

# **COLONNADE AT UNION MILL CLIFTON, VA**

- I 121,853 SF neighborhood center anchored by Giant Food, Panera Bread and Outback Steakhouse
- I Stable center with consistently high occupancy rate
- I Easy access from Braddock Road with signalized entrance at Union Mill Road
- I Surrounded by 105,000 residents with incomes of over \$130,000 within 3 miles

#### **DEMOGRAPHICS 2022**

		1 MILE	3 MILES	5 MILES
	POPULATION	18,859	99,821	207,547
	DAYTIME POPULATION	11,789	75,043	203,074
\$	HOUSEHOLD INCOME	\$145,186	\$153,739	\$152,708
<u></u>	TRAFFIC COUNTS	27,000 on E	Braddock Roa	d/Route 620

#### **CO-TENANTS**







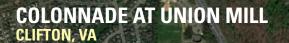












#### **FAIR LAKES CENTER**



















# 66 66













#### **NEWGATE SHOPPING CENTER**





TRADER JOE'S



### **OLD CENTREVILLE CROSSING**













LEE HIGHWAY 42,000 VPD

BRADDOCK ROAD

## **CENTREVILLE SQUARE II**





































**CENTREWOOD PLAZA** 





## **SITE PLAN**

**COLONNADE AT UNION MILL | CLIFTON, VA** 

1,998 SF AVAILABLE



# **TENANT LIST**

# COLONNADE AT UNION MILL | CLIFTON, VA

# SQ. FT	MERCHANT	# SQ. FT	MERCHANT	# SQ. FT	MERCHANT
01 6,000	Outback Steakhouse	11 1,200	Union Mill Barber	21 1,200	Hair Cuttery
02 2,398	Manhattan Bagel	12 2,662	Banfield Pet Hospital	22 1,200	Sakoonthai, Inc
03 2,000	China Express	13 58,906	Giant	23 3,198	Rosemarys Thyme
04 850	Union Mill Custom	14 2,660	Crest Cleaners	24 2,700	United Bank
	Tailor	15 1,200	Subway	25 1,547	Clawes Carpets
05 1,550	WheelHouse Yoga	16 1,200	The UPS Store	26 4,179	Panera Bread
06 1,600	New Era Eyecare	17 1,600	Starbucks	27 3,160	TRUIST
07 2,000	District Eatz	18 2,354	Woof Gang Bakery	28 4,000	Popeyes Louisiana
08 3,118	Virginia ABC	19 1,998	Available	20 1,000	Kitchen
09 1,600	Spa One	,		29 3,373	Shell
10 1,200	Clifton Dental Care	20 1,200	Eminence Jewelers		



## COLONNADE AT UNION MILL | 5700-5794 UNION MILL ROAD, CLIFTON, VA

Will Collins | wcollins@rappaportco.com | 571.382.1225

rappaportco.com