

JC PENNEY REDEVELOPMENT SPRINGFIELD TOWN CENTER

6699 SPRINGFIELD MALL | SPRINGFIELD, VA 22150



SPRINGFIELD TOWN CENTER





JC PENNEY REDEVELOPMENT

SPRINGFIELD, VA

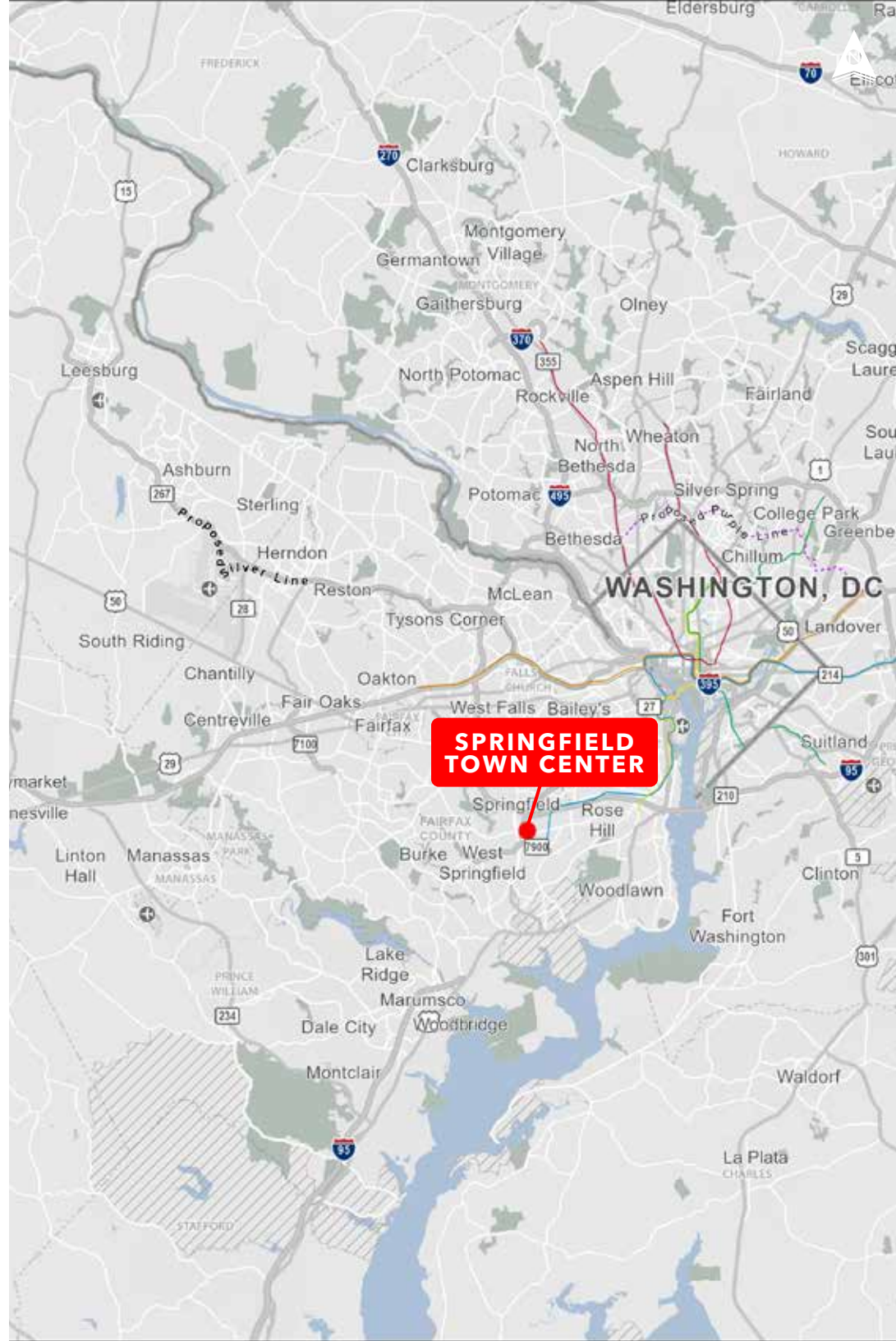
HIGHLIGHTS

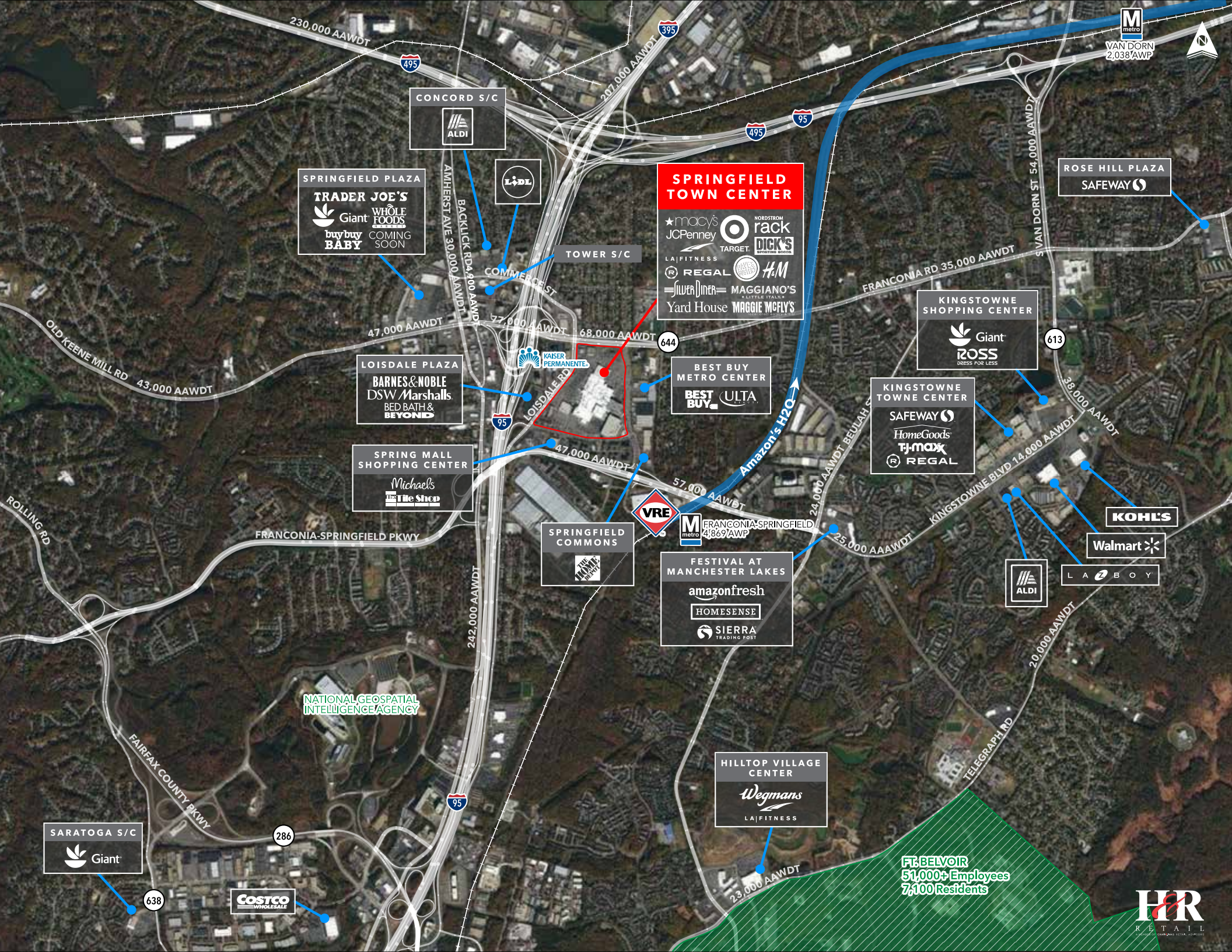
- 205,777 sf on 2 levels
- Land area - 110,546 sf
- Loading - 4 full-size truck bays at grade
- Ceiling heights - 18 ½ ' clear per level
- Zoning - Site eligible for bonus density
- Super regional location
- Parking - shared, surface front and side parking at grade with adjacent 4-level structured garage with direct access to the 2nd level
- Springfield Town Center is a 1.2M sf regional mall anchored by Macy's, Regal Cinemas, Target, Dick's Sporting Goods, Dave & Buster's, LA Fitness, and Nordstrom Rack. Fully redeveloped in 2014, STC boasts shop sales of \$526/sf.
- In 2009, Springfield Town Center was rezoned to allow for an additional 500,000 sf of office, 1,900 residential units, 360,000 sf of hotel and 74,000 sf of retail, for a total of 3.3M sf of development.

DEMOGRAPHICS

	1 MILE (2021) ¹	3 MILES (2021) ¹	5 MILES (2021) ¹	Trade Area (2019) ²
 Total Population	10,359	109,936	357,369	341,938
 Daytime Population	14,235	112,047	329,672	N/A
 Median HH Income	\$115,470	\$115,517	\$104,103	\$96,704
 Bachelor's/ Advanced Degree	46%	54%	51%	50%

SOURCE: 1. Esri, Esri and Bureau of Labor Statistics, Esri and Infogroup, U.S. Census 2. Placer Ai 60% Traffic Volume True Trade Area





M metro
VAN DORN
2,038 AWP

CONCORD S/C
ALDI

SPRINGFIELD PLAZA
TRADER JOE'S
Giant
WHOLE FOODS
buybuy BABY
COMING SOON

LIDL

SPRINGFIELD TOWN CENTER
★ macy's
JCPenney
LA FITNESS
REGAL
SILVER Diner
Yard House
NORDSTROM
TARGET
rack
DICK'S
H.M.
MAGGIANO'S
MAGGIE MCFLY'S

ROSE HILL PLAZA
SAFeway

TOWER S/C

LOISDALE PLAZA
BARNES & NOBLE
DSW
Marshalls
BED BATH & BEYOND

BEST BUY METRO CENTER
BEST BUY
ULTA

KINGSTOWNE SHOPPING CENTER
Giant
ROSS
DRESS FOR LESS

SPRING MALL SHOPPING CENTER
Michael's
The Home Depot

KINGSTOWNE TOWNE CENTER
SAFeway
HomeGoods
TJ-MAXX
REGAL

SPRINGFIELD COMMONS
THE HOME DEPOT

FESTIVAL AT MANCHESTER LAKES
amazonfresh
HOMESENSE
SIERRA TRADING POST

KOHL'S
Walmart
LA BOY
ALDI

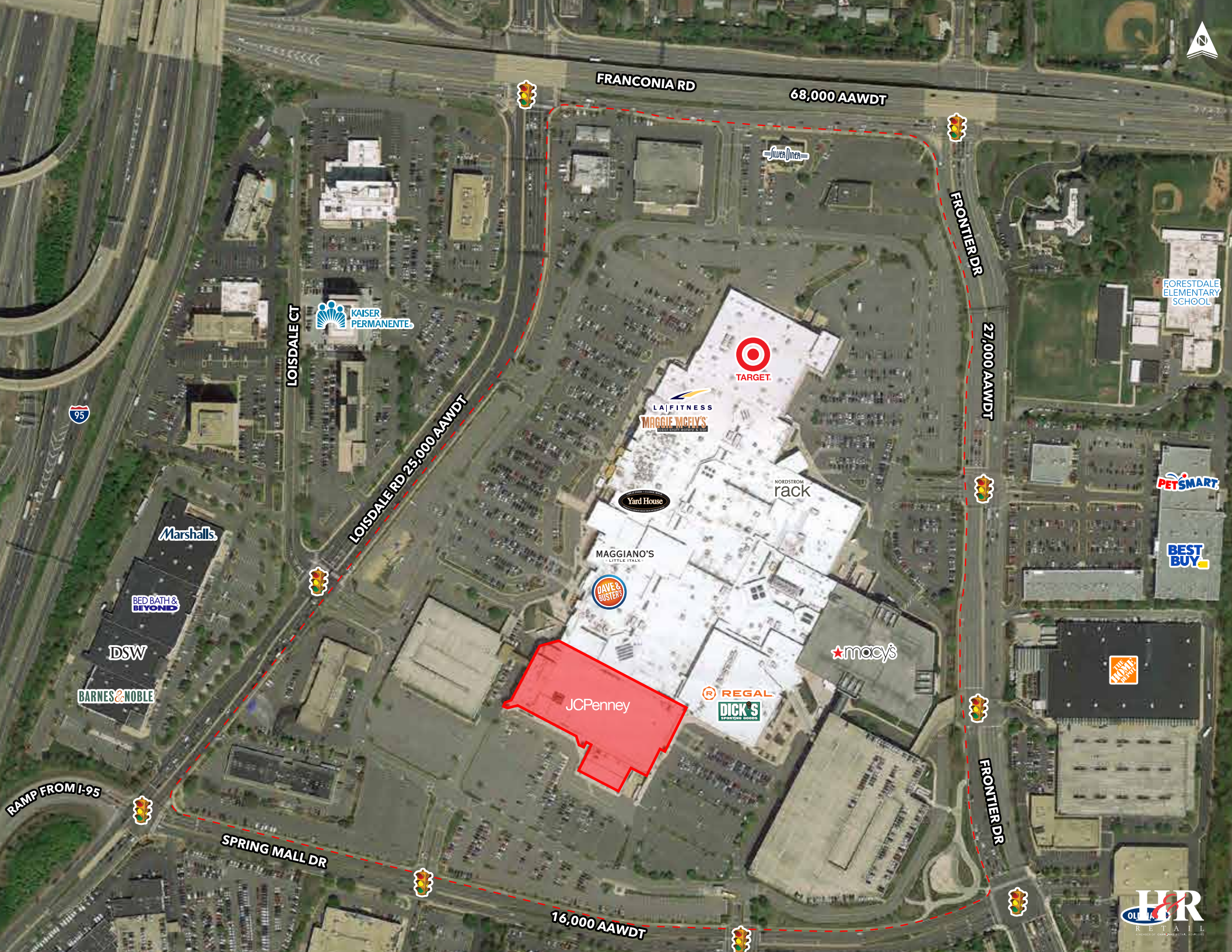
NATIONAL GEOSPATIAL INTELLIGENCE AGENCY

SARATOGA S/C
Giant

HILLTOP VILLAGE CENTER
Wegmans
LA FITNESS

FREEBOIR
51,000+ Employees
7,100 Residents

COSTCO WHOLESALE



FRANCONIA RD

68,000 AADT

FRONTIER DR

27,000 AADT

LOISDALE CT

LOISDALE RD 25,000 AADT

SPRING MALL DR

16,000 AADT



TARGET



LA FITNESS



MAGGIE MCFLY'S

NORDSTROM
rack



Yard House

MAGGIANO'S
LITTLE ITALIA



DAVE & BUSTERS

JCPenney



REGAL



DICK'S



MACY'S



THE HOME DEPOT



BEST BUY



PETSMART

FORESTDALE
ELEMENTARY
SCHOOL



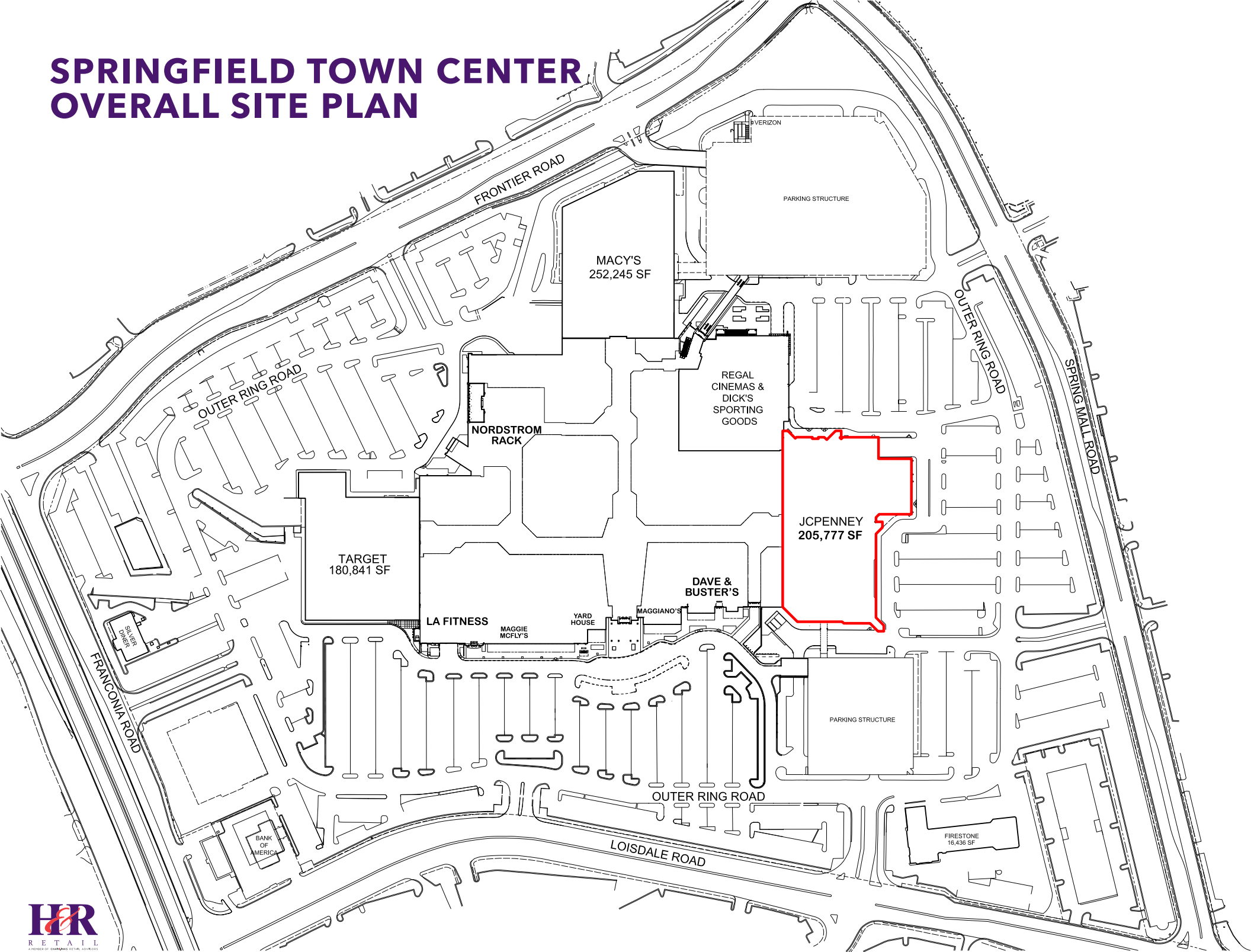
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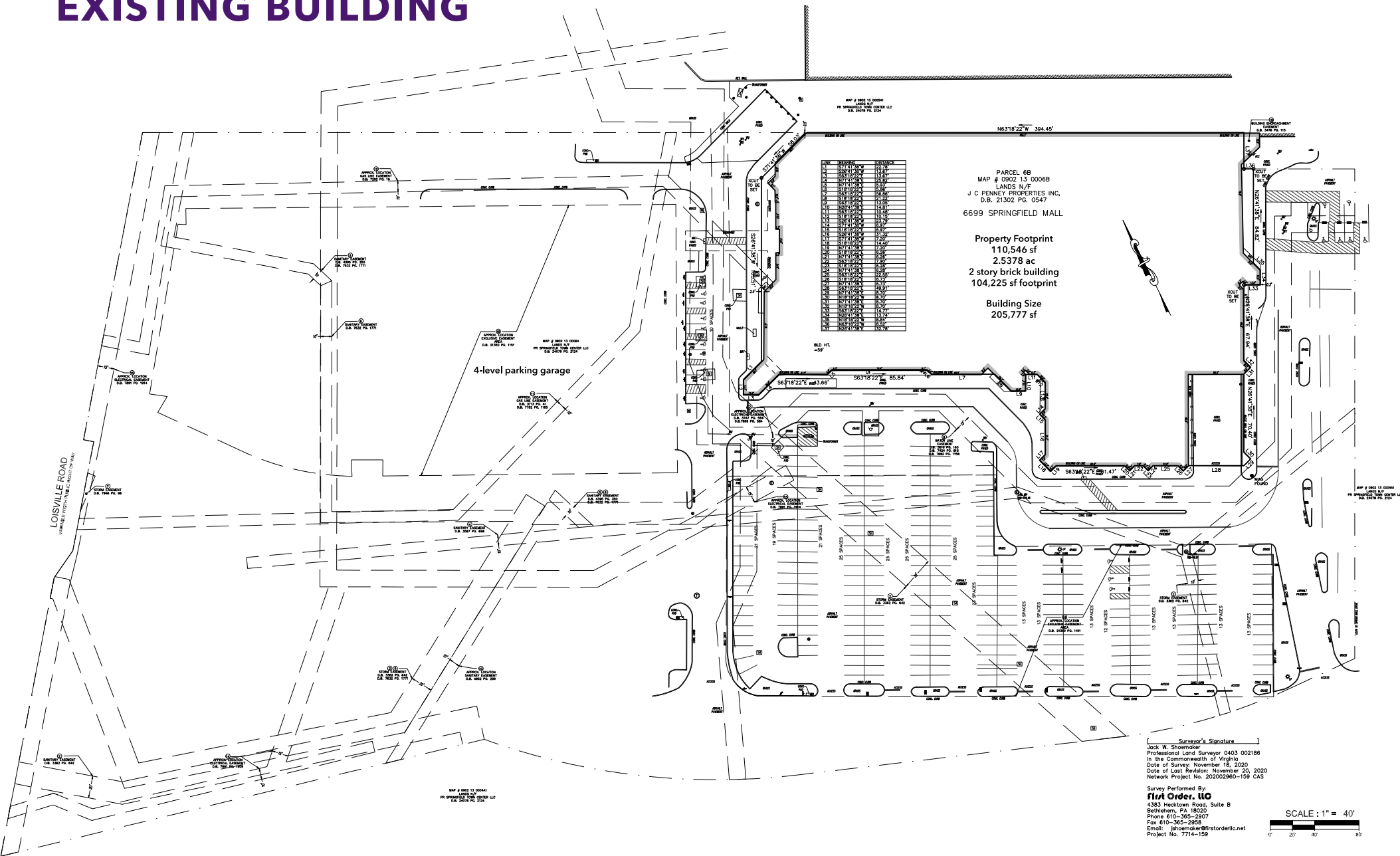


HR
RETAIL

SPRINGFIELD TOWN CENTER OVERALL SITE PLAN



JC PENNEY EXISTING BUILDING





NORTH ELEVATION



EAST ELEVATION



JCPenney

Please Contact

Bradley Buslik
240.482.3609
bbuslik@hrretail.com

Geoffrey Mackler
240.482.3616
gmackler@hrretail.com

David Ward
240.482.3617
dward@hrretail.com

3 Bethesda Metro Center,
Suite 620
Bethesda, MD 20814
301.656.3030