



Colonnade at Union Mill Restaurant Opportunity

Clifton, VA

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



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

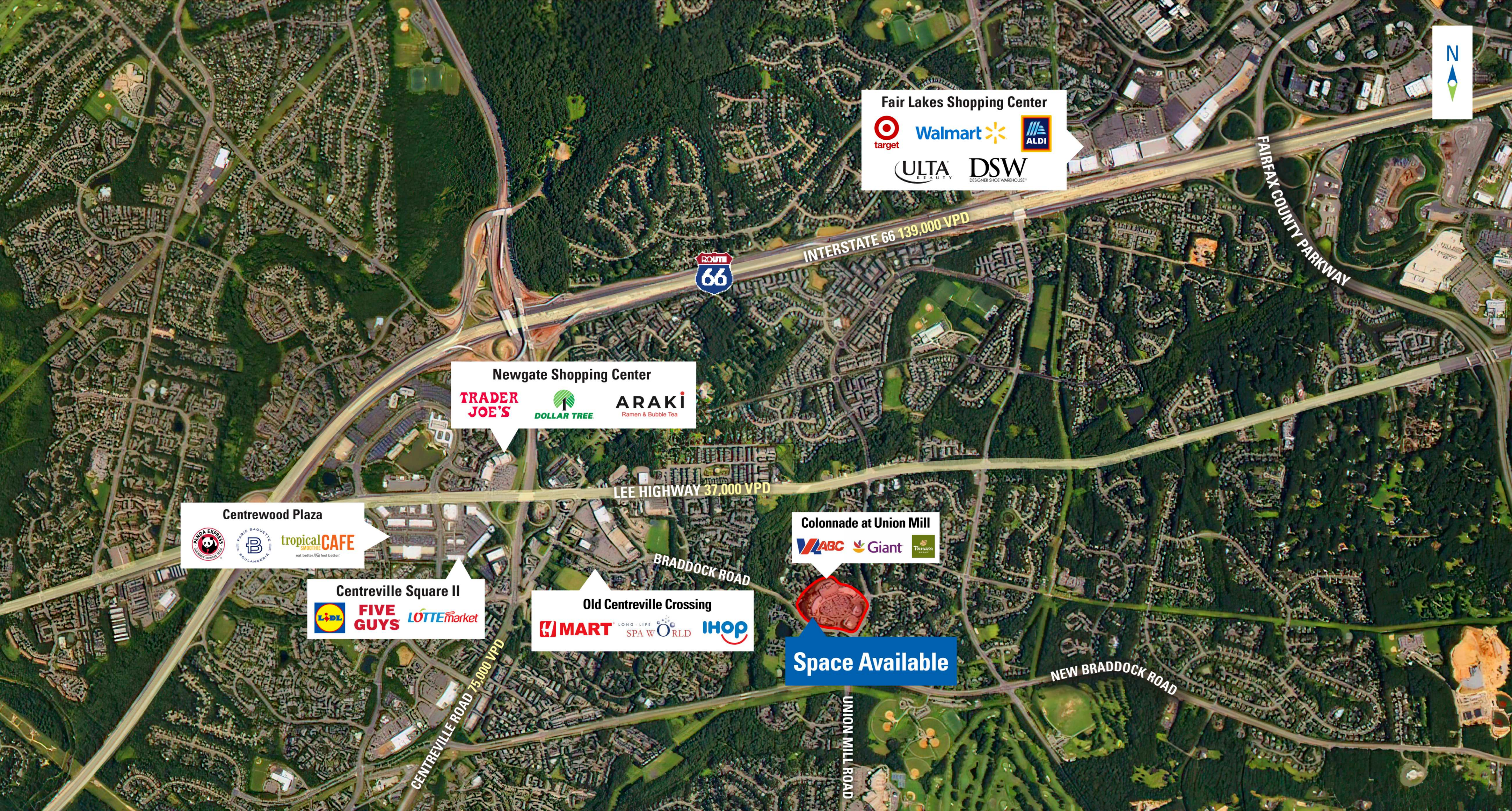


2026 Demographics

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

Area Retailers





Fair Lakes Shopping Center

target Walmart ALDI

ULTA BEAUTY DSW DESIGNER SHOE WAREHOUSE

Newgate Shopping Center

TRADER JOE'S DOLLAR TREE ARAKI Ramen & Bubble Tea

Centrewood Plaza

PANDA EXPRESS PARIS BAGUETTE tropical CAFE eat better. feel better.

Centreville Square II

LIDL FIVE GUYS LOTTE Market

Old Centreville Crossing

MART LONG-LIFE SPA WORLD IHOP

Colonnade at Union Mill

ABC Giant Panera

Space Available

Site Plan

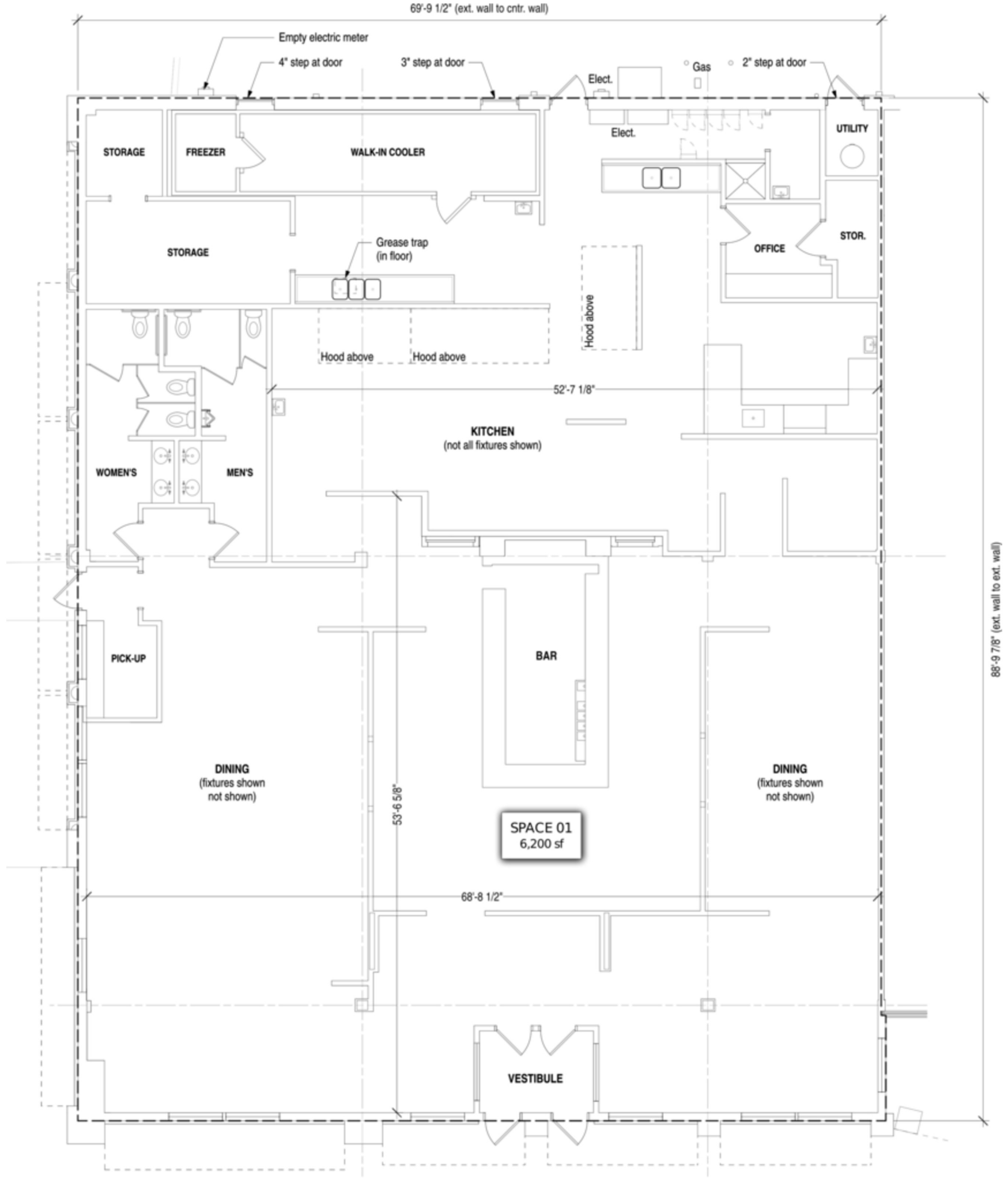
6,200 SF available

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



● Space Available

Restaurant Space LOD



SCALED PLAN: 3/32" = 1'-0"

● Space Availa

The Property



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