

SPRINGFIELD COMMONS

SPRINGFIELD, VA

1,200 - 11,000 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES



SPRINGFIELD COMMONS SPRINGFIELD, VA

- | Retail opportunities in the epicenter of Springfield
- | Just minutes from I-95, I-395 and I-495, the center is highly visible and accessible from Frontier Drive
- | Unique tenant mix of nationally recognized retailers, such as The Home Depot, AT&T, Old Navy and Staples
- | Located across from newly renovated Springfield Town Center

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	12,176	104,889	363,152
 DAYTIME POPULATION	18,473	100,301	252,005
 HOUSEHOLD INCOME	\$131,782	\$152,202	\$134,292
 TRAFFIC COUNTS	47,650 on Franconia Springfield Parkway 38,000 on Frontier Drive		

CO-TENANTS



SPRINGFIELD COMMONS SPRINGFIELD, VA



SPRINGFIELD TOWN CENTER

LA FITNESS, REGAL CINEMAS, SEPHORA

DICK'S SPORTING GOODS, macy's, JCPenney

TARGET, Starbucks, CHIPOTLE MEXICAN GRILL, DAVE & BUSTERS

KINGSTOWNE TOWNE CENTER

BONEFISH GRILL, CHIPOTLE MEXICAN GRILL, Starbucks

HomeGoods, TJ-maxx

REGAL CINEMAS, Tanamera

WORLD MARKET, Safeway, Giant

SPRINGFIELD PLAZA

TRADER JOE'S

The Container Store

WHOLE FOODS MARKET

Orangetheory



OUTBACK STEAKHOUSE

Chick-fil-A

TACO BAMA



SPRINGFIELD COMMONS

THE HOME DEPOT, OLD NAVY

PUREGYM



Franconia - Springfield
Weekday ridership: 5,827
Weekend ridership: 7,554

NOVA
Northern Virginia Community College

TSA: 3,000 employees

FESTIVAL AT MANCHESTER LAKES

ANYTIME FITNESS, DUNKIN'

FIREBIRDS WOOD FIRED GRILL, FIRST WATCH THE DAYTIME CAFE

HOME SENSE, IHOP, JIMMY JOHN'S



FRANCONIA SPRINGFIELD PARKWAY 47,650 VPD

FRANCONIA SPRINGFIELD PARKWAY



SITE PLAN (AERIAL VIEW)

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Space	Sq. Ft	Tenant Name
1	3,000	Blinds To Go
2	1,200	Available
3	1,885	Available
4	2,500	Available
5	3,500	Mattress Firm

Space	Sq. Ft	Tenant Name
6	2,400	AT&T
7A	1,900	Hangry Burger
7B	2,600	Available
8	27,600	PureGym
9	15,000	Old Navy

Space	Sq. Ft	Tenant Name
10	6,700	Bray & Scarff
11	11,000	Available
12	23,977	Staples
13	8,993	Pure Hockey
14	6,830	Available

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SPRINGFIELD COMMONS | 6699 FRONTIER DRIVE, SPRINGFIELD, VA

Pat O'Meara | pomeara@rappaportco.com | 571.382.1218

Christian Kingston | ckingston@rappaportco.com | 571.382.1255

rappaportco.com