

# HIGHLY VISIBLE BUILDING AT SPRINGFIELD TOWN CENTER

Franconia Rd & Frontier Dr | Springfield, VA 22150



**28,700 SF  
Building\***

**2.13 Acres**

**ASKING  
PRICE:  
\$7 Million**

## HIGHLIGHTS:

- Freestanding 28,700 SF Building on 2.13 Acres with abundant surface parking
- Located at Springfield Town Center with 1.3 million SF of retail, restaurants & entertainment

• Co-Tenants include:   



- Located in Fairfax County, VA, the 3rd most affluent county in the U.S.
- Excellent access from Interstate 95, Interstate 395 & Franconia Rd
- High ceiling, column free building
- Great Branding opportunity



### TRAFFIC COUNTS

**Franconia Rd:** 53,836 AADT  
**Loisdale Rd:** 29,855 AADT  
**Frontier Dr:** 22,758 AADT



### DEMOGRAPHICS\*

	1-mile	3-miles	5-miles
<b>Population</b>	11,510	107,177	356,166
<b>Households</b>	3,741	39,660	130,790
<b>Median HH Income</b>	\$94,154	\$108,856	\$98,822
<b>Employees</b>	13,445	62,631	133,317

**For More Information, Please Contact:**

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**SITE**

53,836 AADT

29,855 AADT

22,758 AADT

Hilton

SILVER DINER

target

LAIFITNESS.

LEGO DISCOVERY CENTER  
WASHINGTON, D.C.

NORDSTROM RACK

Chuy's

SPRINGFIELD TOWN CENTER

Burlington

Yard House

MAGGIANO'S  
LITTLE ITALY.

NEW DEVELOPMENT:  
460 APARTMENT UNITS  
165 HOTEL ROOMS

DAVE'S  
BUSTERS

JCPenney

REGAL CINEMAS

macy's

DICK'S  
SPORTING GOODS

Spring Mall Dr

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MARKET AERIAL

