



Brookfield Plaza
Springfield, VA



Springfield

Virginia

- A 116,000-square-foot shopping center featuring 46 local, regional, and internationally recognized tenants
- Situated west of I-95 on Backlick Road in Springfield, just north of the Springfield-Franconia Parkway
- Within 1 mile of Ft. Belvoir's NGA Campus, which employs approximately 8,500 individuals
- Tenant mix includes Nothing Bundt Cakes, 7-Eleven, Dollar Tree, and Goodyear Auto Service
- High visibility and easy ingress and egress from I-95 & Dale Boulevard
- Located within 2 miles of the Virginia Railway Express (VRE) Backlick Road station, which sees 12.2K visitors per day

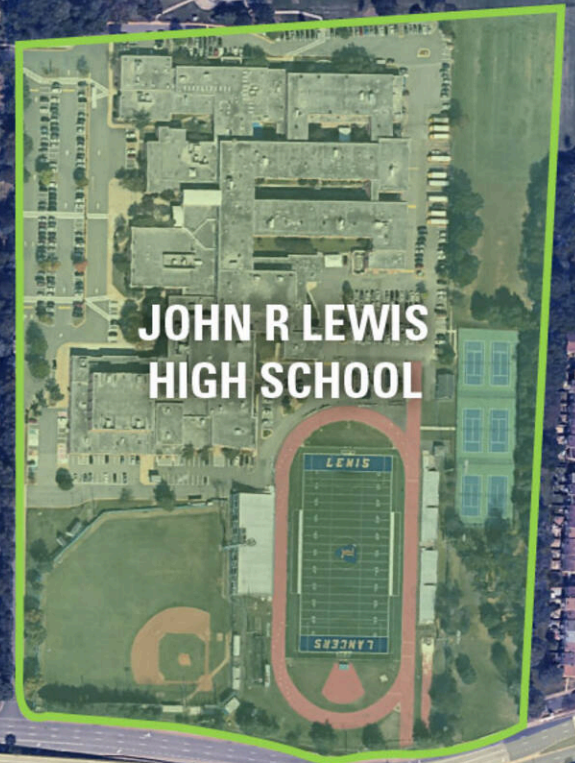


2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	14,066	111,000	330,832
Daytime Population	10,804	40,544	94,975
Household Income	\$133,870	\$169,661	\$160,843

Area Retailers





JOHN R LEWIS HIGH SCHOOL



OLD KEENE MILL RD 47,000 VPD

FRANCONIA RD 28,000 VPD

I-95 316,000 VPD

BACKLICK RD 20,000 VPD

FRONTIER DR

SPRING MALL RD



Springfield Plaza



FIVE GUYS BURGERS and FRIES

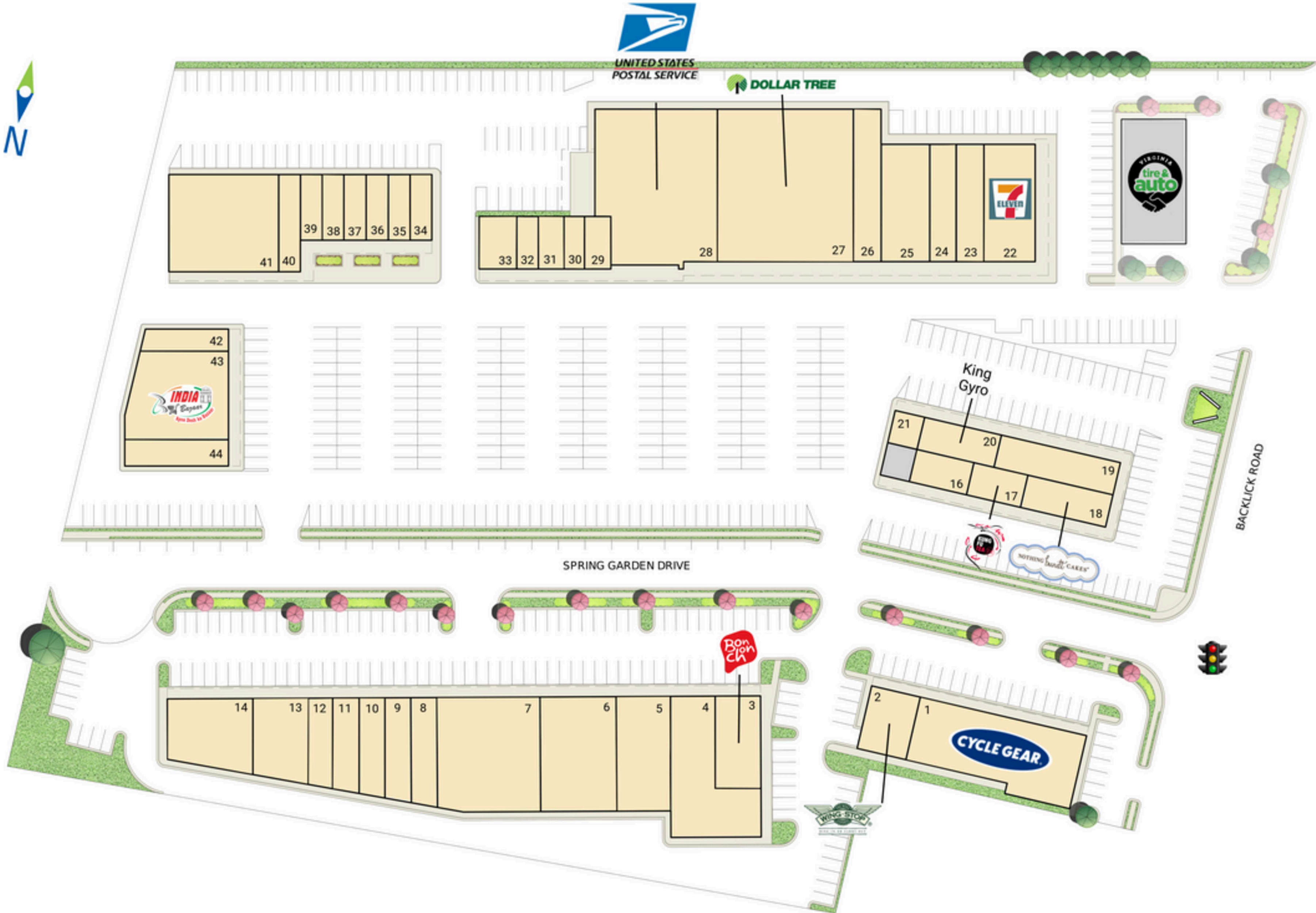
Springfield Mall



Brookfield Plaza



Site Plan



● Space Available

Tenant List

Space #	Sq. Ft.	Tenant
1	6,209	Cycle Gear
2	1,800	Wingstop Restaurant
3	2,771	Bon Chon Chicken
4	4,840	Makchang Dodook K-BBQ
5	3,600	Dera Restaurant
6	5,237	Niralla Sweets
7	6,960	Super Halal Market
8	1,652	Nah Mor Hot Pot
9	1,588	Karahi Kabob
10	1,450	Shooters Sports Bar
11	1,450	Cell Phone Repair
12	1,365	Tai Ghang Waan
13	4,702	Pizza & Gyro
14	3,603	Great Wall Billiards
16	1,030	Wellness Massage

Space #	Sq. Ft.	Tenant
17	1,333	Kung Fu Tea
18	1,800	Nothing Bundt Cakes
19	2,200	Sarku Japan Teriyaki & Sushi
20	1,741	King Gyro
21	700	Dubai Jewelers
22	3,600	7Eleven
23	2,000	VA Kabab House
24	1,898	Pho Number 1 Vietnamese Restaurant
25	4,000	La Hacienda Restaurant
26	3,125	Springfield Tobacco & Vape
27	8,709	Dollar Tree
28	14,016	United States Postal Service
29	600	Barber Shop
30	600	Daysi's Tax Multi Services

Space #	Sq. Ft.	Tenant
31	600	Time Square
32	600	Lebanese Roastery Coffee & Nuts
33	1,200	Weis Insurance Company
34	850	Rawaj Boutique
35	850	Mughal Oasis Restaurant
36	850	Thai Shop
37	850	TK Nails
38	871	Arabian Aroma Boutique
39	871	Sona Salon
40	1,263	Savour
41	6,313	Derra Banquet Hall
42	1,545	Maharani Jewelry & Bridal
43	4,656	India Bazaar
44	1,840	Brookfield Dental Associates

Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

BROOKFIELD PLAZA | 7041 BROOKFIELD PLAZA, SPRINGFIELD, VA

Zach Elcano | zelcano@rappaportco.com | 571.382.1228