



# Colonnade at Union Mill Restaurant Opportunity

Clifton, VA

6,200 SF Second-generation Restaurant  
Available August 1, 2026

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# Clifton

Virginia

- 6,200 SF second-generation restaurant opportunity
- Situated in a 121,853 SF neighborhood center anchored by Giant Food, Panera Bread, and Villa Yara
- 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



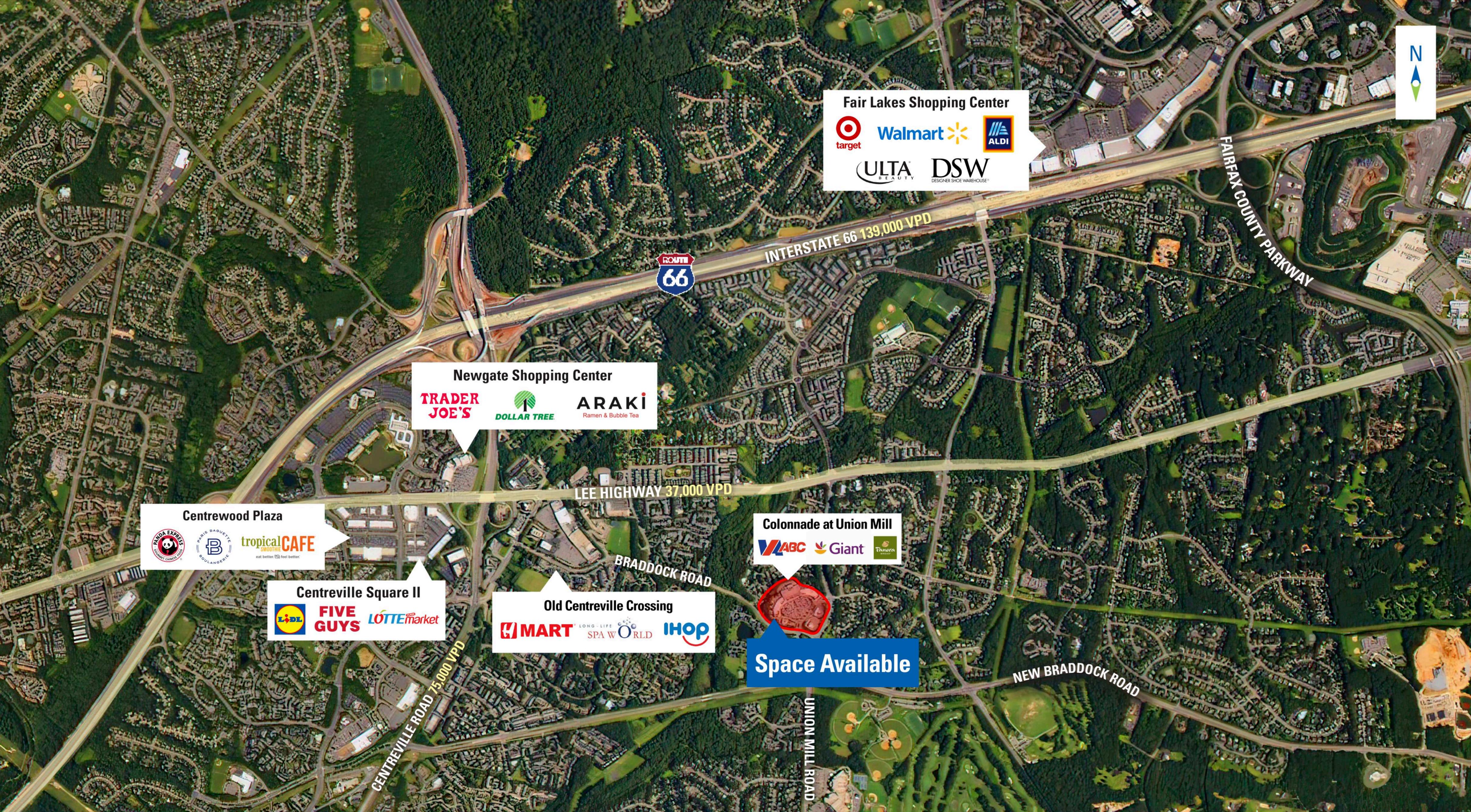
## 2026 Demographics

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



## Area Retailers





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# Site Plan

6,200 SF available

Space #	Sq. Ft.	Tenant
1	6,200	Available

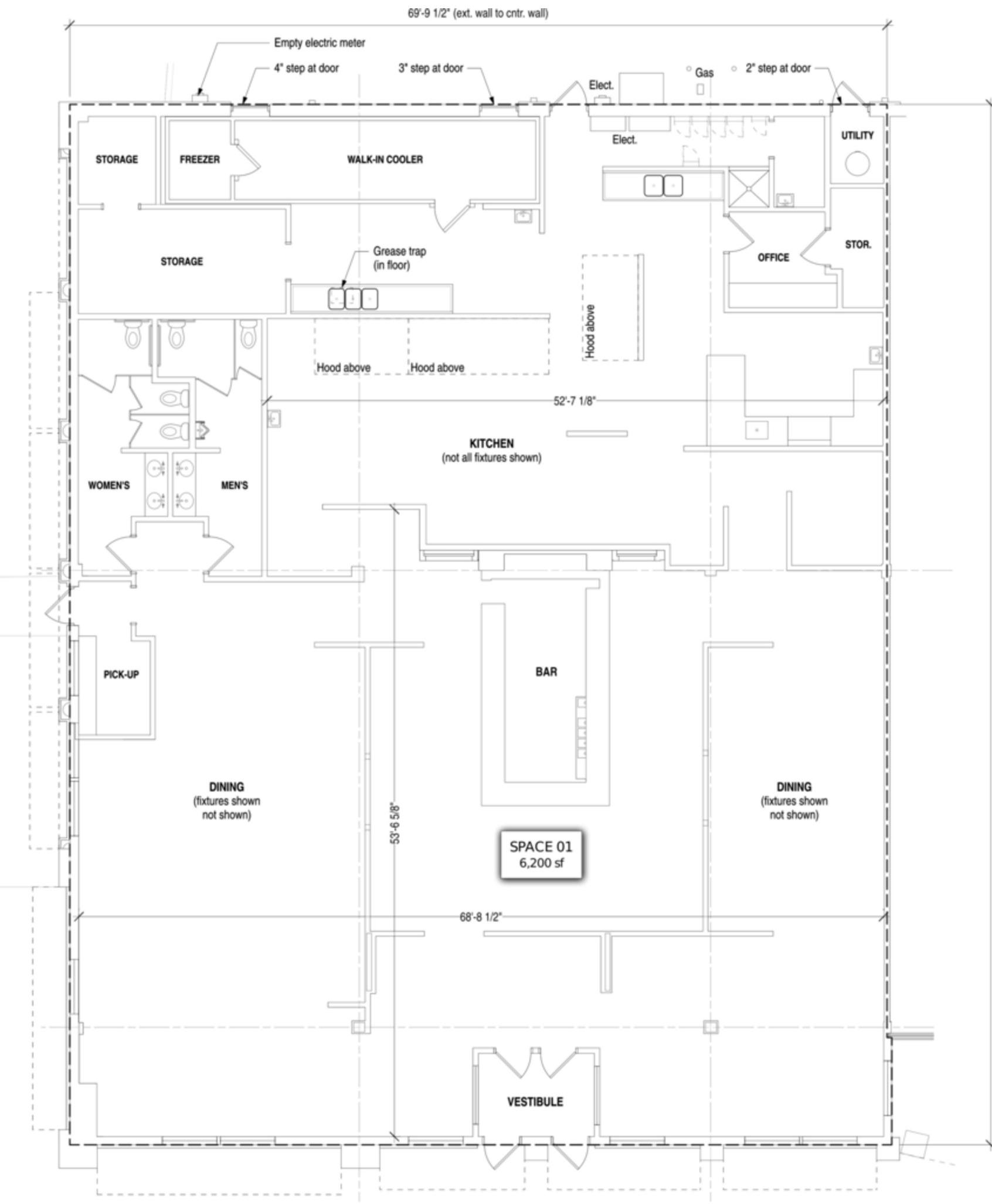


● Space Available

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# Restaurant Space LOD



● Space Avail

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# The Property



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