

**PHASE I
UNDER CONSTRUCTION**

**PHASE II
FUTURE DEVELOPMENT**

TSA Retail
Springfield, VA

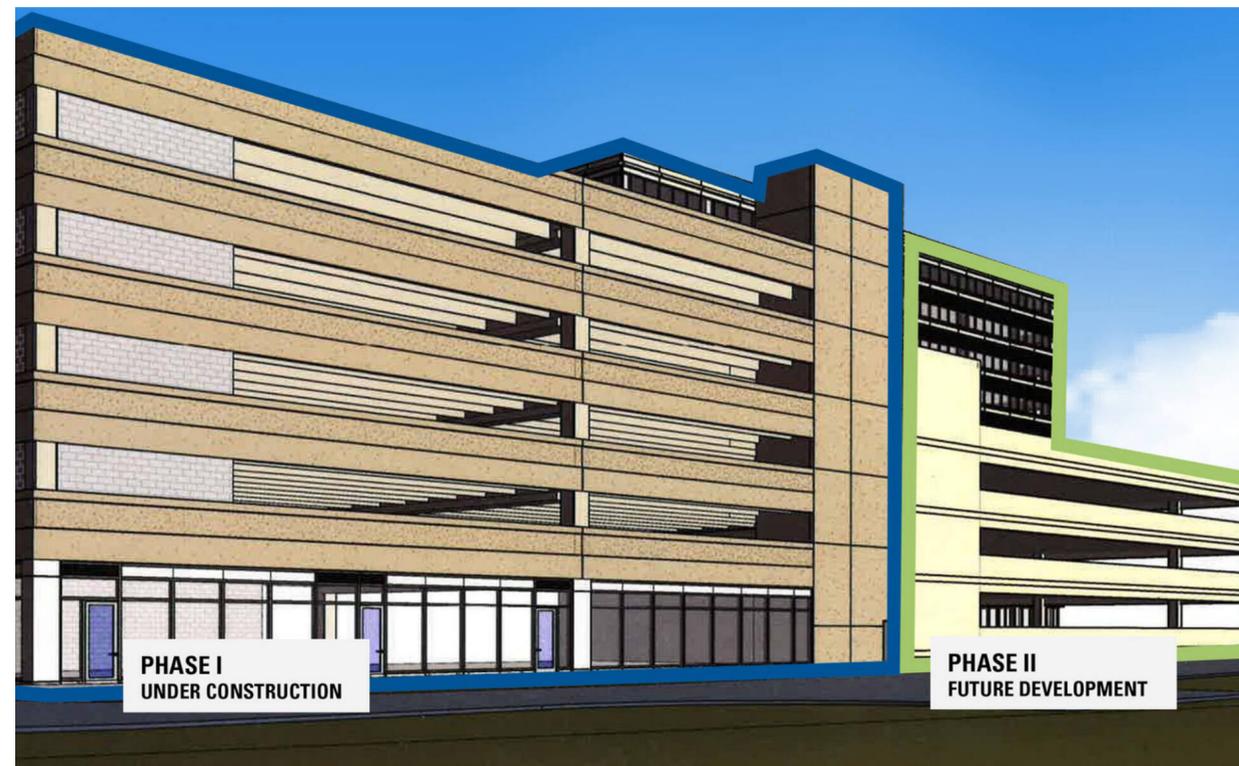
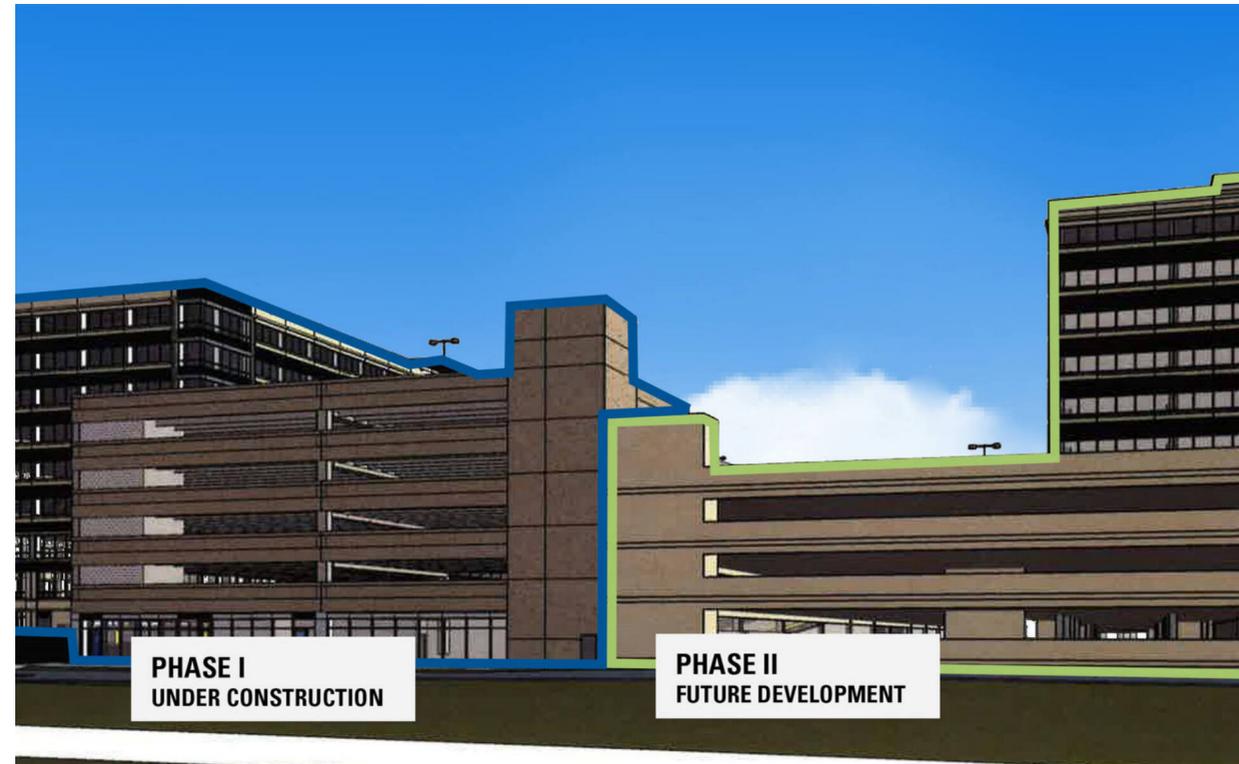
4,000 SF available

RAPPAPORT
CULTIVATING PLACES[®]

Springfield

Virginia

- 4,000 SF retail opportunity in growing Springfield
- With 3,000 TSA employees on site and over 3,700 students and faculty at the NOVA Medical Education Campus right next door
- Located just off I-95 (293,000 VPD) and Franconia-Springfield Pkwy (41,000 VPD)



2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	12,248	101,770	338,577
Daytime Population	9,133	40,876	96,482
Household Income	\$154,137	\$170,971	\$153,417
Traffic Counts	293,000 on I-395/I-95		

Area Retailers





FRANCONIA ROAD 51,000 VPD

LOISDALE ROAD 13,000 VPD

FRANCONIA/SPRINGFIELD PARKWAY 41,000 VPD

I-95/I-395 293,000 VPD

Springfield Town Center

LA FITNESS REGAL CINEMAS

TARGET STARBUCKS CHIPOTLE DAVE & BUSTERS

Brookfield Plaza

DOLLAR TREE INDIA Biryani CYCLE GEAR

Sarku japan KUNG FU TEA NOTHING BUT CAKES

M metro FRANCONIA/SPRINGFIELD METRO STATION
3,400 DAILY RIDERS



TSA RETAIL

NORTHERN VIRGINIA COMMUNITY COLLEGE
3,500 STUDENTS
200 STAFF/FACULTY

Site Plan

4,000 SF available



FRANCONIA/SPRINGFIELD PARKWAY 41,000 VPD

395
95

I-95/I-395 293,000 VPD

LOISDALE ROAD 13,000 VPD

extended
STAY
AMERICA
126 ROOMS

SPRINGFIELD CROSSING
APARTMENTS
349 UNITS

GENERAL SERVICES
ADMINISTRATION
NORTH CAPITAL REGION
BUILDING A

GENERAL SERVICES
ADMINISTRATION
NORTH CAPITAL REGION
BUILDING B

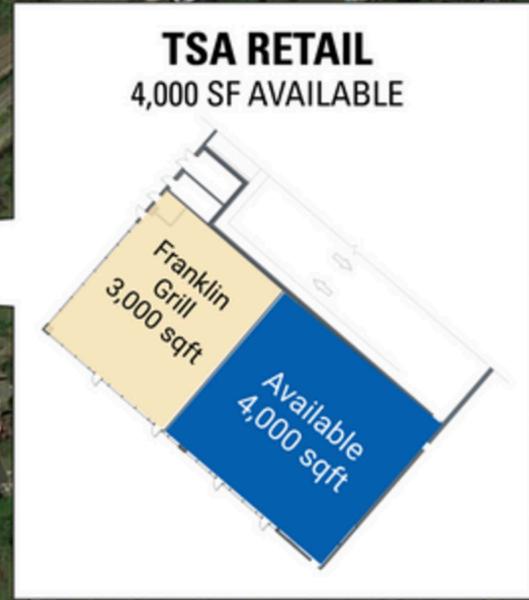
SPRINGFIELD CTR
BUSINESS PARK 2
250,000 SF
50% INDUSTRIAL
50% OFFICE

NORTHERN VIRGINIA
COMMUNITY COLLEGE
3,500 STUDENTS
200 STAFF/FACULTY

TSA HEADQUARTERS
PARKING GARAGE

PHASE II
FUTURE
DEVELOPMENT

FRANCONIA/SPRINGFIELD
METRO STATION
3,400 DAILY RIDERS



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