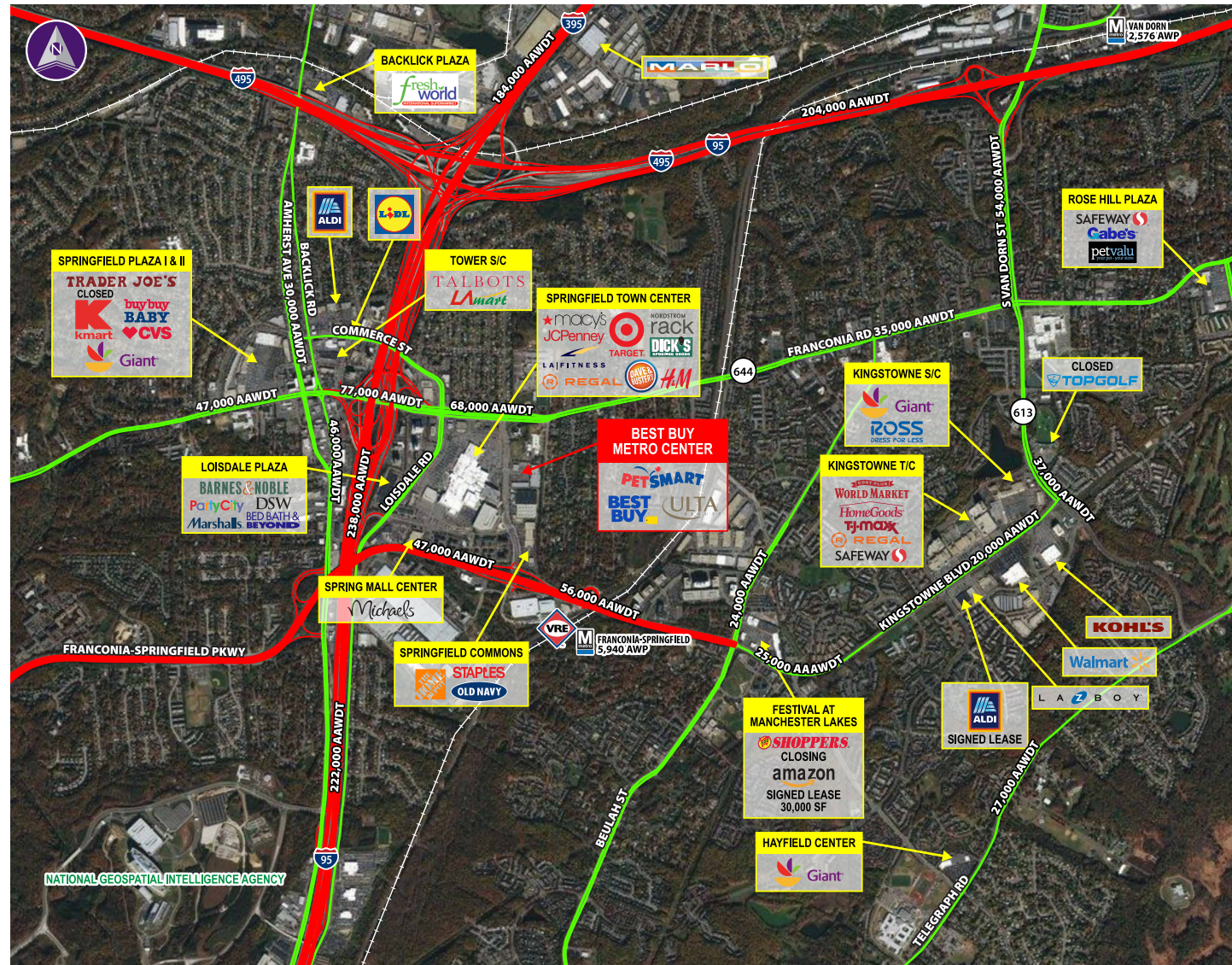


BEST BUY METRO CENTER ■ SPRINGFIELD, VA



Best Buy Metro Center

6537-6563 FRONTIER DRIVE | SPRINGFIELD, VA 22150

1,270 SF 2ND GENERATION SALON AVAILABLE



Property Highlights

- Franconia Road (VA Route 644) has traffic counts of 68,000 AAWDT and Frontier Drive has 32,000 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 238,000 AAWDT (Average Annual Weekday Traffic)

Demographics (2019 Estimated)

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------|-----------|-----------|-----------|
| Population | 10,138 | 108,808 | 362,896 |
| Average HH Income | \$130,051 | \$137,035 | \$127,856 |
| Daytime Population | 19,288 | 119,963 | 322,048 |

Please Contact

| | |
|--|--|
| Bradley A. Buslik 240.482.3609 (direct) 301.656.3030 (office) bbuslik@hrretail.com | Sebastian P. Restifo 240.482.3602 (direct) 301.656.3030 (office) srestifo@hrretail.com |
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Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.

BEST BUY METRO CENTER ■ SPRINGFIELD, VA

| # | 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 | AVAILABLE (DO NOT DISTURB) | 1,270 |
| 6575L | Great Wall Restaurant | 1,000 |
| 6575M | Game Stop | 1,237 |
| 6575N-0 | LensCrafters | 3,717 |
| 6575Q | Nail Salon | 1,237 |
| 6575S-T | 5.11 Tactical | 5,207 |
| TOTAL | | 105,237 SF |

