

WEST SPRINGFIELD SHOPPING CENTER

SPRINGFIELD, VA
1,200 - 8,140 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES



WEST SPRINGFIELD SHOPPING CENTER

SPRINGFIELD, VA

- | Conveniently positioned neighborhood shopping destination at a signalized intersection of Rolling Road, the main thoroughfare of West Springfield
- | Offering a unique tenant mix of credit, restaurant and essential retailers that serve the affluent residential population
- | Plenty of surface parking ensures utmost accessibility for shoppers visiting multiple retailers within the center
- | Retail townhouse opportunities perfect for professional service or medical office uses

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	14,736	124,273	300,908
 DAYTIME POPULATION	9,240	57,215	163,675
 HOUSEHOLD INCOME	\$151,142	\$157,855	\$157,731
 TRAFFIC COUNTS	22,986 on Rolling Road		

CO-TENANTS



WEST SPRINGFIELD SHOPPING CENTER SPRINGFIELD, VA

Lake Accotink

WEST SPRINGFIELD
HIGH SCHOOL
2,237 Students



WEST SPRINGFIELD SHOPPING CENTER



IRVING MIDDLE SCHOOL
1,058 Students

OLD KEENE MILL SHOPPING CENTER



OLD KEENE MILL ROAD 33,008 VPD



MY WEST SPRING PLAZA



CARDINAL FOREST PLAZA



Springfield Golf
& Country Club



SITE PLAN

WEST SPRINGFIELD SHOPPING CENTER | SPRINGFIELD, VA
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BAUER DRIVE

ROLLING ROAD 22,986 VPD



TENANT LIST

WEST SPRINGFIELD SHOPPING CENTER | SPRINGFIELD, VA

#	SQ. FT	MERCHANT
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1	4,000	Panera Bread
2	2,292	Chipotle
3	5,747	NTB
4	1,815	Popeyes Louisiana Kitchen
5	1,500	Subway
6	1,500	Magic Cleaners
7	2,000	H&R Block
8	8,140	Available
9	10,465	Inova Health Care Services
10	2,320	Available

#	SQ. FT	MERCHANT
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11	4,260	Milano's Restaurant
12	1,681	Venus Nails
13	2,119	Dentist
14	1,680	King Upholstery
15	2,985	Elite Martial Arts Center
16	1,340	Out of the Bubble Bakery
17	4,020	VA ABC
18	1,238	Papa John's Pizza
19	1,620	Family Hair Fashion
20	1,566	Available

#	SQ. FT	MERCHANT
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21	4,914	Burn Boot Camp
22	3,220	Asian Grill
23	2,400	Little Acorn Patch Daycare
24	1,200	Mena's Market
25	3,600	Burke Forrest Veterinary
28	1,200	Available
29	1,200	Available
30	1,200	Available
31	1,200	Available
32	1,200	Available

WEST SPRINGFIELD SHOPPING CENTER

SPRINGFIELD, VA





WEST SPRINGFIELD SHOPPING CENTER | 6228 ROLLING ROAD, SPRINGFIELD, VA

Mike Howard | mhoward@rappaportco.com | 571.382.1219

Zach Elcano | zelcano@rappaportco.com | 571.382.1228

rappaportco.com