



Colonnade at Union Mill

Clifton, VA

Fully Leased



Clifton

Virginia

- 121,853 SF neighborhood center anchored by Giant Food, Panera Bread, and Outback Steakhouse
- Stable center with consistently high occupancy rate
- Easy access from Braddock Road with signalized entrance at Union Mill Road
- Surrounded by over 94,000 residents with average household incomes of over \$175,000 within 3 miles



2025 Demographics

	5 mi.	1 mi.	5 mi.	1 mi.
Population	224,048	22,562	224,048	22,562
Daytime Population	103,963	2,628	103,963	2,628
Household Income	\$176,169	\$174,481	\$176,169	\$174,481
Traffic Counts	27,000 on N			

Co-Tenants





The Area

- Located within close proximity of Centreville High School with 2,500 students
- Within a three-mile radius of Colonnade at Union Mill, the median household income is \$143,704, significantly higher than the national average
- Local employment is largely driven by sectors such as government services, defense contracting, and technology, with many opportunities in nearby Fairfax County



Site Plan

3,198 SF available

● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
01	6,000	Outback Steakhouse
02	2,398	Manhattan Bagel
03	2,000	China Express
04	850	Union Mill Custom Tailor
05	1,550	WheelHouse Yoga
06	1,600	New Era Eyecare
07	2,000	District Eatz
08	3,118	Virginia ABC
09	1,600	Spa One
10	1,200	Clifton Dental Care

Space #	Sq. Ft.	Tenant
11	1,200	Union Mill Barber
12	2,662	Banfield Pet Hospital
13	58,906	Giant
14	2,660	Crest Cleaners
15	1,200	Subway
16	1,200	The UPS Store
17	1,600	Starbucks
18	2,354	Woof Gang Bakery
19	1,998	iCode
20	1,200	Eminence Jewelers

Space #	Sq. Ft.	Tenant
21	1,200	Hair Cuttery
22	1,200	Sakoonthai, Inc
23	3,198	Available
24	2,700	United Bank
25	1,547	Clawes Carpets
26	4,179	Panera Bread
27	3,160	TRUIST
28	4,000	Popeyes Louisiana Kitchen
29	3,373	Shell

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