

WEST SPRINGFIELD CENTER

6230 ROLLING ROAD, SPRINGFIELD, VA 22152

for lease



6,480 SF OF PRIME RETAIL SPACE AVAILABLE

DEMOGRAPHICS

1 Mile

Population 14,045
Median Income \$112,480
Average Income \$125,289

3 Miles

Population 113,115
Median Income \$113,605
Average Income \$128,181

5 Miles

Population 274,089
Median Income \$110,513
Average Income \$126,638

McCAFFERY Interests

THOUGHTFUL AND CREATIVE REAL ESTATE SOLUTIONS

PROPERTY HIGHLIGHTS

Join Panera Bread and Verizon Wireless

- Limited retail opportunity in densely populated area
- Superior demographics - 113,115 people with an average family household income of \$128,181 within 3 miles
- 27,000 vehicles travel Rolling Road and 39,000 travel Old Keene Mill per day

CONTACT:

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site plan

AVAILABLE

7,680 SF

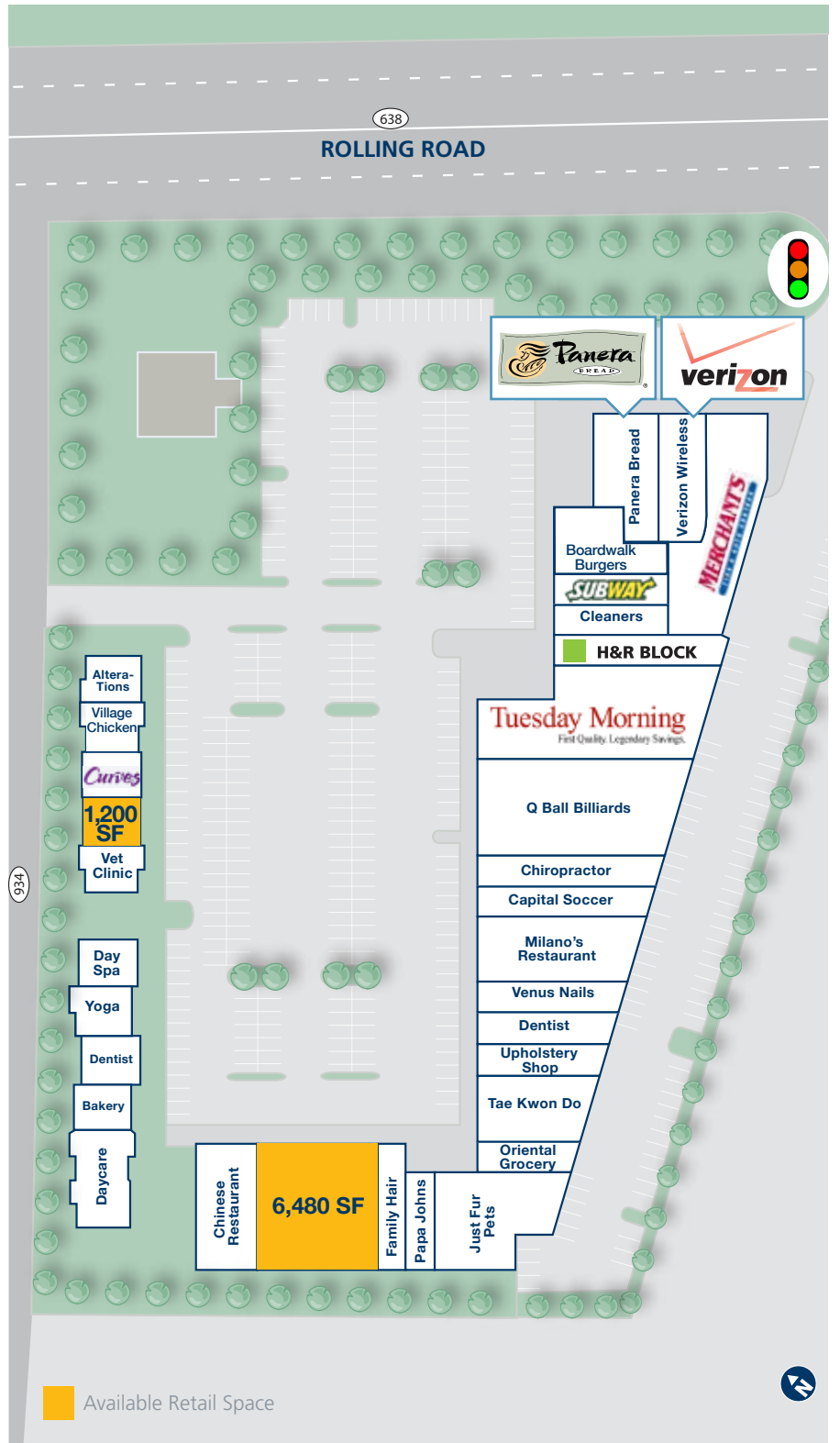
GLA: 83,733 SF

377 Total Parking Spots

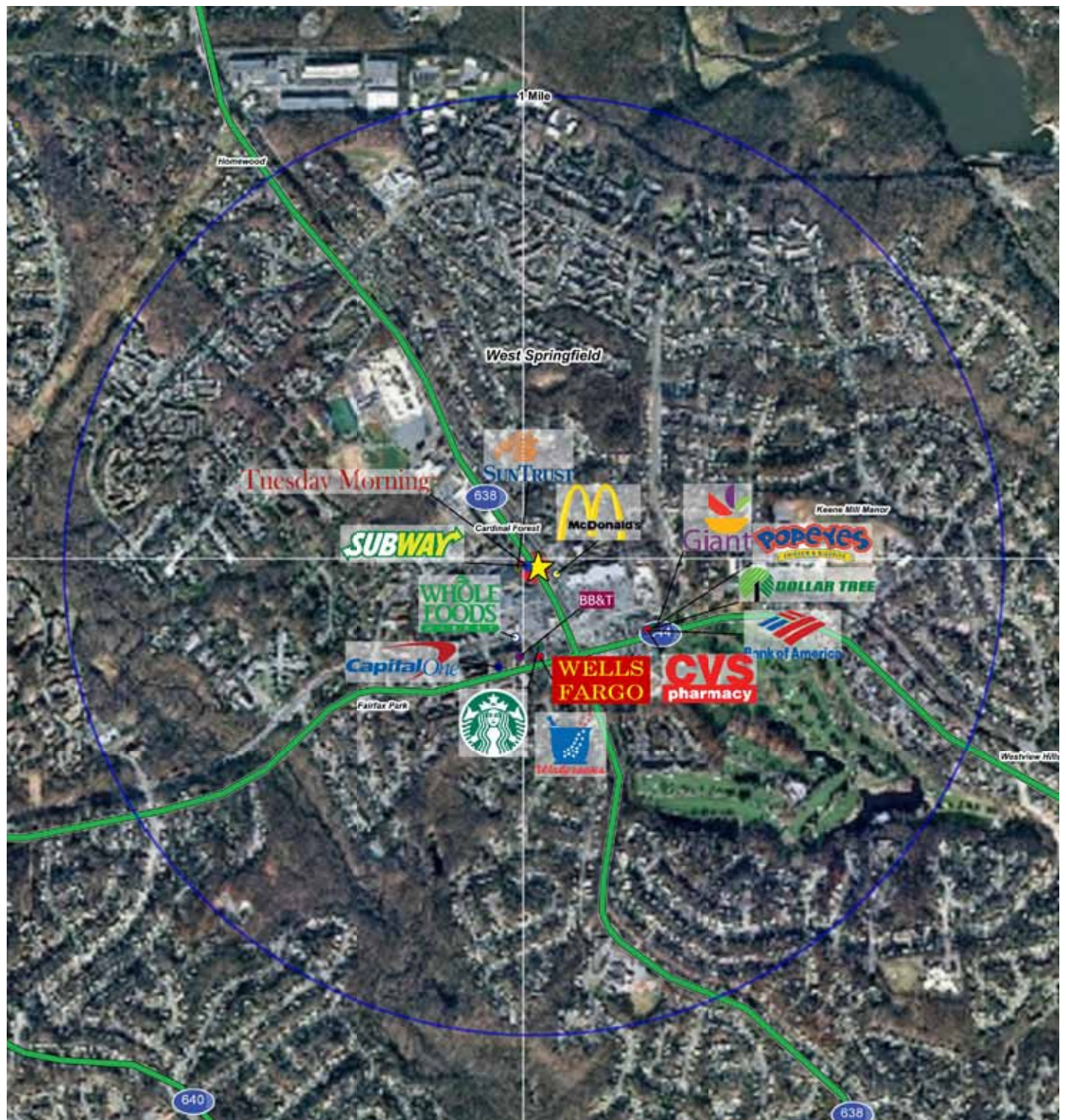
Parking Ratio = 4.5 per 1,000 SF

EXISTING RETAILERS SF

Panera Bread	4,000
Boardwalk Burgers	1,815
Subway	1,500
Cleaners	1,500
Merchant's Tire	5,747
H&R Block	2,000
Tuesday Morning	8,140
Q-Ball Billards	8,005
Chiropractor	2,460
Capital Soccer	2,320
Milano's Restaurant	4,260
Venus Nails	1,681
Dentist	2,119
Upholstery Shop	1,680
Tae Kwon Do	2,985
Oriental Grocery	1,340
Just Fur Pets	4,020
Family Hair	1,620
Available	6,480
Chinese Restaurant	3,220
Daycare	2,400
Bakery	1,200
Dentist	1,200
Yoga	1,200
Day Spa	1,200
Vet Clinic	1,200
Available	1,200
Curves	1,170
Village Chicken	1,200
Verizon Wireless	2,292
Alterations	1,200



aerial



Location

