

BACKLICK CENTER

6651 BACKLICK ROAD, SPRINGFIELD, VA 22150

for lease



Join 7-Eleven, Advanced Auto Parts, Chick-Fil-A and Outback Steakhouse.

Shopping Center undergoing renovation in 2011

Increased parking, better visibility and remote bank drive through available!

DEMOGRAPHICS

1 Mile

2010 Population 12,221
Median Income \$88,735
Average Income \$106,279

3 Miles

2010 Population 87,044
Median Income \$102,167
Average Income \$121,876

5 Miles

2010 Population 211,192
Median Income \$90,412
Average Income \$111,202

McCAFFERY Interests

THOUGHTFUL AND CREATIVE REAL ESTATE SOLUTIONS

PROPERTY HIGHLIGHTS

Backlick Center is located in the heart of the country's most intensive job relocation movement in US History.

- Daytime population: 62,000 within 3 miles, with Approximately 8,500 new jobs relocating less than 1 mile from the shopping center due to B.R.A.C. in September 2011
- Over 100,000 people reside within 3 miles, with an average family household income of \$117,779
- Over 6.5 parking spaces per 1,000 SF

CONTACT:

Rory Cameron 703.351.9500

rcameron@mccafferyinterests.com

site plan

AVAILABLE

4,328 SF

EXISTING RETAILERS SF

Outback	6,214
Springfield Emergency Vet	9,452
Felix and Oscar	3,740
Available	3,200
Advanced Auto Parts	6,200
Chick-Fil-A	4,266
Available	1,128
Hunan Express	812
Pool Store	810
Jeweler	784
Cleaners	784
AT&T Wireless	767
Bombay	1,296
7-Eleven	3,005
Joi Wig	1,200
Nails	1,200
Edible Arrangements	1,200
Bakery	2,400

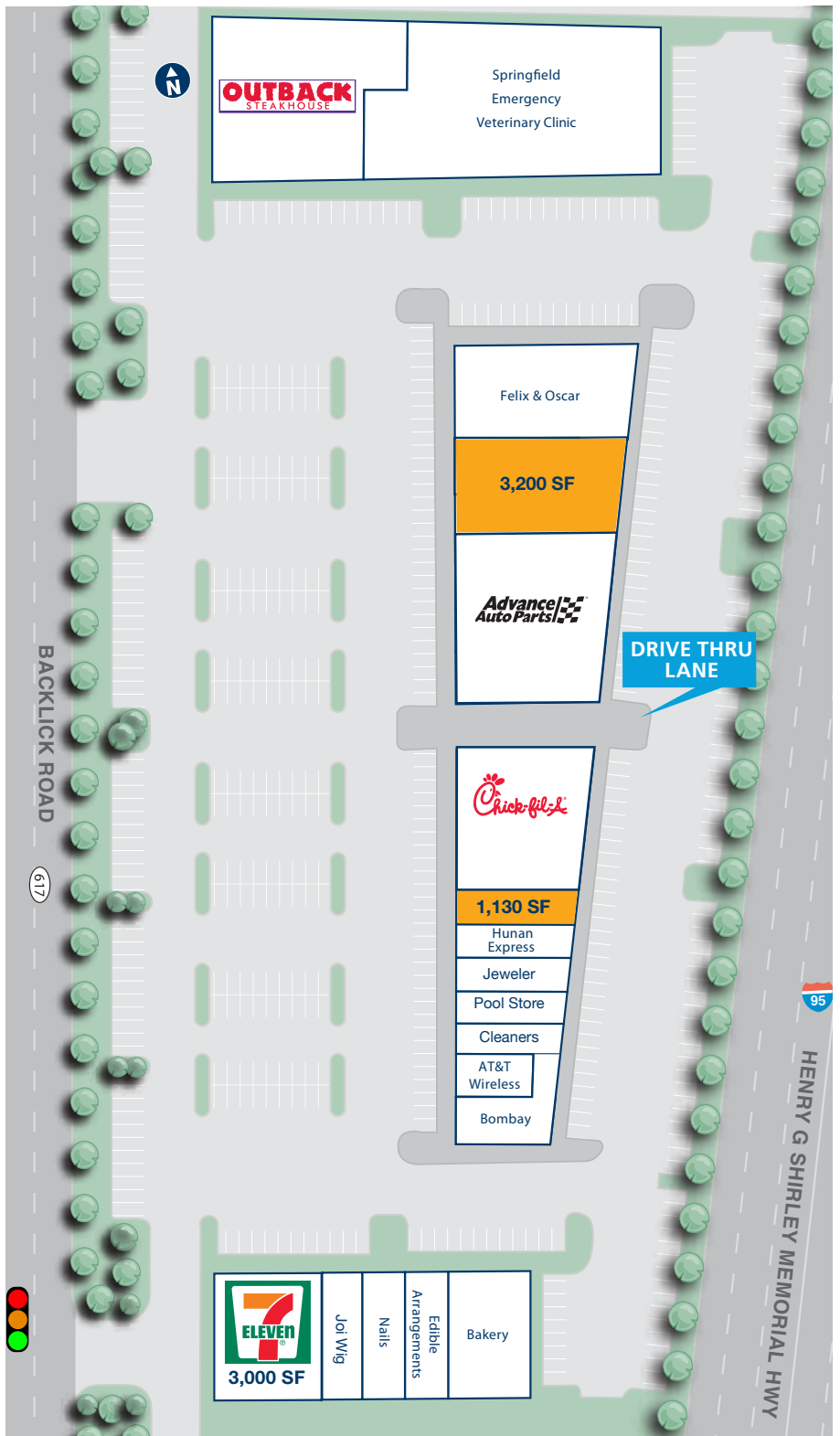
313 Total Parking Spots

Parking Ratio = 6.5 per 1,000 SF

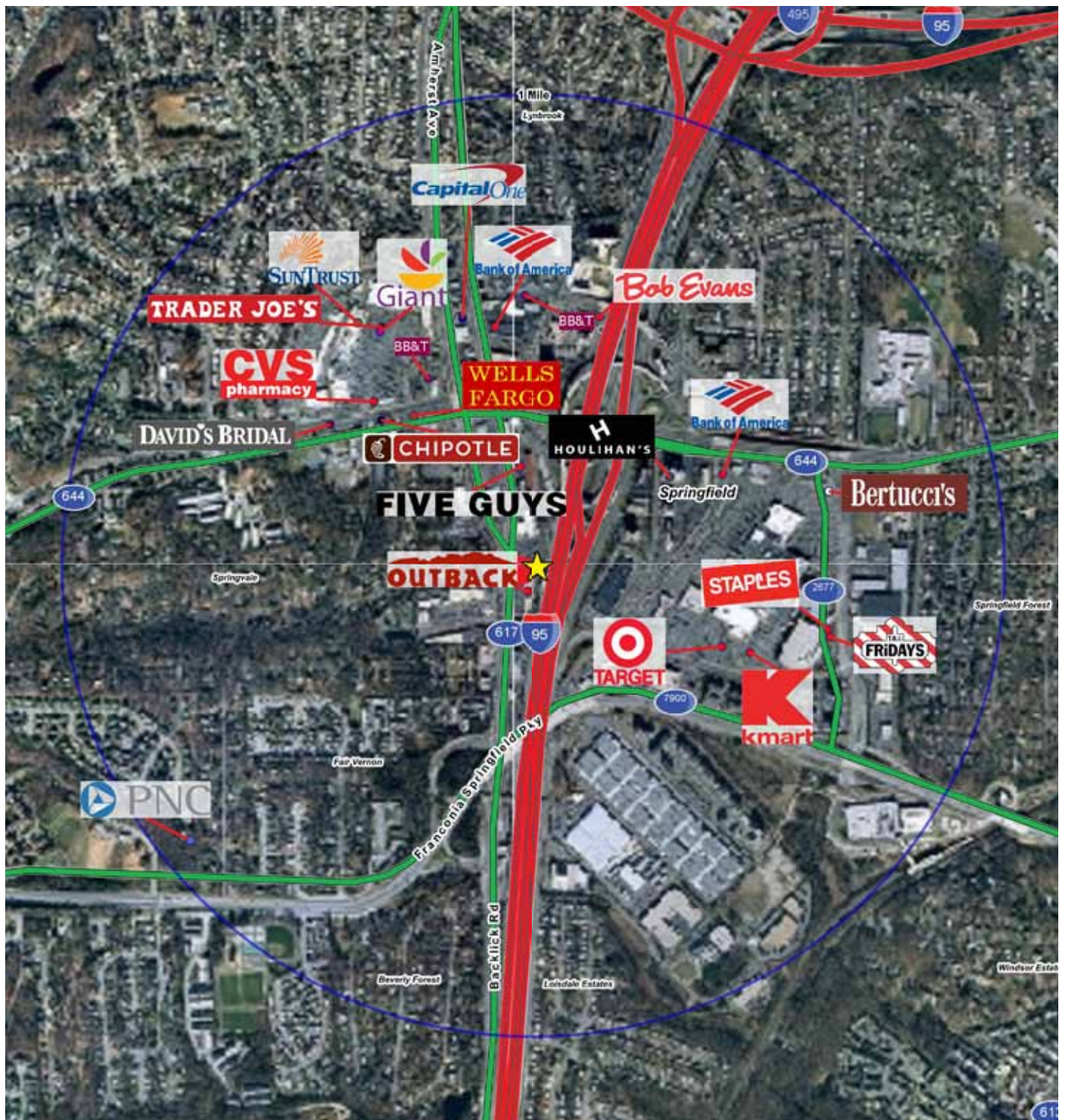
52,000 Cars per Day on
Backlick Road

Available Retail Space

 Traffic Light Symbol



aerial



Location

