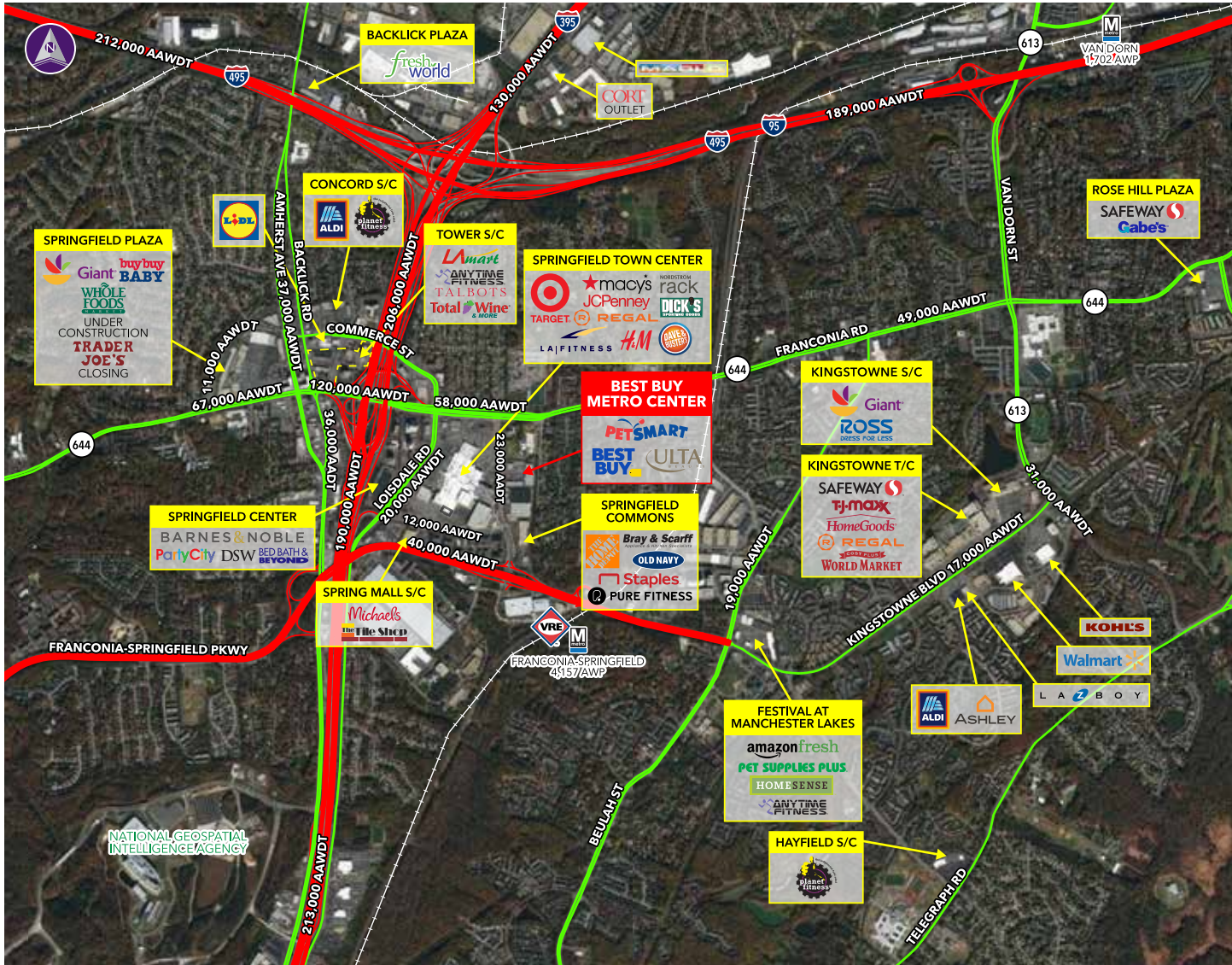


BEST BUY METRO CENTER ■ SPRINGFIELD, VA



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Best Buy Metro Center

6525-6575 FRONTIER DRIVE | SPRINGFIELD, VA 22150

FULLY LEASED



Property Highlights

- Franconia Road (VA Route 644) has traffic counts of 32,000 AAWDT and Frontier Drive has 23,000 AAWDT (Average Annual Weekday Traffic)
- Highly visible center located on Franconia Road (VA Route 644)
- Access to the recently completed Springfield Interchange highway project, connecting I-95, I-395 and I-495, having 206,000 AAWDT (Average Annual Weekday Traffic)

Demographics (2022 Estimated)

	1 Mile	3 Mile	5 Mile
Population	11,095	112,781	368,469
Average HH Income	\$151,650	\$161,878	\$153,576
Daytime Population	17,470	115,575	327,545

Please Contact

Bradley Buslik 240.482.3609 (direct) 301.656.3030 (office) bbuslik@hrretail.com	Sebastian Restifo 240.482.3602 (direct) 301.656.3030 (office) srestifo@hrretail.com
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#	TENANTS	SIZE
6555D	Best Buy	45,875
6535B	PetSmart	23,596
6525A	Bertucci's	6,324
6525B	Starbucks	1,596
6525C	Dental	2,178
6575A	Ulta	12,000
6575K	Moge Tee	1,346
6575L	Great Wall Restaurant	1,000
6575M	Game Stop	1,237
6575N-O	LensCrafters	3,717
6575Q	Nail Salon	1,237
6575S-T	5.11 Tactical	5,207
TOTAL		105,237 SF

