



Colonnade at Union Mill

Clifton, VA

6,200 SF Second-Generation
Restaurant Available



Clifton

Virginia

- 121,853 SF neighborhood center anchored by Giant Food, Panera Bread, and Villa Yara
- 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



2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	22,562	94,867	224,048
Daytime Population	2,628	20,224	103,963
Household Income	\$174,481	\$175,640	\$176,169
Traffic Counts	27,000 on New Braddock Road		

Area Retailers



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

6,200 SF available

● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
1	6,200	Available
2	2,398	Manhattan Bagel
3	2,000	China Express
4	850	Union Mill Custom Tailor
5	1,550	WheelHouse Yoga
6	1,600	New Era Eyecare
7	2,000	District Eatz
8	3,118	Virginia ABC
9	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	Villa Yara
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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