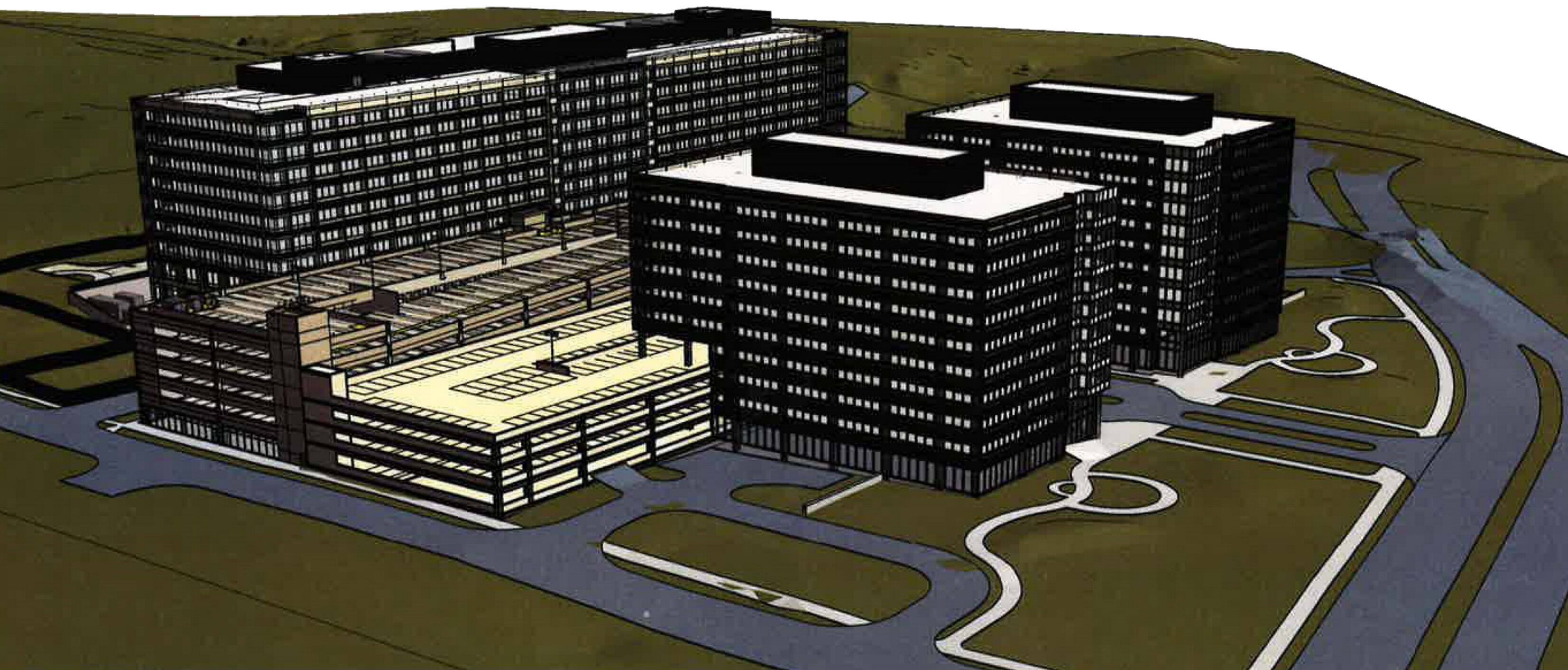


TSA RETAIL

SPRINGFIELD, VA





RAPPAPORT



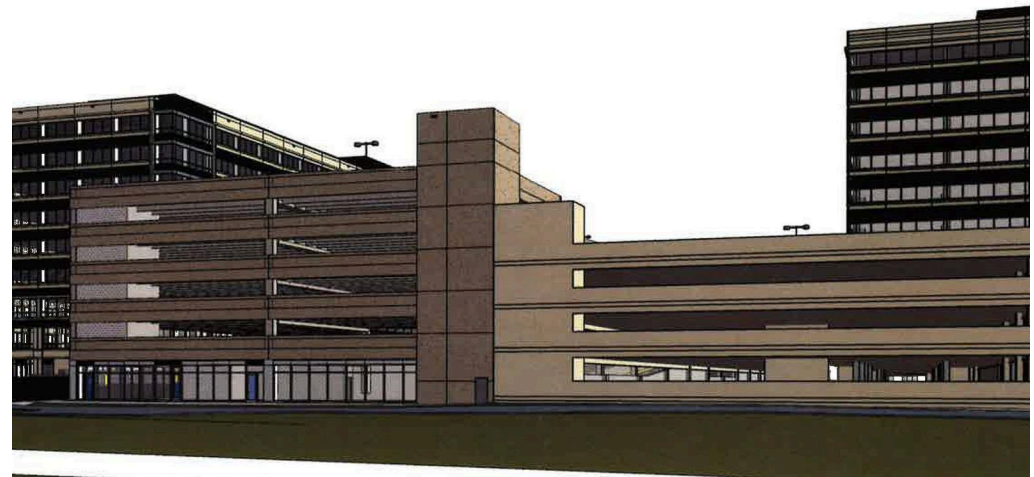
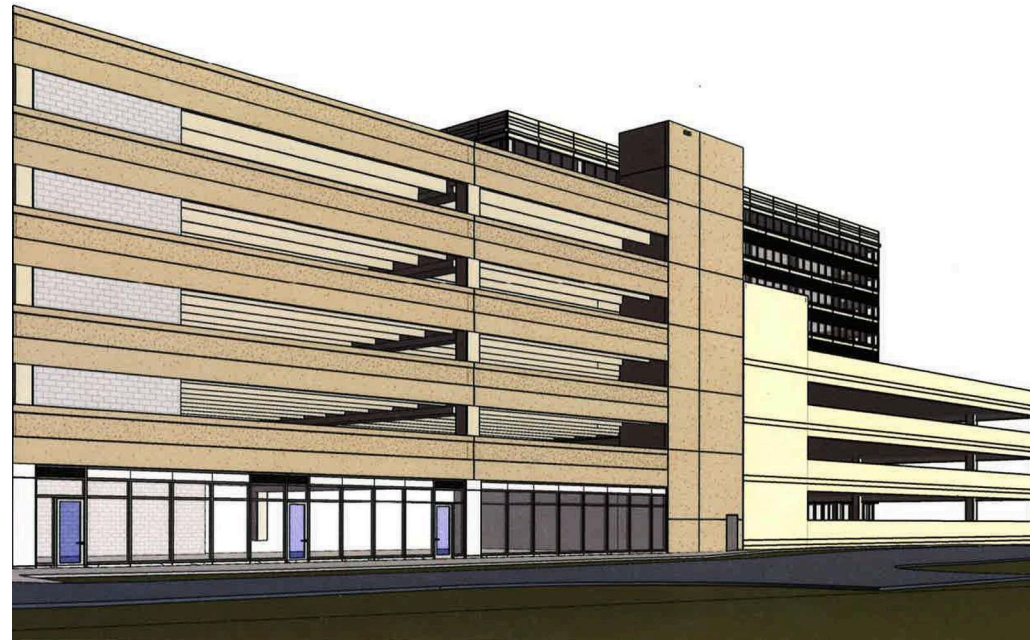
TSA RETAIL SPRINGFIELD, VA

Positioned on the ground level of the Transportation Security Administration (TSA) campus, this 7,000-square-foot retail opportunity delivers a restaurant or retail option to the 3,000 TSA employees on site as well as more than 77,000 students at the Northern Virginia Community College Medical Education campus right next door. Springfield's massive growth as well as the close proximity to I-95 with nearly 250,000 vehicles passing every day and Franconia-Springfield Parkway with over 55,000 creates a strong choice for any retailer or restaurateur to join.

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	11,955	98,697	340,089
 DAYTIME POPULATION	16,968	108,134	291,645
 MEDIAN HOUSEHOLD INCOME	\$104,966	\$112,364	\$98,120
 TRAFFIC COUNTS	256,000 on I-395/I-95		

AREA RETAILERS



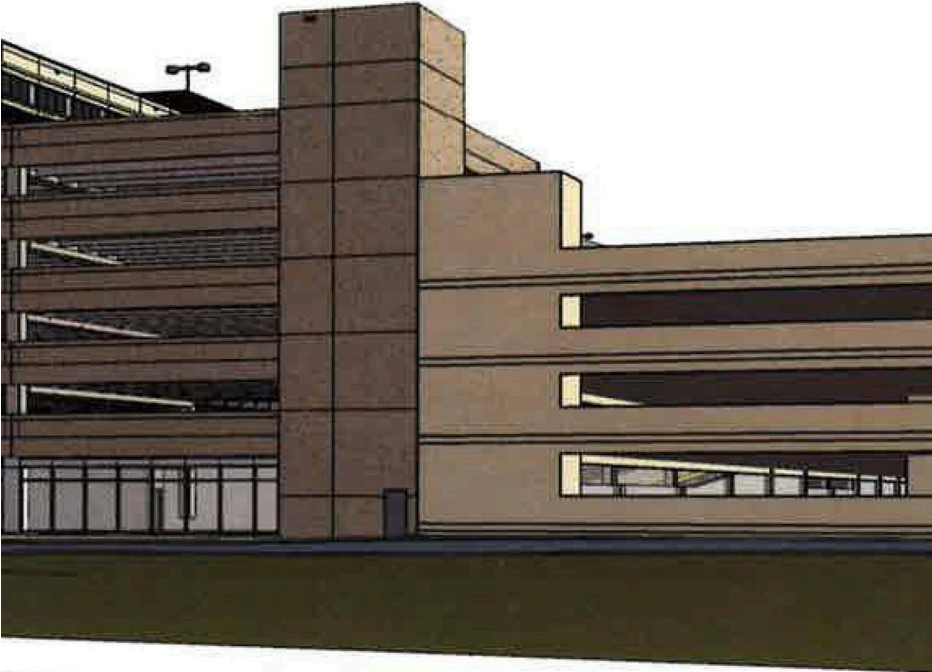
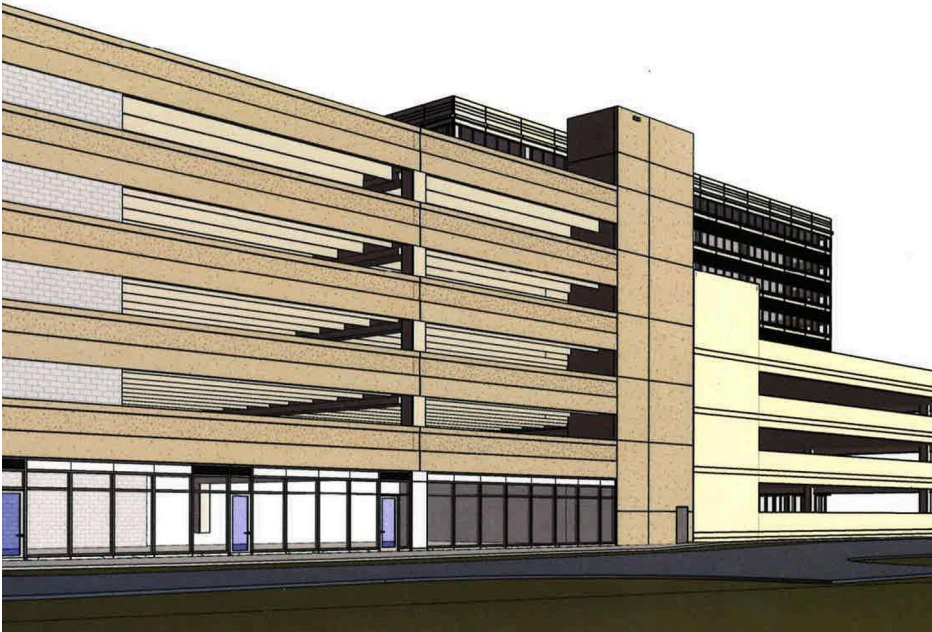
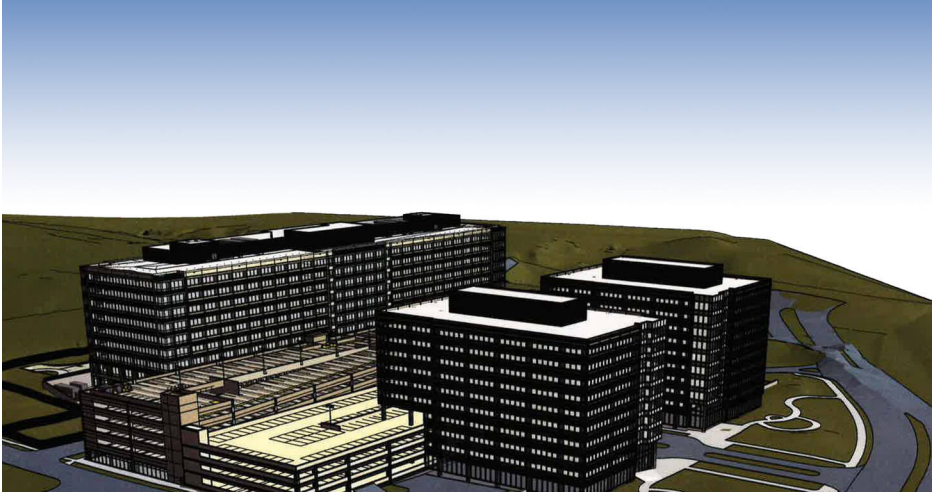
SITE PLAN

TSA RETAIL | SPRINGFIELD, VA



TSA RETAIL

SPRINGFIELD, VA



RAPPAPORT

TSA RETAIL | TSA RETAIL, SPRINGFIELD, VA

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