- | Second-generation restaurant space available

DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	14,717	109,979	332,833
 DAYTIME POPULATION	18,214	124,234	291,487
 HOUSEHOLD INCOME	\$114,556	\$139,843	\$140,443
 TRAFFIC COUNTS	49,000 on Old Keene Mill Road		

CO-TENANTS



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TRADER JOE'S

CVS pharmacy



OLD KEENE MILL ROAD 49,000 VPD

CVS pharmacy

FRANCONIA SPRINGFIELD PARKWAY



NORTHERN VIRGINIA
COMMUNITY COLLEGE



SITE PLAN

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TENANT LIST

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#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
01	10,673	Trader Joe's	18	3,500	Verizon Wireless	32	6,431	Springfield Laundromat
02	4,310	Golden Hong Kong	19	11,500	CVS Pharmacy	33A	3,488	Springfield Soccer
03	28,000	buybuyBABY	20A	2,149	Chipotle	33B	3,550	Orangetheory Fitness
04	3,375	Virginia ABC	20B	1,890	Starbucks	33C	3,334	U.S. Armed Forces Recruitment
05	1,800	Available	21	900	Jerry's Barber Shop	34	7,410	The Revolution Darts & Billiards
06	1,500	MyEyeDr.	22	1,200	AT&T	37	4,123	San Miguel Cafe
07	1,080	GNC	23	1,200	Moby Dick House of Kabob	38	3,870	Phenix Salon Suites
08	1,080	Art & Frame Shop	24	1,740	Malek Pizza Palace	39	1,748	Pearly Whites Family Dental
09	14,019	Available	25A	11,263	Long & Foster Realtors	40	1,748	Pivot Physical Therapy
10	7,489	Inova Health Care Services	25B	13,399	David's Bridal	41	1,808	OneMain Financial
11	2,650	Popeyes Louisiana Kitchen	26	11,460	Party Depot	42	2,800	Seoul BBQ
12	2,953	Music & Arts	27	2,418	Companion Animal Hospital	43	1,922	Available
13	2,552	Sherwin-Williams	28	1,114	CR for Hair	44	3,000	Available
14	2,848	Available	29	1,096	Available	45	5,253	TRUIST
16	48,584	- LEASED -	30	2,232	Potomac River Running	49	3,192	Wells Fargo
17	1,500	Sweet Frog Frozen Yogurt	31	2,128	Vivian Nail Spa	50	3,600	Panda Express

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