

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 PLAZA

- TRADER JOE'S
- The Container Store
- WHOLE FOODS MARKET
- Orangetheory

Giant

DUNKIN' ALDI

POBELLY

Bob Evans

9ROUND 30 MIN KICKBOX FITNESS

FIVE GUYS

noodles Company

DSW Barnes & Noble

OUTBACK STEAKHOUSE
Chick-fil-&
TACO BAMBAs

CVS pharmacy

Michaels

SPRINGFIELD TOWN CENTER

- LA FITNESS
- REGAL CINEMAS
- SEPHORA
- DICK'S SPORTING GOODS
- macy's
- JCPenney
- TARGET
- Starbucks
- CHIPOTLE
- DAVE & BUSTERS

Bertucci's RESTAURANT

PET SMART

SPRINGFIELD COMMONS

- THE HOME DEPOT
- OLD NAVY
- PUREGYM

M metro

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

NOVA Northern Virginia Community College

TSA: 3,000 employees

KINGSTOWNE TOWNE CENTER

- BONEFISH GRILL
- CHIPOTLE
- Starbucks
- HomeGoods
- TJ-maxx
- REGAL CINEMAS
- Tanera
- WORLD MARKET
- SAFeway
- Giant

Walmart

FESTIVAL AT MANCHESTER LAKES

- ANYTIME FITNESS
- DUNKIN'
- FIREBIRDS WOOD FIRED GRILL
- FIRST WATCH THE DAYTIME CAFE
- HOME SENSE
- IHOP
- THE FOUNTAIN

OLD KEENE RD

FRANCONIA SPRINGFIELD PARKWAY

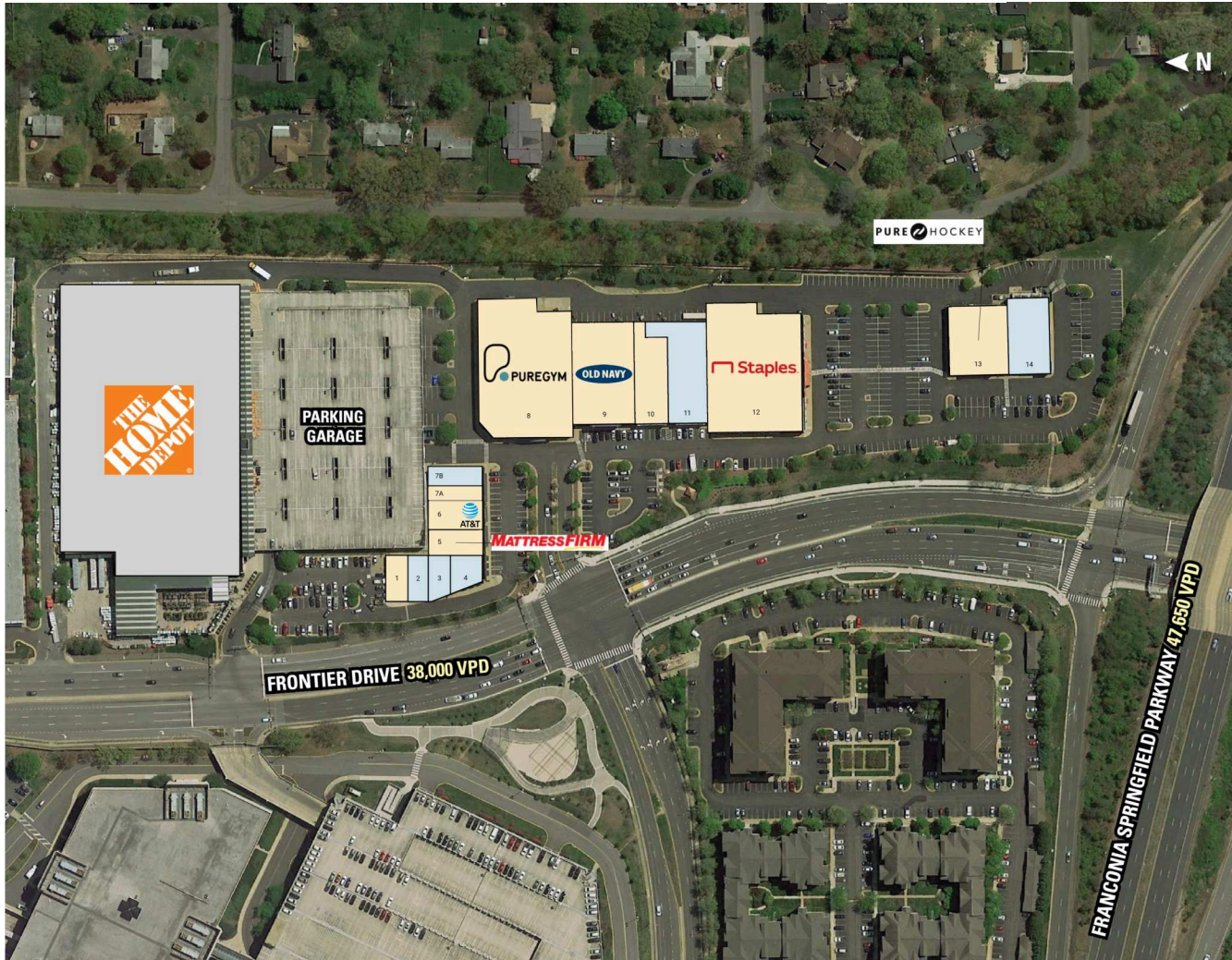


FRANCONIA SPRINGFIELD PARKWAY 47,650 VPD

SITE PLAN (AERIAL VIEW)

SPRINGFIELD COMMONS | SPRINGFIELD, VA

1,200 - 11,000 SF AVAILABLE



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

SPRINGFIELD COMMONS
SPRINGFIELD, VA





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