

COLONNADE AT UNION MILL

CLIFTON, VA
1,998 SF AVAILABLE

RAPPAPORT







COLONNADE AT UNION MILL

CLIFTON, VA

- | 121,853 SF neighborhood center anchored by Giant Food, Panera Bread and Outback Steakhouse
- | Stable center with consistently high occupancy rate
- | Easy access from Braddock Road with signalized entrance at Union Mill Road
- | Surrounded by 105,000 residents with incomes of over \$130,000 within 3 miles

DEMOGRAPHICS 2019

	1 MILE	3 MILES	5 MILES
 POPULATION	18,235	99,739	207,319
 DAYTIME POPULATION	3,283	34,920	113,771
 HOUSEHOLD INCOME	\$129,858	\$143,600	\$207,319
 TRAFFIC COUNTS	27,000 on Braddock Road/Route 620		

CO-TENANTS



COLONNADE AT UNION MILL
CLIFTON, VA

FAIR LAKES CENTER

NEWGATE SHOPPING CENTER

CENTREVILLE SQUARE I

OLD CENTREVILLE CROSSING



COLONNADE AT UNION MILL

CENTREWOOD PLAZA

CENTREVILLE SQUARE II

CENTREVILLE ROAD 56,000 VPD

LEE HIGHWAY 42,000 VPD

BRADDOCK ROAD

UNION MILL ROAD

NEW BRADDOCK ROAD



SITE PLAN

COLONNADE AT UNION MILL | CLIFTON, VA



TENANT LIST

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

#	SQ. FT	MERCHANT
11	1,200	General Nutrition Center
12	2,662	Banfield Pet Hospital
13	58,906	Giant
14	2,660	Crest Cleaners
15	1,200	Subway
16	1,200	The UPS Store
17	1,600	Starbucks
18	2,354	Pet Valu
19	1,998	Available
20	1,200	Eminence Jewelers

#	SQ. FT	MERCHANT
21	1,200	Hair Cuttery
22	1,200	Sakoonthai, Inc
23	3,198	Rosemarys Thyme
24	2,700	United Bank
25	1,547	Clawes Carpets
26	4,179	Panera Bread
27	4,000	Branch Banking and Trust Compa
28	4,000	Popeye's Louisiana Kitchen
29	3,373	Shell

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COLONNADE AT UNION MILL | 5700-5794 UNION MILL ROAD, CLIFTON, VA

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