

# WEST SPRINGFIELD SHOPPING CENTER

SPRINGFIELD, VA

1,566 – 2,687 SF AVAILABLE

JUST SIGNED GROCERY TENANT

FAÇADE RENOVATION IN PROGRESS









# WEST SPRINGFIELD SHOPPING CENTER

## SPRINGFIELD, VA

- I Conveniently positioned grocery-anchored shopping center at a signalized intersection of Rolling Road, the main thoroughfare of West Springfield
- I Offering a unique tenant mix of credit, restaurant and essential retailers that serve the affluent residential population
- I Plenty of surface parking ensures utmost accessibility for shoppers visiting multiple retailers within the center

### DEMOGRAPHICS 2025

	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



ROLLING ROAD 22,986 VPD

West Springfield High School  
2,237 Students

West Springfield Shopping Center



Irving Middle School  
1,058 Students

Cardinal Forest Plaza



Old Keene Mill Shopping Center



My West Spring Plaza



OLD KEENE MILL ROAD 33,008 VPD



Springfield Golf & Country Club





**SITE PLAN**

**WEST SPRINGFIELD SHOPPING CENTER | SPRINGFIELD, VA**

**1,566 - 2,687 SF AVAILABLE**



**BAUER DRIVE**

**ROLLING ROAD 22,986 VPD**





## TENANT LIST

WEST SPRINGFIELD SHOPPING CENTER | SPRINGFIELD, VA

#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
1	4,000	Panera Bread	11	4,260	Milano's Restaurant	20	1,566	Available
2	2,292	Chipotle	12	1,681	Venus Nails	21	4,914	Burn Boot Camp
3	5,747	NTB	13	2,119	Dentist	22	3,220	Asian Grill
4	1,815	Popeyes Louisiana Kitchen	14	1,680	Available	23	2,400	Little Acorn Patch Daycare
5	1,500	H&R Block	15	2,985	Elite Martial Arts Center	24	1,200	Mena's Market
6	1,500	Magic Cleaners	16	1,340	Out of the Bubble Bakery	25	3,600	Burke Forrest Veterinary
7	2,000	Subway	17	4,020	VA ABC	28	2,687	Available
9	20,629	Grocer	18	1,238	Papa John's Pizza	29	3,800	Inova - Go Health Urgent Care
10	2,320	Available	19	1,620	Village Chicken			



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

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