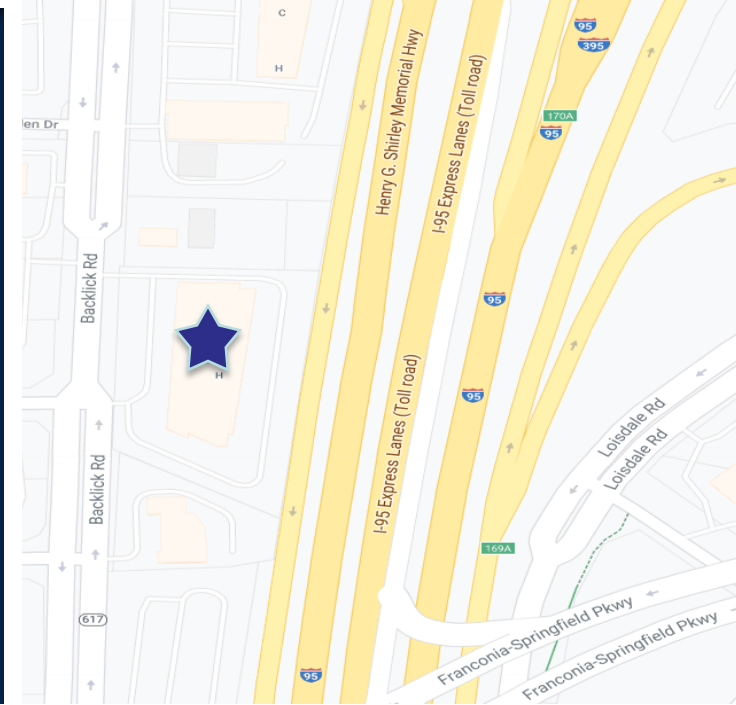


# BACKLICK SQUARE

## FOR LEASE

1700 SQ FT Available  
6715 Backlick Road  
Springfield, Virginia 22150

Retail Space Available



	Population	Avg. Income
1 mile	19,210	\$117,055
3 miles	119,678	\$127,180
5 miles	358,485	\$125,016

### Features:

- Great Visibility to nearly 70,000 onlookers daily
- In the heart of Springfield, on one of the most traveled roads in Fairfax County.
- Built out for a variety of uses such as restaurants, personal service, and more!
- Strong neighboring tenants like Dunkin Donuts, Domino's, Jerry's Paint, and more.
- Easy Access and Easy Parking for Patrons
- Lighted Pylon Signage for Tenants
- Fresh New Look
- Easy Access to I-95, I-495, and I-395, and Fairfax County Parkway



RJM MANAGEMENT

**FOR LEASING: Call: 703.388.8988 or  
Email: [leasing@rjmcompanies.com](mailto:leasing@rjmcompanies.com)**

# BACKLICK SQUARE

JOIN THE HOTTEST BUSINESSES IN PRIME LOCATION  
AT BACKLICK SQUARE!

## ONE OF THE FINEST RETAIL SPACES:

- GREAT LOCATION**
  - ✓ 1 TRAFFIC LIGHT FROM I-95, I-495, I-395, and FAIRFAX COUNTY PARKWAY
  - ✓ 41,103 HOUSEHOLDS WITHIN 3 MILES (2013)
  - ✓ 45,000 TRAFFIC COUNTS
  
- INCREDIBLE LAYOUT**
  - ✓ SERVICE-BASED FLOOR PLAN PERFECT FOR CUSTOMER FACING SALES SUCH AS RESTAURANTS AND PERSONAL SERVICE.
  - ✓ LARGE SIGNAGE AND OUTDOOR SEATING/DINING AREA ENCOURAGING CUSTOMERS TO DINE AND SHOP AT BACKLICK SQUARE
  
- LATEST UPGRADES**
  - ✓ HIGH SPEED INTERNET & TELEPHONE
  - ✓ UPDATED COMMON AREAS
  - ✓ FRESH EXTERIOR LOOK
  
- CONVENIENT FOR CUSTOMERS AND PATRONS**
  - ✓ AMPLE PARKING
  - ✓ NEAR METRO RAIL AND BUS STOP
  - ✓ MONUMENT SIGNAGE FOR TENANT AVAILABLE
  
- TENANT BENEFITS**
  - ✓ COMPETITIVE RENTAL RATES
  - ✓ NEARBY FACILITY MANAGEMENT

\*all information is provided for marketing purposes, subject to change without notice.

# BACKLICK SQUARE

JOIN THE HOTTEST RESTAURANTS AND BUSINESSES IN PRIME LOCATION AT BACKLICK SQUARE!



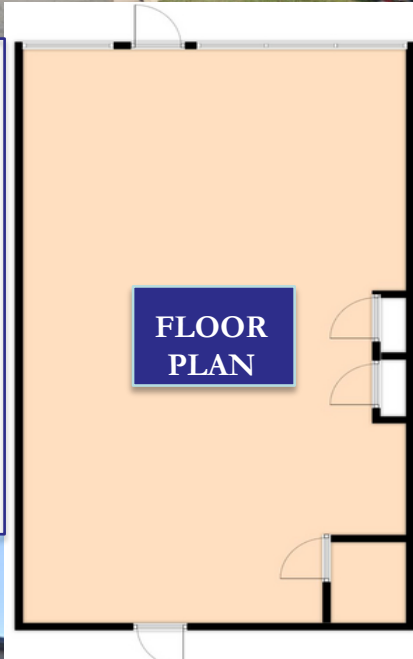
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# BACKLICK SQUARE RETAIL UNIT FOR LEASE



- LARGE STORE FRONT WINDOWS
- PYLON CHANNEL LETTERS FOR EACH TENANT
- BACK DOOR FOR REAR ACCESS
- IN-UNIT FULLY FUNCTIONING BATHROOM AND HVAC SYSTEMS
- PLENTY OF IN UNIT LIGHTING TO ILLUMINATE PRODUCTS



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# BACKLICK SQUARE DIRECTIONS



## From I-495 West

1. Take exit 169B toward Springfield/ VA-644W 1.3 mi
2. Turn right on Bland St 0.2 mi
3. Turn right on Amherst Ave 0.2 mi
4. Turn right onto Backlick Rd 0.3 mi
5. Make a left turn into Backlick Square

6715 Backlick Road Springfield, VA 22150

## From I-95

1. Take exit 169B for Bland St 0.4 mi
2. Take a right onto Bland St 0.2 mi
3. Turn right on Amherst Ave 0.2 mi
4. Turn right onto Backlick Rd 0.3 mi
5. Make a left turn into Backlick Square

6715 Backlick Road Springfield, VA 22150

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