

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

- | Conveniently positioned grocery-anchored shopping center 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

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



28

25

24

23

22

21

20

19

18

17

PAPA JOHN'S

MARCO

16

15

14

13

12

11

10

9

Grocer

6

5

4

3

2

1

Subway

popovers

harvest

Theresa

NATIONAL TIRE & BATTERY

NTB

TENANT LIST

WEST SPRINGFIELD SHOPPING CENTER | SPRINGFIELD, VA

#	SQ. FT	MERCHANT
---	--------	----------

1	4,000	Panera Bread
2	2,292	Chipotle
3	5,747	NTB
4	1,815	Popeyes Louisiana Kitchen
5	1,500	H&R Block
6	1,500	Magic Cleaners
7	2,000	Subway
9	20,629	Grocer
10	2,320	Available

#	SQ. FT	MERCHANT
---	--------	----------

11	4,260	Milano's Restaurant
12	1,681	Venus Nails
13	2,119	Dentist
14	1,680	The UPS Store
15	2,985	Elite Martial Arts Center
16	1,340	Out of the Bubble Bakery
17	4,020	VA ABC
18	1,238	Papa Johns
19	1,620	Village Chicken

#	SQ. FT	MERCHANT
---	--------	----------

20	1,566	Available
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	2,687	Available
29	3,800	Inova - Go Health Urgent Care



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