

6000 ROLLING ROAD

WEST SPRINGFIELD, VA

15,337 SF AVAILABLE



RAPPAPORT



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This secluded, yet centralized, retail redevelopment site offers up to 16,545 square feet well positioned in West Springfield's residential neighborhoods, surrounded by multiple secondary schools and community amenities that create an obvious market for a daycare center. With a generous outdoor play area as well as plenty of green space, this opportunity provides easy access to commuters and passersby on Rolling Road as well as enough privacy for a positive social and educational environment for a child development center.

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	15,171	129,281	299,773
 DAYTIME POPULATION	4,521	22,864	120,513
 HOUSEHOLD INCOME	\$146,174	\$156,328	\$157,040
 TRAFFIC COUNTS	26,000 on Rolling Road		

CO-TENANTS

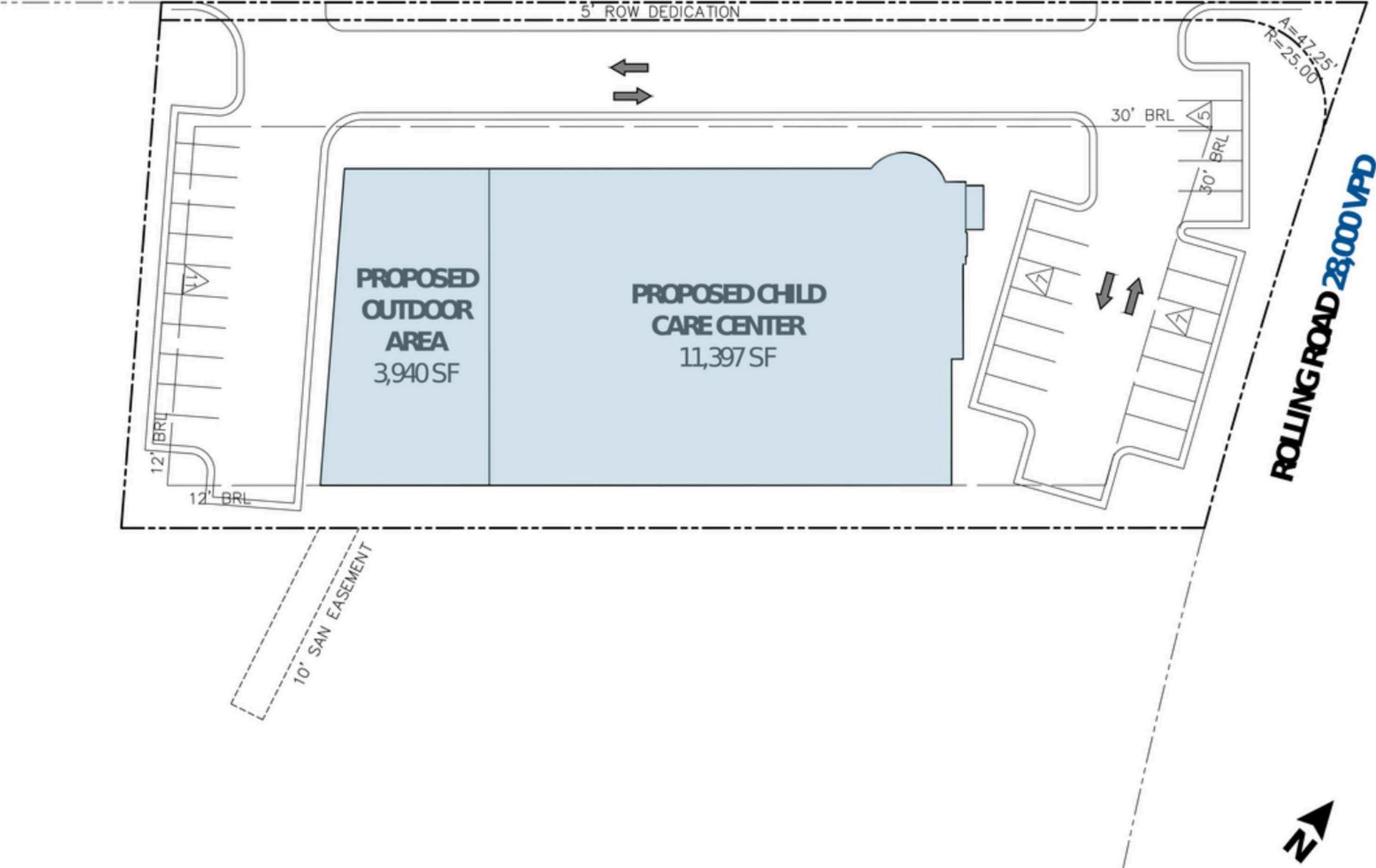


SITEPLAN - OPTION 1

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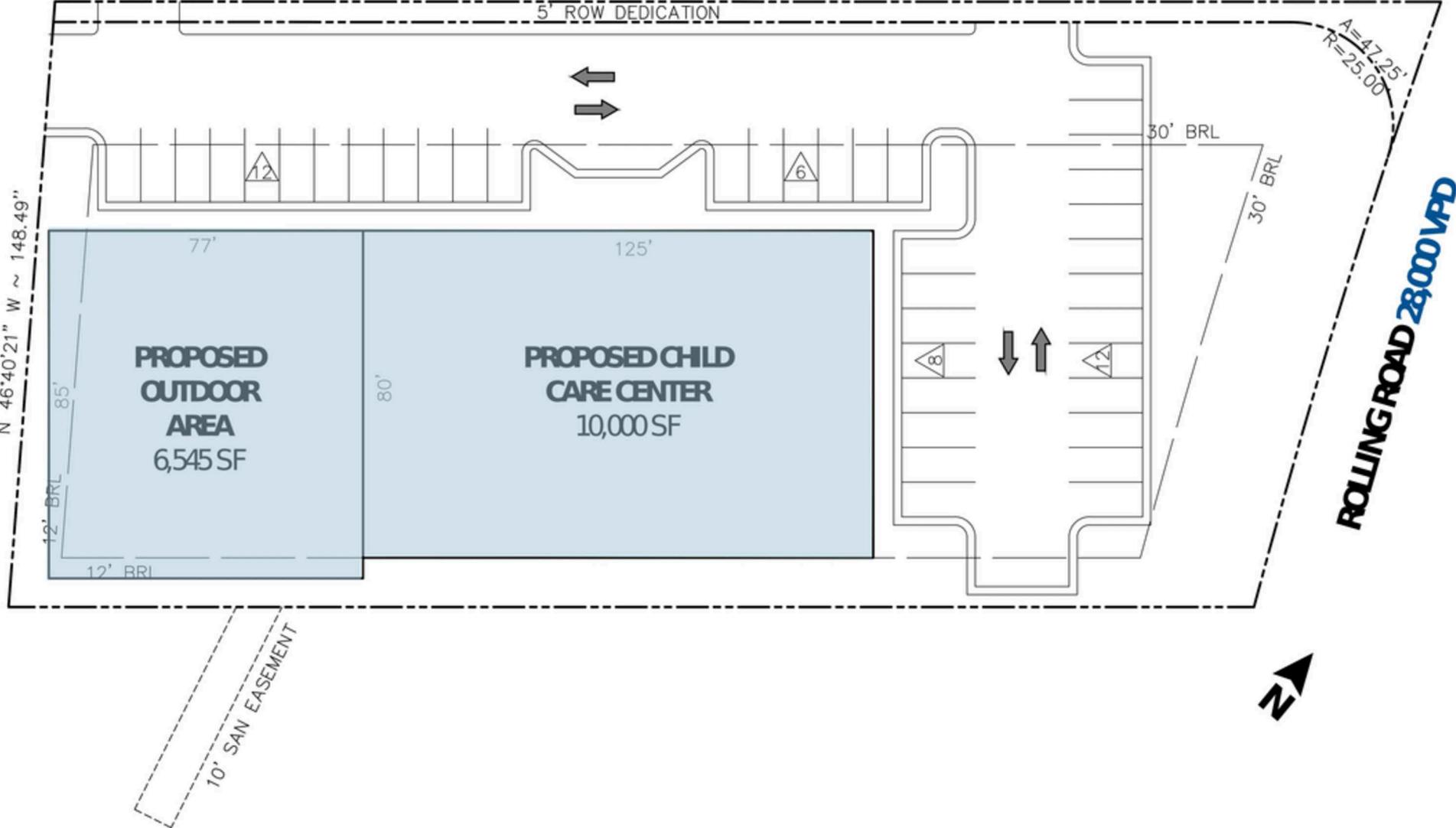
CENTER ROAD



SITE PLAN - OPTION 2

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CENTER ROAD



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