



**ENGLE
RETAIL
ADVISORS**
AO RETAIL PROJECTS

RETAIL FOR LEASE

SPRING MALL SQUARE

**6701-A LOISDALE ROAD
SPRINGFIELD, VA**

PROPERTY HIGHLIGHTS

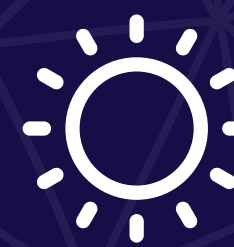
1,600 SF Available

- DELIVERY: IMMEDIATE
- BRAND NEW FAÇADE AND PYLON SIGN
- LOCATED DIRECTLY OFF RT 95
- SHARED ACCESS WITH SPRINGFIELD TOWN CENTER
- VISIBLE TO OVER 46,000 CARS PER DAY
- LOCATED AT THE SIGNALIZED CORNER OF LOISDALE
- ROAD AND SPRING MALL DRIVE



POPULATION

3 MI 108,775 5 MI 368,649



DAYTIME POPULATION

3 MI 109,766 5 MI 342,430



MEDIAN HHI

3 MI \$116,178 5 MI \$103,284



MEDIAN AGE

3 MI 40.2 5 MI 37.9



EDUCATION (BACHELORS+)

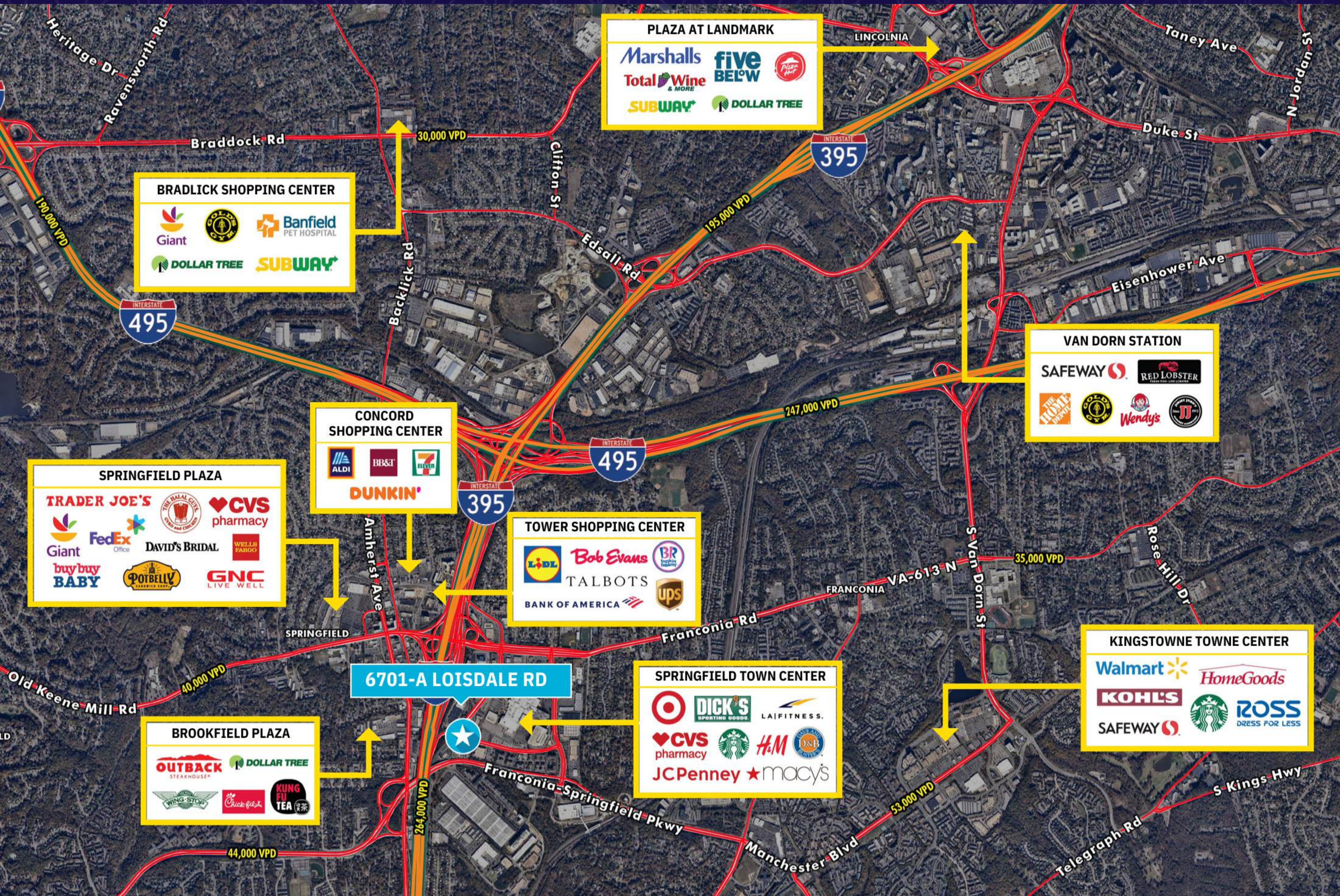
3 MI 56.7% 5 MI 53.2%



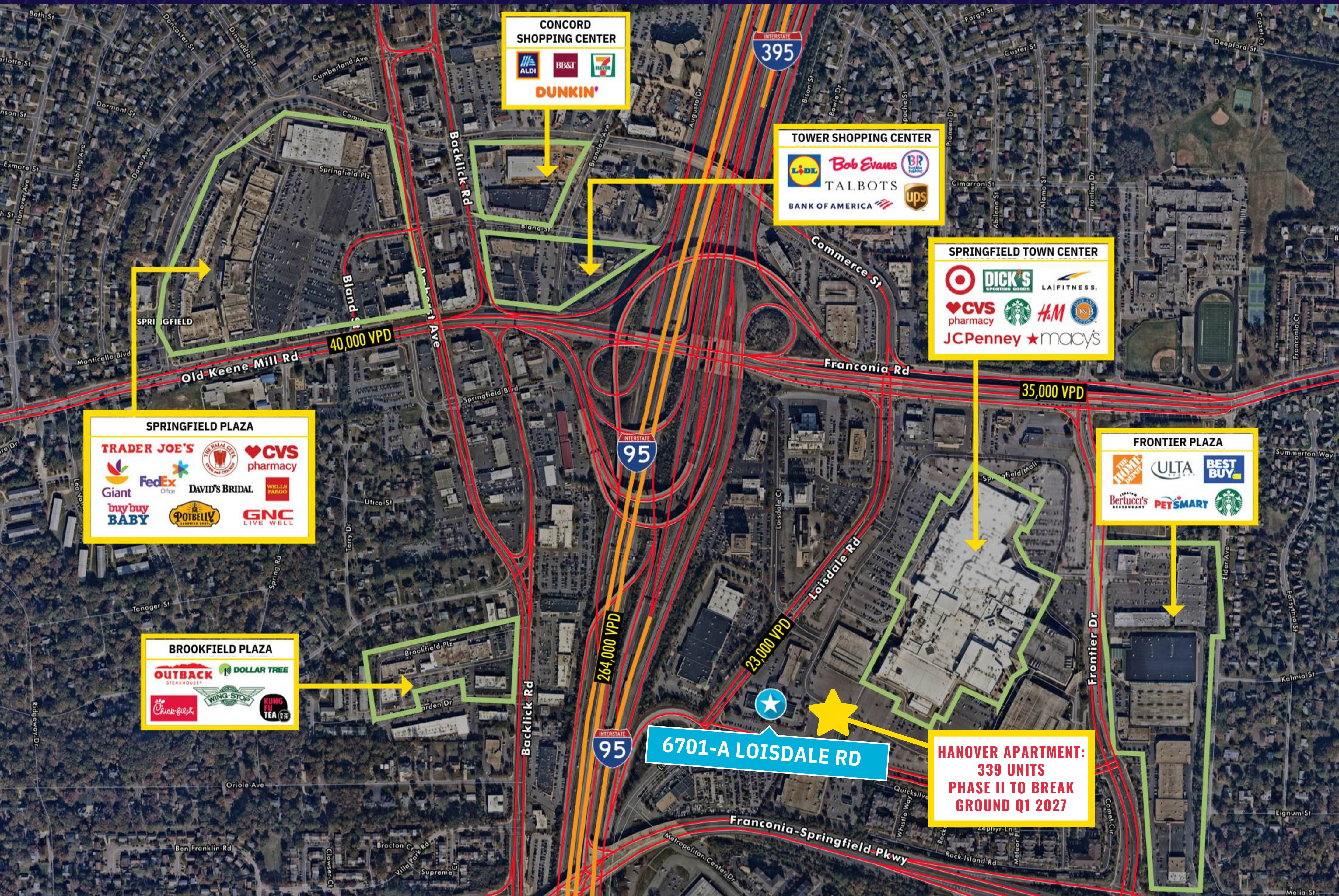
RIDERSHIP

FRANCONIA-SPRINGFIELD 1.0 MI

MARKET OVERVIEW



AERIAL MAP



CONCORD SHOPPING CENTER

ALDI BB&T 7-Eleven

DUNKIN'

TOWER SHOPPING CENTER

LIDL Bob Evans BR

TALBOTS

BANK OF AMERICA UPS

SPRINGFIELD TOWN CENTER

Target DICK'S SPORTING GOODS LAIFITNESS.

CVS pharmacy Starbucks H&M

JCPenney macy's

SPRINGFIELD PLAZA

TRADER JOE'S CVS pharmacy

FedEx Office DAVID'S BRIDAL WELLS FARGO

Giant buy buy BABY POTBELLY GNC LIVE WELL

BROOKFIELD PLAZA

OUTBACK STEAKHOUSE DOLLAR TREE

Chick-fil-A WING STOP KUNG FU TEA

FRONTIER PLAZA

THE HOME DEPOT ULTA BEST BUY

Bertucci's RESTAURANT PETSMART Starbucks

6701-A LOISDALE RD

**HANOVER APARTMENT:
339 UNITS
PHASE II TO BREAK
GROUND Q1 2027**

40,000 VPD

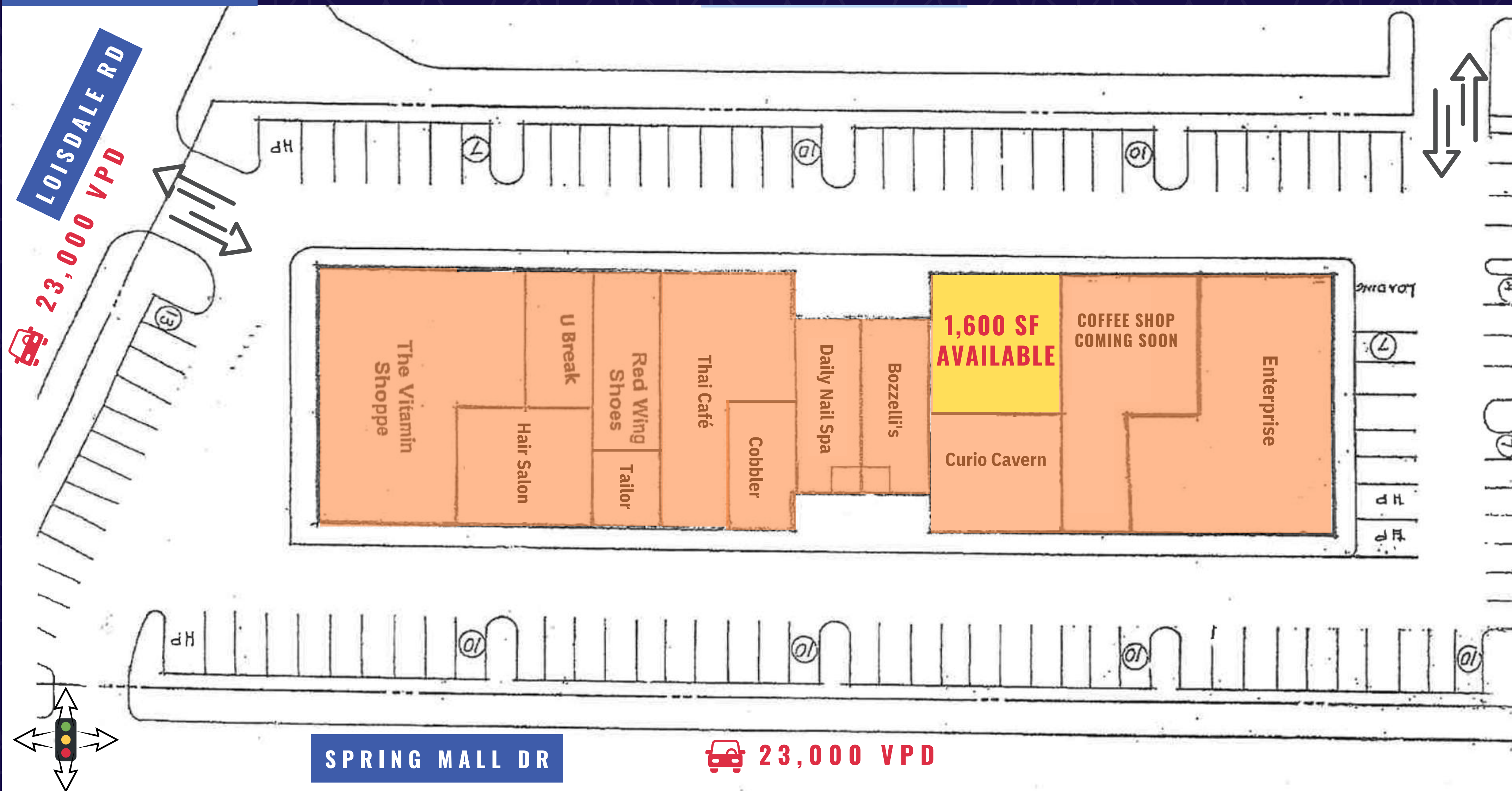
264,000 VPD

23,000 VPD

35,000 VPD

SPACE PLAN

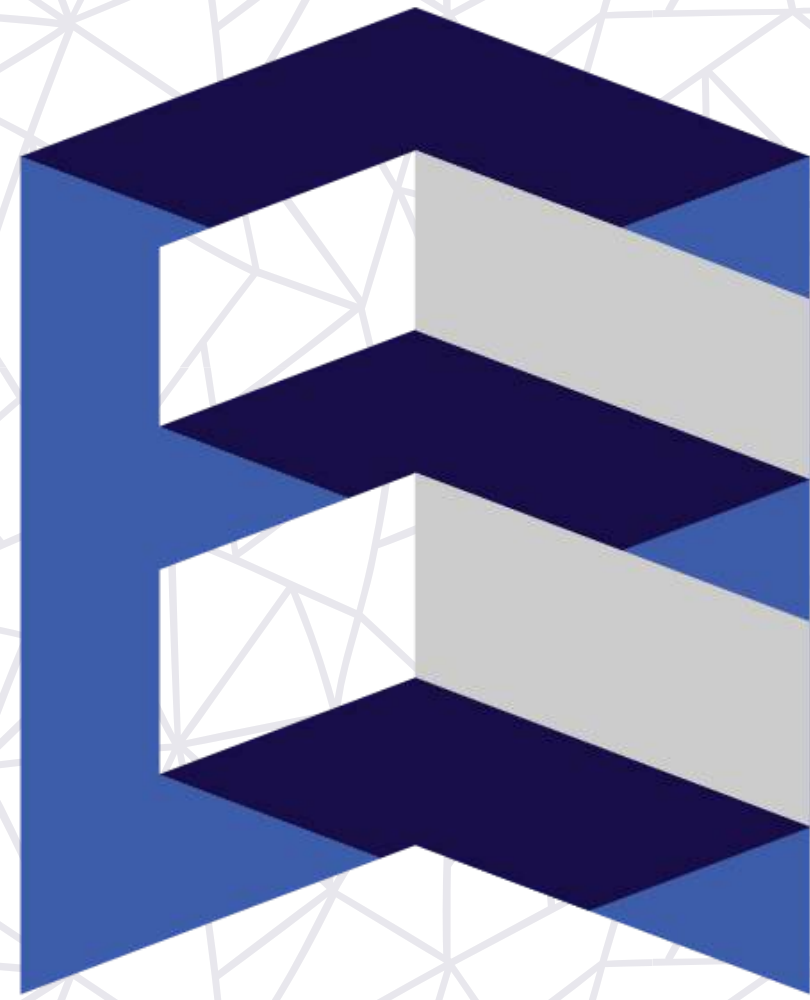
 AVAILABLE
 LEASED



[PICTURES](#)

[PLANS](#)

[DOCUMENTS](#)



**ENGLE
RETAIL
ADVISORS**

**INTERESTED IN LEARNING MORE?
CONTACT US.**

LEE ENGLE

Engle Retail Advisors

Lee.Engle@EngleRetail.com

301-651-0070

ABDUL ARNOUS

Engle Retail Advisors

Abdul@EngleRetail.com

301-642-4144

AO Retail Projects
118 Edge Hill Road
Annapolis, MD 21405