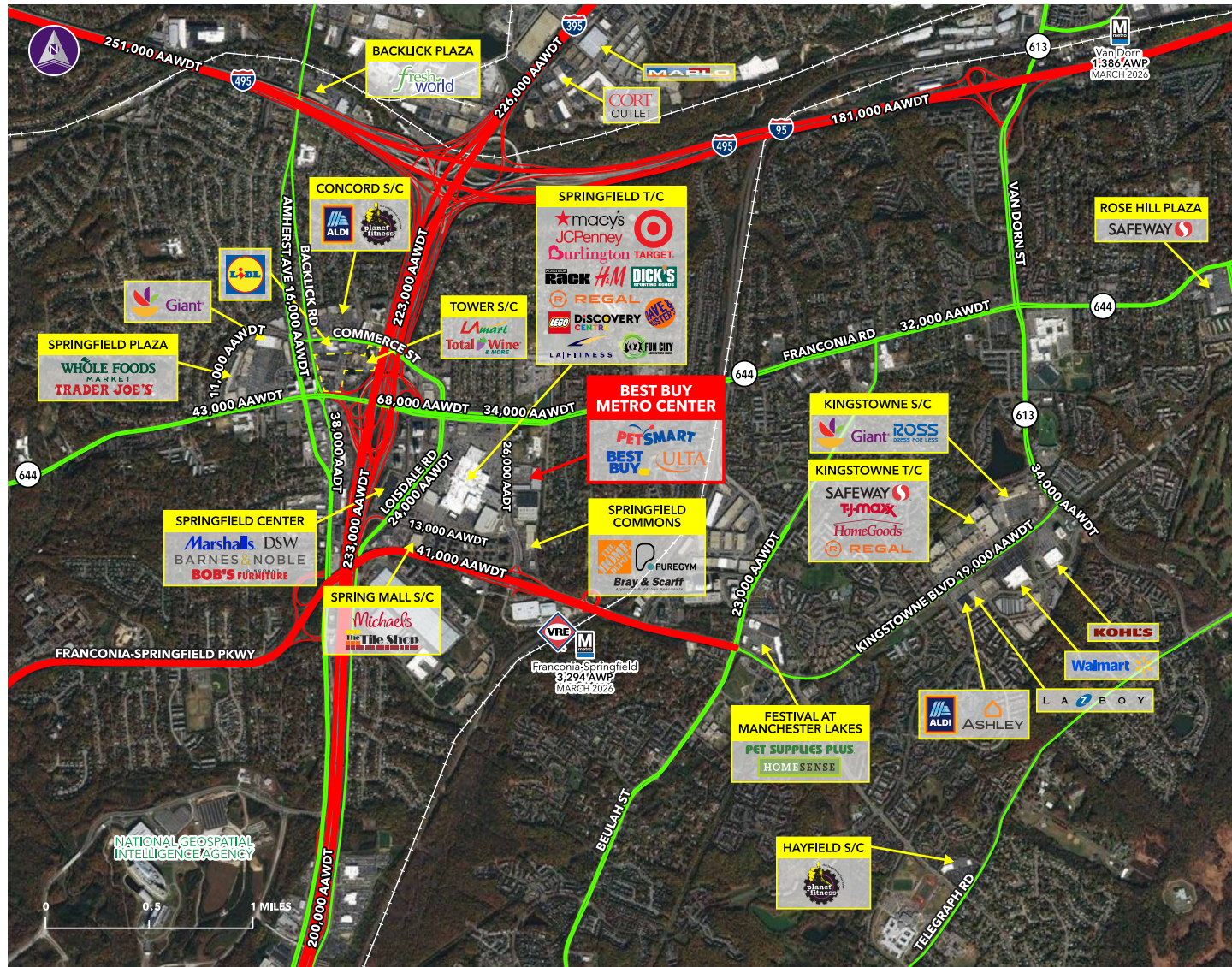


# BEST BUY METRO CENTER ■ SPRINGFIELD, VA



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# Best Buy Metro Center

6525-6575 FRONTIER DRIVE | SPRINGFIELD, VA 22150

**6,324 SF AVAILABLE**



## Property Highlights

- Franconia Road (VA Route 644) has traffic counts of 34,000 AAWDT and Frontier Drive has 26,000 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 223,000 AAWDT

## Demographics (2025 Estimated)

	1 Mile	3 Mile	5 Mile
Population	9,584	110,227	362,842
Average HH Income	\$161,047	\$174,424	\$160,289
Daytime Population	17,481	109,116	322,492

## 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	<b>AVAILABLE (DO NOT DISTURB)</b>	<b>6,324</b>
6525B	Starbucks	1,596
6525C	Vincent A. Bertomeu, OD	2,178
6575A	Ulta	12,000
6575K	Sushi J	1,346
6575L	Great Wall Restaurant	1,000
6575M	Gamestop	1,237
6575N-0	LensCrafters	3,717
6575Q	Nail Salon	1,237
6575S-T	5.11 Tactical	5,207
<b>TOTAL</b>		<b>105,313 SF</b>

