



West Springfield Shopping Center

Springfield, VA

2,000 - 2,687 SF Available
Aldi Now Open



Springfield

Virginia

- Newly anchored by Aldi grocery store, which opened in winter 2025
- Conveniently positioned grocery-anchored shopping center at a signalized intersection of Rolling Road, the main thoroughfare of West Springfield
- Offering a unique tenant mix of credit, restaurant and essential retailers that serve the affluent residential population
- Plenty of surface parking ensures utmost accessibility for shoppers visiting multiple retailers within the center



2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	17,069	121,772	292,295
Daytime Population	3,789	23,565	78,903
Household Income	\$176,679	\$182,716	\$181,545
Traffic Counts	25,100 on Rolling Road		

Area Retailers





Lake
Accotink



ROLLING ROAD 25,100 VPD

West Springfield
High School

West Springfield
Shopping Center



Cardinal Forest Plaza

Old Keene Mill
Shopping Center

WELLS
FARGO

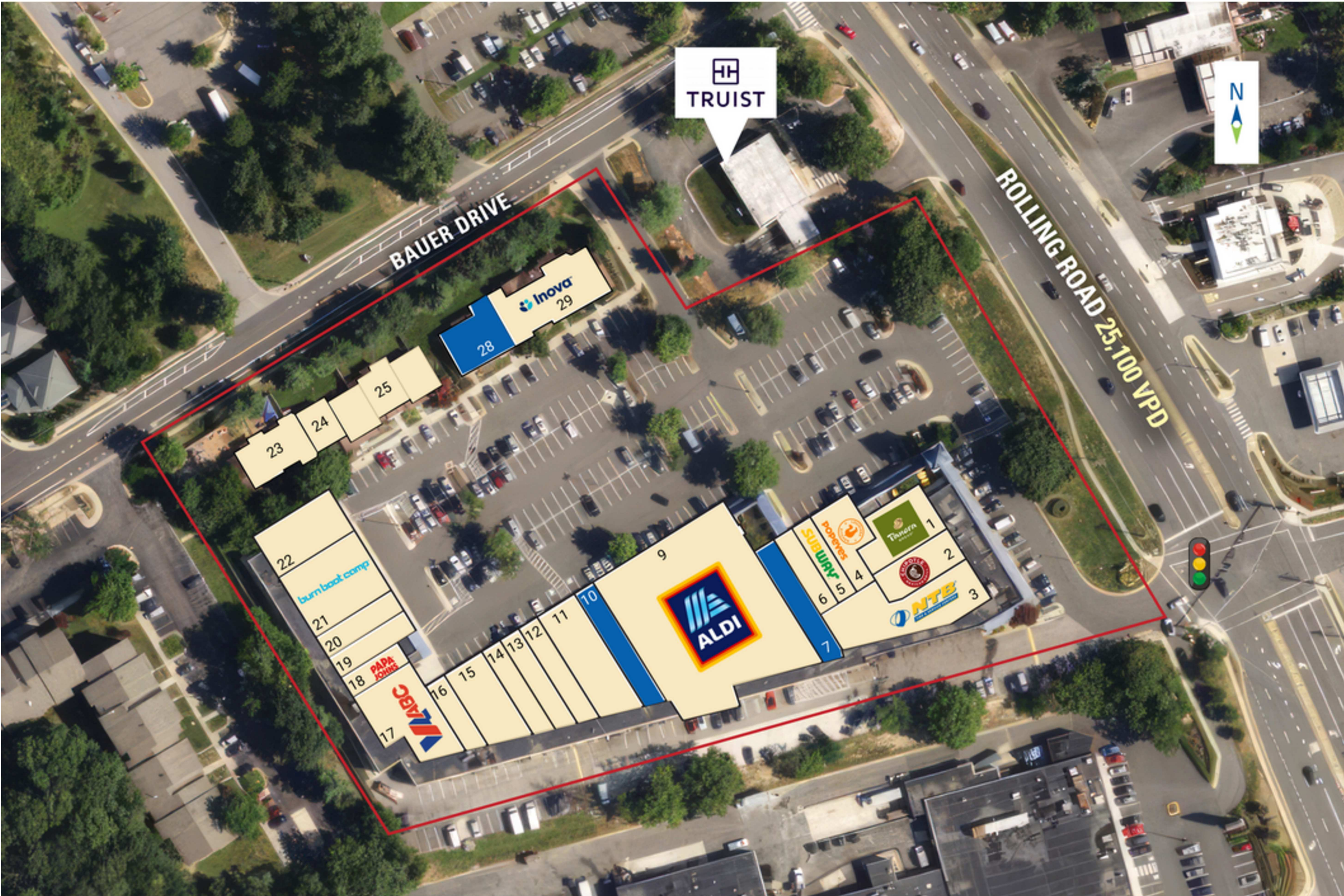
OLD KEENE MILL ROAD 33,000 VPD

Springfield Golf
& Country Club

Site Plan

2,000 - 2,687 SF available

● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
1	4,000	Panera Bread
2	2,292	Chipotle
3	5,747	NTB
4	1,815	Popeyes Louisiana Kitchen
5	1,500	Subway
6	1,500	Magic Cleaners
7	2,000	Available
9	20,629	Aldi
10	2,320	Available

Space #	Sq. Ft.	Tenant
11	4,260	Milano's Restaurant
12	1,681	Venus Nails
13	2,119	Dentist
14	1,680	The UPS Store
15	2,985	Elite Martial Arts Center
16	1,340	Out of the Bubble Bakery
17	4,020	Virginia ABC
18	1,238	Papa Johns
19	1,620	Village Chicken

Space #	Sq. Ft.	Tenant
20	1,636	H&R Block
21	4,914	Burn Boot Camp
22	3,220	Asian Grill
23	2,400	Little Acorn Patch Daycare
24	1,200	Mena's Market
25	3,600	Burke Forrest Veterinary
28	2,687	Available
29	3,800	Inova - Go Health Urgent Care

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