

# WEST SPRINGFIELD SHOPPING CENTER

SPRINGFIELD, VA  
1,200 - 1,566 SF AVAILABLE

RAPPAPORT









# WEST SPRINGFIELD SHOPPING CENTER

## SPRINGFIELD, VA

Conveniently located along the area’s main roadway, Rolling Road, West Springfield Shopping Center delivers an idyllic blend of essential, dining and credit retailers to serve the affluent residential neighborhoods nearby. With several curb cuts, ample surface parking and prominent positioning at a signalized intersection, this neighborhood shopping center creates an effortlessly accessible retail option for the professionals, commuters and residents in West Springfield.

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	14,736	124,273	300,908
 DAYTIME POPULATION	9,240	57,215	163,675
 HOUSEHOLD INCOME	\$151,142	\$157,855	\$157,731
 TRAFFIC COUNTS	22,986 on Rolling Road		

### CO-TENANTS





**WEST SPRINGFIELD SHOPPING CENTER**  
**SPRINGFIELD, VA**

 **INOVA<sup>®</sup> Urgent Care**

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NO  
LOITERING  
NO  
VANDALISM  
NO  
SKATEBOARDING  
VIOLATORS WILL BE  
PROSECUTED

INOVA<sup>®</sup>  
Urgent Care  
Parking  
Only

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Urgent Care  
Parking  
Only





## SITE PLAN

WEST SPRINGFIELD SHOPPING CENTER | SPRINGFIELD, VA

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SPRINGFIELD, VA



# RAPPAPORT

**WEST SPRINGFIELD SHOPPING CENTER | 6228 ROLLING ROAD, SPRINGFIELD, VA**

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