



COLONNADE AT UNION MILL

Clifton, VA

2,000 SF available

RAPPAPORT
CULTIVATING PLACES

Clifton, VA

Colonnade at Union Mill is a 122,693 square-foot neighborhood shopping center anchored by Giant Food, Panera Bread and Outback Steakhouse. The center is surrounded by dense residential development with more than 700,000 people within 10 miles.



2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	18,859	99,821	207,547
Daytime Population	11,789	75,043	203,074
Household Income	\$145,186	\$153,739	\$152,708
Traffic Counts	27,000 on Braddock Road/ Route 620		

Co-Tenants





Colonnade at Union Mill

Site Plan

2,000 SF available

● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
01	6,000 SF	Outback Steakhouse
02	2,398 SF	Manhattan Bagel
03	2,000 SF	China Express
04	850 SF	Union Mill Custom Tailor
05	1,550 SF	Adlers Art and Frame
06	1,600 SF	New Era Eyecare
07	2,000 SF	Available
08	3,118 SF	Virginia ABC
09	1,600 SF	Spa One
10	1,200 SF	Clifton Dental Care

Space #	Sq. Ft.	Tenant
11	1,200 SF	GNC
12	2,662 SF	Banfield Pet Hospital
13	58,906 SF	Giant
14	2,660 SF	Crest Cleaners
15	1,200 SF	Subway
16	1,200 SF	The UPS Store
17	1,600 SF	Starbucks
18	2,354 SF	Pet Valu
19	1,998 SF	AT&T
20	1,200 SF	Eminence Jewelers

Space #	Sq. Ft.	Tenant
21	1,200 SF	Hair Cuttery
22	1,200 SF	Sakoonthai, Inc
23	3,198 SF	Rosemarys Thyme
24	2,700 SF	United Bank
25	1,547 SF	Clawes Carpets
26	4,179 SF	Panera Bread
27	4,000 SF	BB&T
28	4,000 SF	Popeyes Louisiana Kitchen
29	3,373 SF	Shell

The Property



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