



6000 ROLLING ROAD |
West Springfield, VA



West Springfield, VA

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.



2024 Demographics

	1 mi.	3 mi.	5 mi.
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



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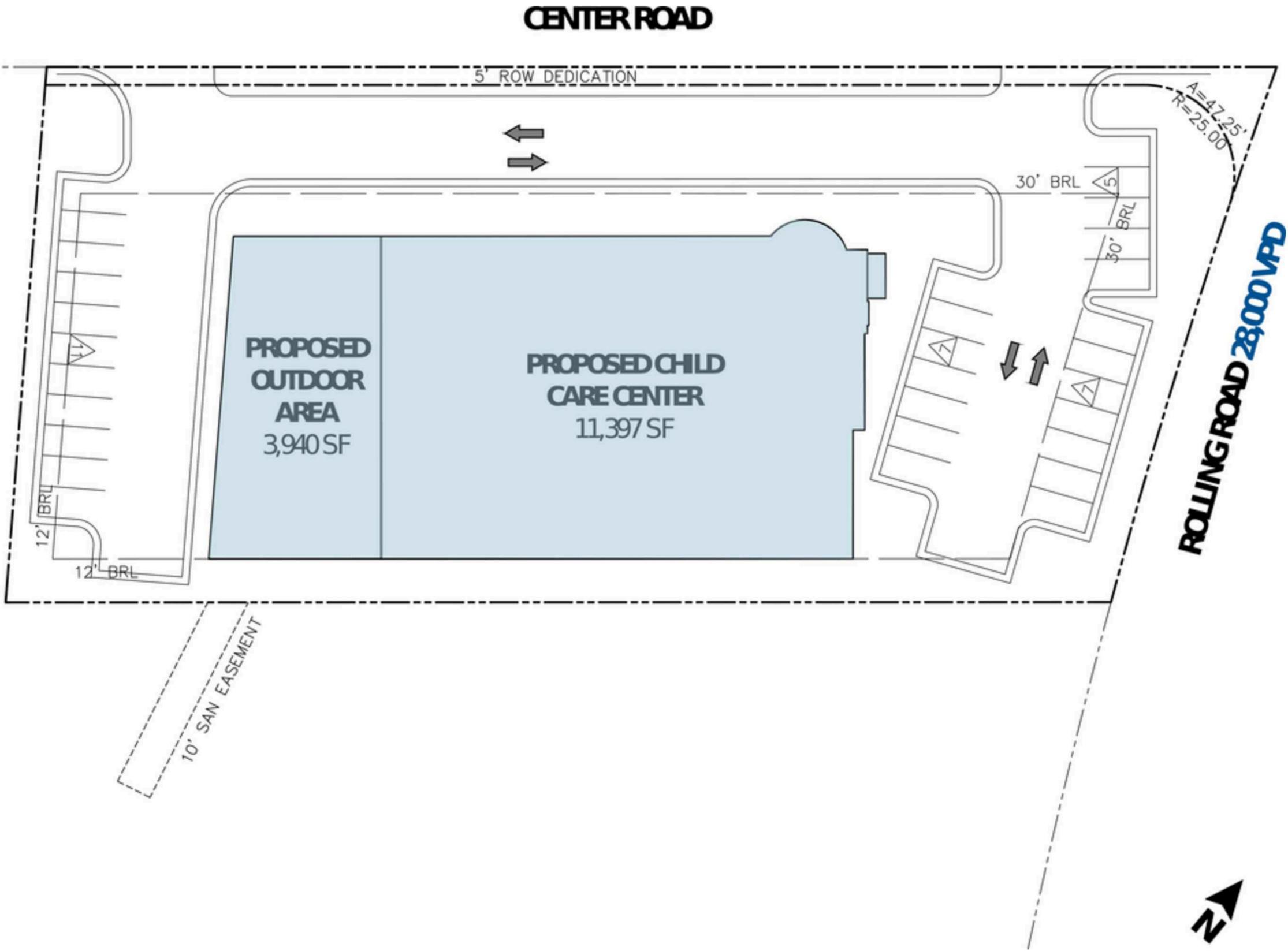
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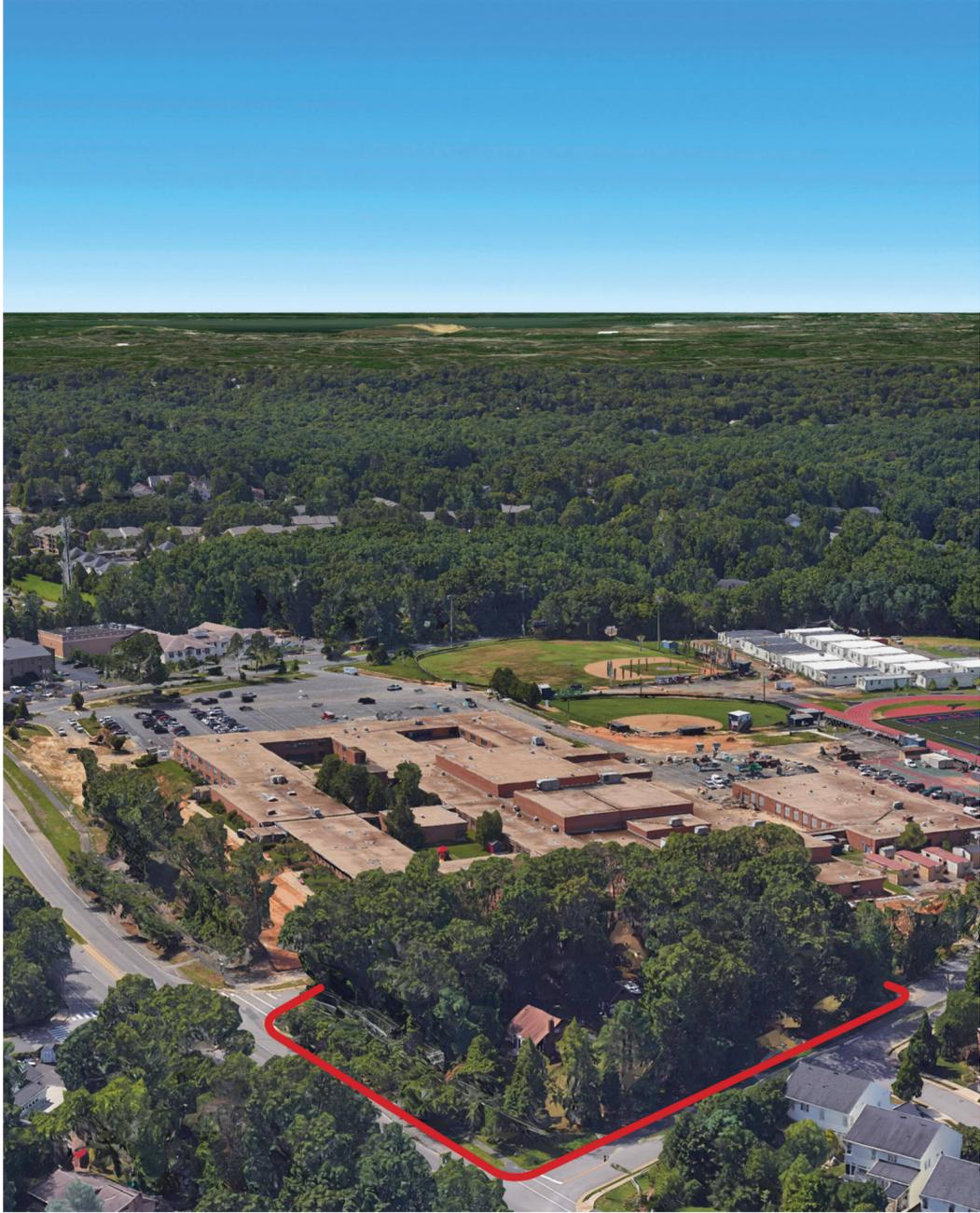
The Area

SitePlan - Option 1

● Space Available



The Property



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6000 ROLLING ROAD | 6000 ROLLING ROAD, WEST SPRINGFIELD, VA

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