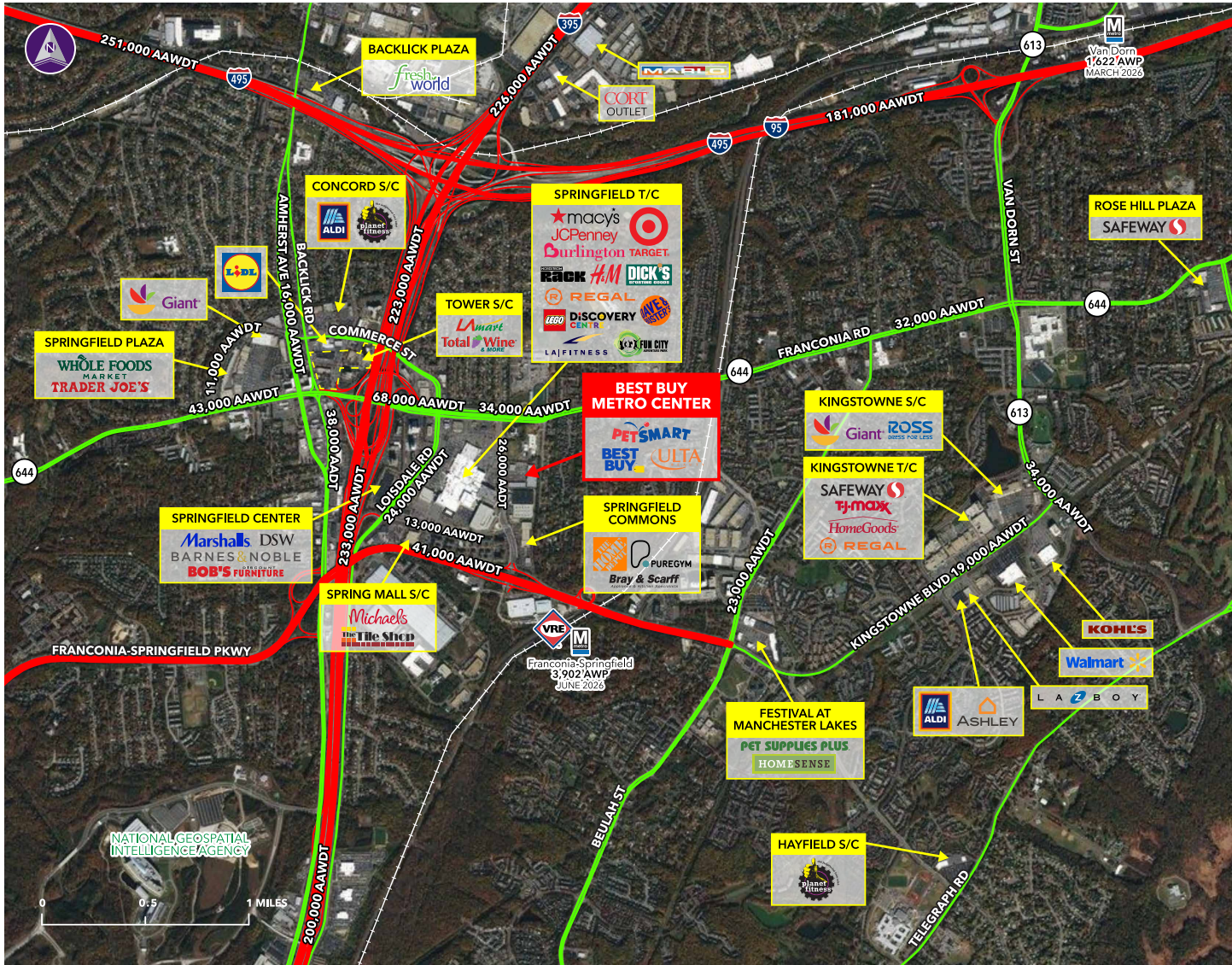


BEST BUY METRO CENTER ■ SPRINGFIELD, VA



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Best Buy Metro Center
6525-6575 FRONTIER DRIVE | SPRINGFIELD, VA 22150
**6,324 SF 2ND GENERATION RESTAURANT
SPACE 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

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#	TENANTS	SIZE
6555D	Best Buy	45,875
6535B	PetSmart	23,596
6525A	AVAILABLE (DO NOT DISTURB)	6,324
6525B	Starbucks	1,596
6525C	Vincent A. Bertomeu, OD	2,178
6575A	Ulta	12,000
6575K	UNDER NEGOTIATION	1,347
6575L	Great Wall Restaurant	1,000
6575M	Gamestop	1,237
6575N-0	LensCrafters	3,717
6575Q	Nail Salon	1,237
6575ST	5.11 Tactical	5,207
TOTAL		105,313 SF

