

TARGET OUTPARCEL BUILDING AT SPRINGFIELD TOWN CENTER

Franconia Rd & Frontier Dr | Springfield, VA 22150

**25,600 SF
Building***

**ASKING
PRICE:**
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Information

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**Rendering shows redeveloped parcel. Image for illustrative purposes only*

HIGHLIGHTS:

- Freestanding 25,600 SF Building with abundant surface parking
- Located at Springfield Town Center with 1.3 million SF of retail, restaurants & entertainment
- Co-Tenants include: **TARGET** **LA FITNESS** **JCPenney** **NORDSTROM rack**
- 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

*Building is 28,537 SF as-is, but 25,600 SF potential test fit for additional parking



2017 TRAFFIC COUNTS

Franconia Rd: 68,000 AADT
Loisdale Rd: 25,000 AADT
Frontier Dr: 30,000 AADT



DEMOGRAPHICS*

	1-mile	3-miles	5-miles
Population	12,082	111,854	366,366
Households	3,872	41,191	132,263
Median HH Income	\$110,601	\$121,611	\$109,693
Employees	13,168	64,358	130,208

*Demographics are 2018 Estimates © 2018 SITES USA, INC.

For More Information, Please Contact:

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68,000 AADT

25,600 SF Building

TARGET

LAIFITNESS

Zinburger

Chuy's

Yard House

NORDSTROM
rack

Staks Fifth Avenue
OFF 5TH

MAGGIANO'S
LITTLE ITALY

DAVE & BUSTERS

Nando's

Spizza

SPRINGFIELD
TOWN CENTER

★ macy's

REGAL
STADIUM 16

JCPenney

DICK'S
SPORTING GOODS

PARKING GARAGE

PARKING GARAGE



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MARKET AERIAL



Information contained herein has been obtained from sources deemed reliable, but we do not guarantee its accuracy.

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