

WEST SPRINGFIELD SHOPPING CENTER

SPRINGFIELD, VA

2,000 – 2,687 SF AVAILABLE

JUST SIGNED GROCERY TENANT

FAÇADE RENOVATION IN PROGRESS

RAPPAPORT
CULTIVATING PLACES



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	17,069	121,772	292,295
 DAYTIME POPULATION	3,789	23,565	78,903
 HOUSEHOLD INCOME	\$176,679	\$182,716	\$181,545
 TRAFFIC COUNTS	25,100 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



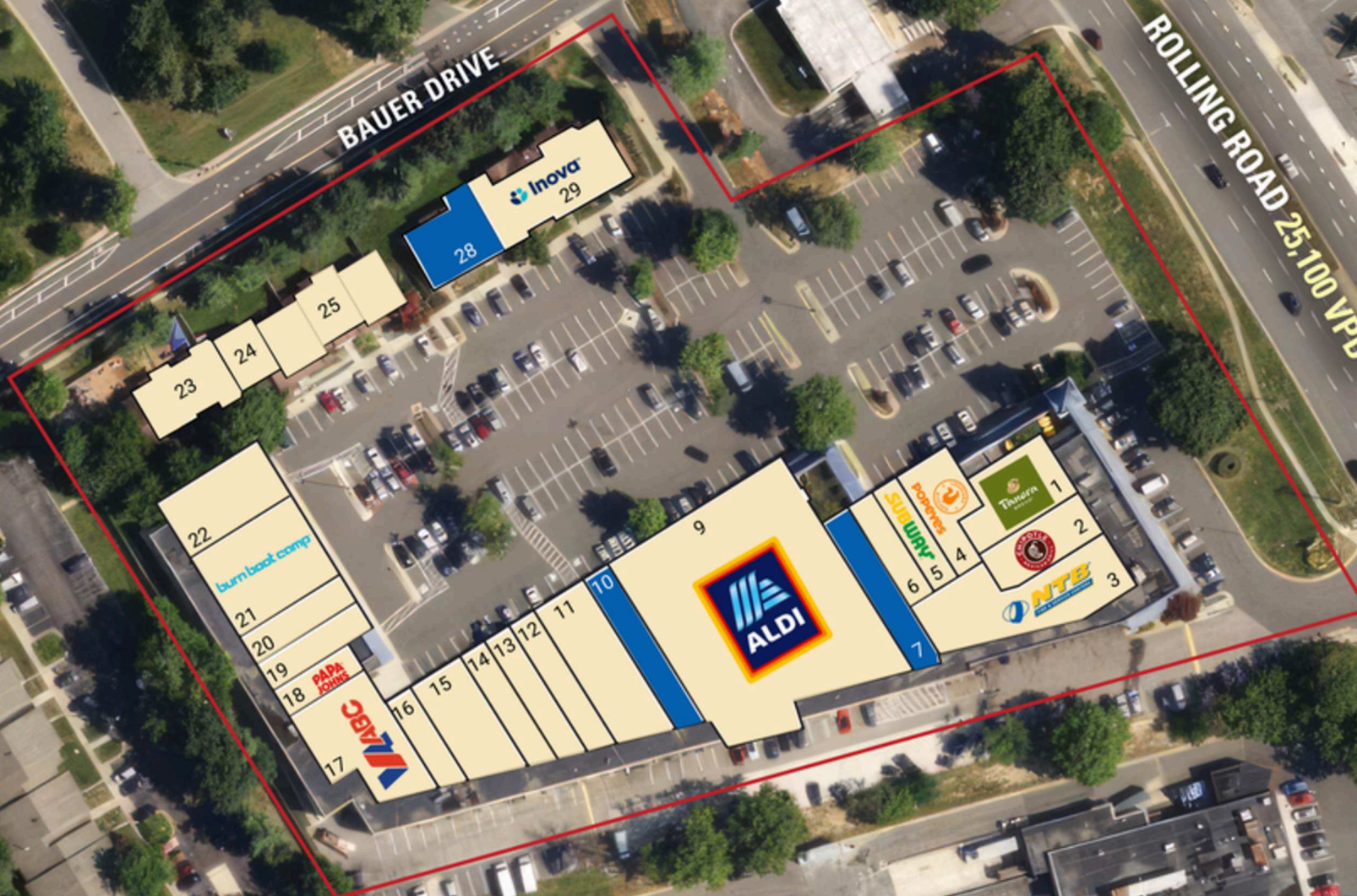
SITE PLAN

WEST SPRINGFIELD SHOPPING CENTER | SPRINGFIELD, VA
2,000 - 2,687 SF AVAILABLE



BAUER DRIVE

ROLLING ROAD 25,100 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	Available
9	20,629	Aldi
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	The UPS Store
15	2,985	Elite Martial Arts Center
16	1,340	Out of the Bubble Bakery
17	4,020	Virginia ABC
18	1,238	Papa Johns
19	1,620	Village Chicken

#	SQ. FT	MERCHANT
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20	1,636	H&R Block
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

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