



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

**Will Collins | [wcollins@rappaportco.com](mailto:wcollins@rappaportco.com) | 571.382.1225**