







OVER SIX MILLION VISITORS PER YEAR

TRIPLE GROCERY - ANCHORED

HIGH VOLUME TRADER JOE'S



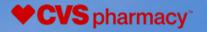
TRADER JOE'S



JUNIOR ANCHORS







TENANTS







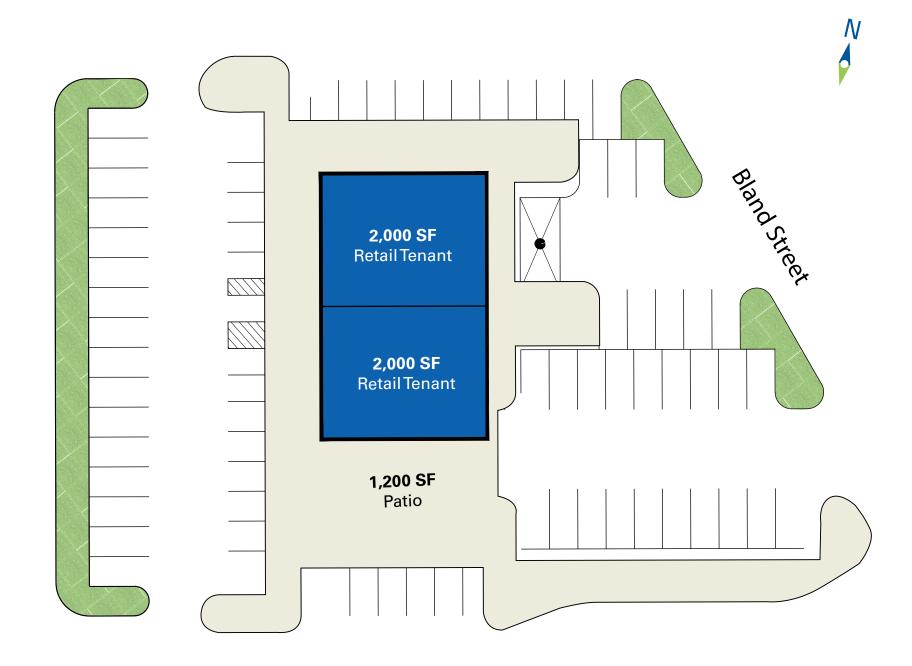














#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
01	10,673	Trader Joe's	23	1,200	Moby Dick House of Kabob
02	4,310	Hot Peppercorn Asian Cuisine	24	1,740	Malek Pizza Palace
03	28,000	Available	25A	11,263	Big Blue Swim School
04	3,375	Virginia ABC	25B	13,399	David's Bridal
05	7,870	Sherwin - Williams	26	11,460	Party Depot
06	1,500	MyEyeDr.	27	2,418	Companion Animal Hospital
07	1,080	GNC	28	1,114	CR for Hair
10	15,282	The Container Store	29	1,096	District Mangonadas
11	2,650	Good Stuff Eatery	30	2,232	Potomac River Running
12	2,953	Music & Arts	31	2,128	Vivian Nail Spa
13	2,552	V/O Med Spa	32	6,431	Springfield Laundromat
14	2,848	Available	33A	3,488	Springfield Soccer
16	42,625	Whole Foods Market	33B	3,550	KidStrong
18	3,500	Verizon Wireless	33C	3,334	U.S. Armed Forces Recruitment
19	11,500	CVS Pharmacy	34	7,410	The Revolution Darts & Billiards
20A	2,149	Chipotle	37	4,123	San Miguel Cafe
20B	1,890	Starbucks	38	3,870	Phenix Salon Suites
21	900	Jerry's Barber Shop	39	1,748	Pearly Whites Family Dental
22	1,200	AT&T	40	1,748	Pivot Physical Therapy

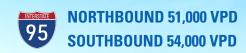
SQ. FT MERCHANT

41	1,808	OneMain Financial
42	2,800	Seoul BBQ
43	4,965	Treasure Trove/ INOVA
45	5,253	TRUIST
49	3,192	Wells Fargo
50	3,600	Panda Express
PAD SITE	.79 ACRES	Available

2025	1 Mile	3 Miles	5 Miles
POPULATION	16,629	111,590	338,543
ANNUAL HH INCOME	\$147,912	\$168,704	\$164,853
DAYTIME POPULATION	8,103	42,767	98,420

TRAFFIC COUNTS:

OLD KEENE MILL 42,000 VPD



AMHERST AVE 14,000 VPD



FLOURISHING FAMILIES

Affluent, middle-aged families that enjoy an active lifestyle, participating in athletic activities and family-oriented events. They are focused on the future and dedicate time and resources to their children's education.



Average Household Size

5+

Age of Children

4-6

Age Range

36-45

BOOMING WITH CONFIDENCE

Highly-educated, affluent, and established couples in their prime-earning years living in upscale suburban homes. They tend to be savvy investors and members of country clubs, as well as environmentally conscious philanthropists.



Average Household Size

3

Age of Children

13-18

Age Range

51-65

THE GOLDEN YEAR GUARDIANS

Retirees living in settled residences and communities. As they have reached retirement, these individuals have more time to focus on health, well-being, and daytime leisure activities. They tend to be cautious with their money.



Average Household Size

Age of Children

1

N/A

Age Range

76+



SPRINGFIELD CBC COMMUTER PARKING GARAGE

- 6 LEVEL GARAGE WITH 1,000 PARKING SPACES
- TWO COMMUTER SLUG LINE LOADING ZONES
- CARPOOL WAITING/SHORT-TERM PARKING AREA
- PEDESTRIAN BRIDGE OVER OLD KEENE MILL ROAD
- BUS TRANSIT CENTER WITH 7 BUS BAYS
- BICYCLE STORAGE, PASSENGER WAITING AREAS, AND TRANSIT SYSTEM INFORMATION
- COMMUNITY EVENT SPACES ON GROUND AND TOP LEVELS



SPRINGFIELD PLAZA | 7206 OLD KEENE MILL ROAD, SPRINGFIELD, VA

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