

O TARGET OUTPARCEL BUILDING AT SPRINGFIELD TOWN CENTER

Franconia Rd & Frontier Dr | Springfield, VA 22150



HIGHLIGHTS:

- Freestanding 25,600 SF Building with abundant surface parking
- Located at Springfield Town Center with 1.3 million SF of retail, restaurants & entertainment









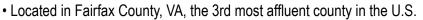












- Excellent access from Interstate 95, Interstate 395 & Franconia Rd
- High ceiling, column free building
- Great Branding opportunity

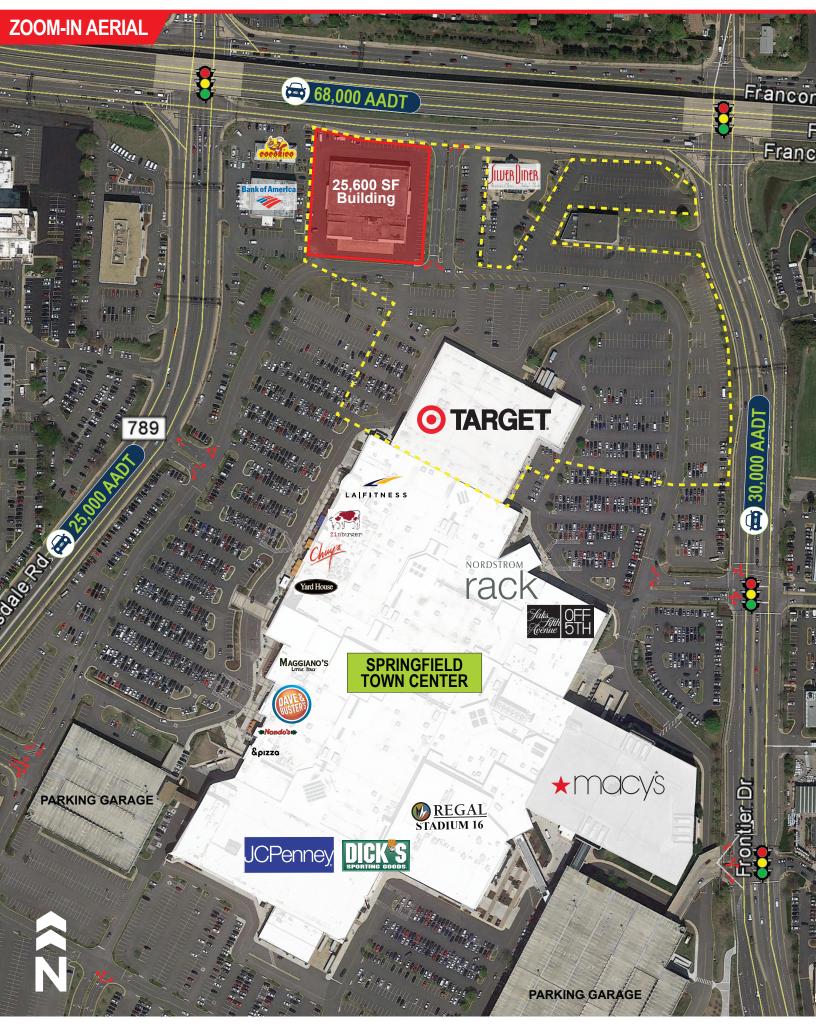
*Building is 28,537 SF as-is, but 25,600 SF potential test fit for additional parking



Franconia Rd: 68,000 AADT Loisdale Rd: 25,000 AADT Frontier Dr: 30.000 AADT



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





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