Springfield Plaza

NOW OPEN





WHOLE FOODS MARKET

NOW OPEN

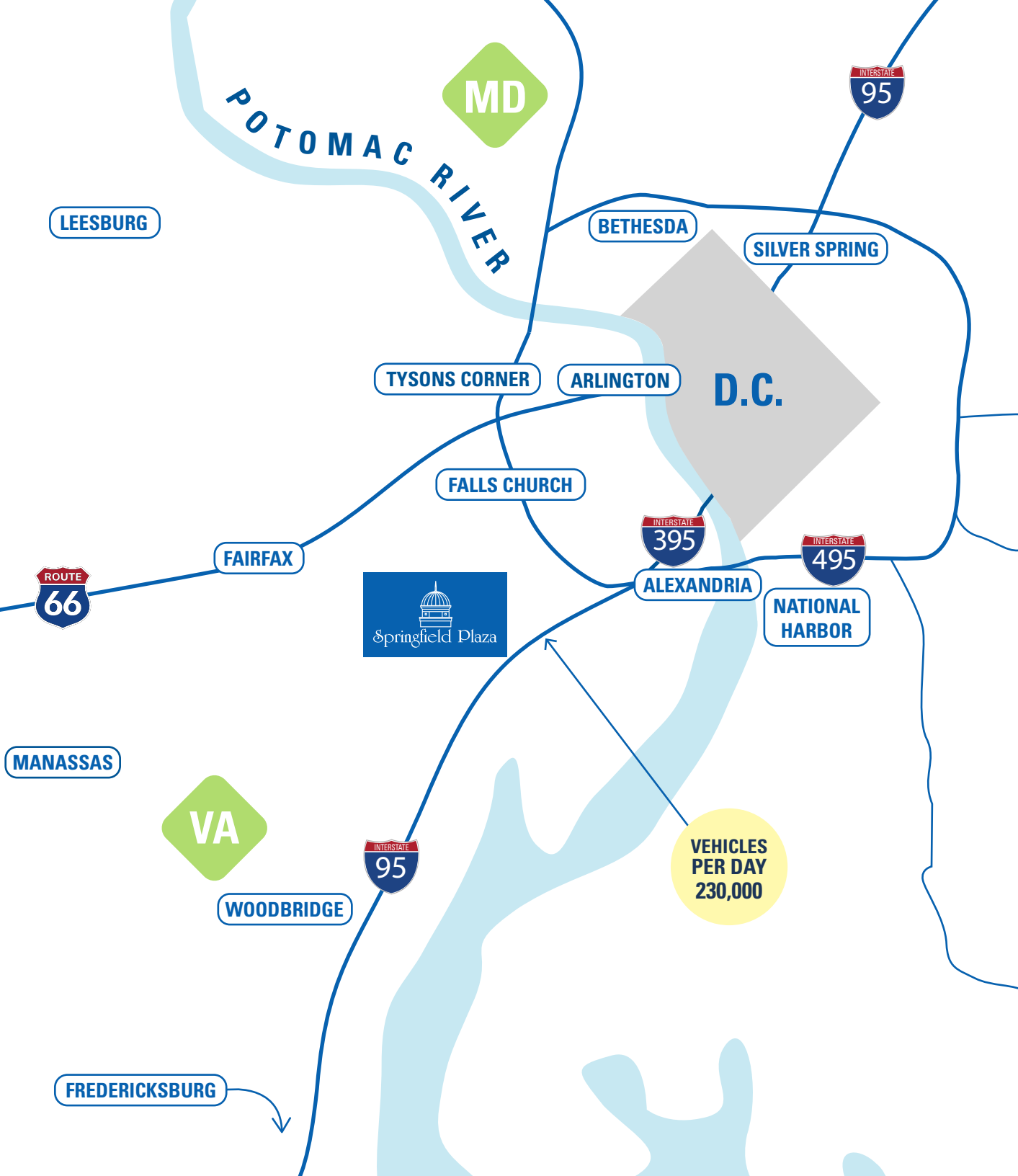
RAPPAPORT
CULTIVATING PLACES®

LOCATOR MAP


WHOLE FOODS MARKET


TRADER JOE'S


The Container Store


MD
POTOMAC RIVER
INTERSTATE 95
LEESBURG
BETHESDA
SILVER SPRING
TYSONS CORNER
ARLINGTON
D.C.
FALLS CHURCH
INTERSTATE 395
INTERSTATE 495
ROUTE 66
FAIRFAX
Springfield Plaza
ALEXANDRIA
NATIONAL HARBOR
MANASSAS
VA
INTERSTATE 95
VEHICLES PER DAY 230,000
WOODBRIDGE
FREDERICKSBURG


Springfield Plaza
495
95
495
Lynbrook Elementary School
I-95 312,000 VPD
Giant
POTBELLY
ALDI
LIDL
Bob Evans
FARMHOUSE KITCHEN
Total Wine & MORE
Springfield Mall
macy's
TARGET
NORDSTROM RACK
REGAL
LA FITNESS
SAVE-A-LOT
Franconia Elementary School
OLD KEENE MILL ROAD 48,408 VPD
FIVE GUYS BURGERS and FRIES
OUTBACK STEAKHOUSE
TACO BAMBA
Chick-fil-A
DSW DESIGNER SHOE WAREHOUSE
THE VITAMIN SHOPPE
ITALIAN Bertucci's RESTAURANT
THE HOME DEPOT
Staples
Michaels
TGI FRIDAYS
CVS pharmacy
amazon fresh
HOME SENSE
PET SUPPLIES PLUS Minus the hassle.
FRANCONIA SPRINGFIELD PARKWAY 38,200 VPD
95
Northern Virginia Community College

Springfield Plaza

SPRINGFIELD PLAZA IS A 260,879-SQUARE-FOOT COMMUNITY SHOPPING CENTER SURROUNDED BY WELL-ESTABLISHED NEIGHBORHOODS WITH HIGH HOUSEHOLD INCOMES AND PROVIDES GREAT VISIBILITY FROM OLD KEENE MILL ROAD. THE CENTER IS ANCHORED BY A BRAND-NEW WHOLE FOODS, TRADER JOE'S, CONTAINER STORE, CVS PHARMACY, AND BIG BLUE SWIM, AND SHADOW ANCHORED BY A NEW STATE-OF-THE-ART 60,000 SF GIANT FOOD. THERE IS A GREAT MIX OF CO-TENANTS INCLUDING STARBUCKS, CHIPOTLE, PANDA EXPRESS, VERIZON, MUSIC AND ARTS, SHERWIN WILLIAMS, PHENIX SALON SUITES, AND WELLS FARGO.



SITE DETAILS

OVER SIX MILLION VISITORS PER YEAR

TRIPLE GROCERY - ANCHORED

HIGH VOLUME TRADER JOE'S



TRADER JOE'S

Giant

JUNIOR ANCHORS



The Container Store

CVS pharmacy

TENANTS





mobydick HOUSE OF KABOB

myeyeDr.

verizon

ABC



FACADE RENOVATION

SITE PLAN


COMMUTER PARKING GARAGE
PEDESTRIAN BRIDGE
OLD KEENE MILL ROAD
BLAND STREET
BLAND STREET
AMHERST AVENUE
COMMERCE STREET
COMMERCE STREET
electrify america
CVS Pharmacy
Verizon
WHOLE FOODS MARKET
The Container Store
ROSS DRESS FOR LESS
HOT PEPPERCORN ASIAN CUISINE
TRADER JOE'S
BigBlue SWIM SCHOOL
TESO
PARTY DEPOT
Giant
N

Springfield Plaza

High-volume triple grocery anchored shopping center

- Visits YoY **2.4%** increase
- Visits: **6.3M**



TRADER JOE'S

- Ranked in the **top 10** Trader Joe's locations in Virginia
- **4th** busiest Trader Joe's within a 15-mile radius
- **566.4k** visits

Giant

- **952.8k** visits

WHOLE FOODS MARKET

- Ranked **3rd** busiest Whole Foods in Virginia
- **929.8k** visits

The Container Store®

- **#1** busiest location within 50 miles
- **#1** location in Virginia
- **99.8k** visits

CHIPOTLE MEXICAN GRILL

- Ranked in the top 10 Chipotle locations within a **15-mile** radius
- **238.2k** visits

PANDA EXPRESS CHINESE KITCHEN

- Ranked in the top 10 locations within a **50-mile** radius
- **10th** busiest Panda Express in Virginia
- **238.2k** visits

198.7k visits

CVS

409.7k visits

TENANT LIST

#	SQ. FT	MERCHANT
01	10,673	Trader Joe's
02	4,310	Hot Peppercorn Asian Cuisine
03	28,000	Ross Dress For Less
04	3,375	Virginia ABC
05	7,870	Sherwin - Williams
06	1,500	MyEyeDr.
07	1,080	Available
10	15,282	The Container Store
11	2,650	Good Stuff Eatery
12	2,953	Music & Arts
13	2,552	V/O Med Spa
14	2,940	Northwest Federal Credit Union
16	42,625	Whole Foods Market
18	3,500	Verizon Wireless
19	11,500	CVS Pharmacy
20A	2,149	Chipotle
20B	1,890	Starbucks
21	900	Jerry's Barber Shop
22	1,200	AT&T
23	1,200	Moby Dick House of Kabob
24	1,740	Malek Pizza Palace
25A	11,263	Big Blue Swim School
25B	13,399	Teso Life
26	11,460	Party Depot
27	2,418	Companion Animal Hospital
28	1,114	CR for Hair
29	1,096	District Mangonadas
30	2,232	Potomac River Running
31	2,128	Vivian Nail Spa
32	6,431	Springfield Laundromat
33A	3,488	Springfield Soccer
33B	3,550	KidStrong
33C	3,334	U.S. Armed Forces Recruitment
34	7,410	The Revolution Darts & Billiards
37	4,123	San Miguel Cafe
38	3,870	Phenix Salon Suites
39	1,748	Pearly Whites Family Dental
40	1,748	Pivot Physical Therapy
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
51	3,550	Electrify America

DEMOGRAPHICS

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

INTERSTATE 95
NORTHBOUND 51,000 VPD
SOUTHBOUND 54,000 VPD

AMHERST AVE 26,200 VPD



OUR SHOPPERS

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

1

Age of Children

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

RAPPAPORT
CULTIVATING PLACES ®

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