



SPRINGFIELD TOWN CENTER SPRINGFIELD, VA

PREIT[®]

SPRINGFIELD TOWN CENTER

The center offers traditional department stores with coveted retail brands, destination restaurants, a movie theater, state-of-the-art amenities and idyllic retreats.

The center is strategically located at the intersection of I-95, 395, 495 and Fairfax County Parkway, with daily traffic of 680,000 vehicles, and 15,000 mass transit commuters daily.

Located in Fairfax County, VA, the third most affluent county in the US. Average household income has increased 41% since 2000 (1.5 times the US growth rate).

Population in trade area has increased 18% to 795,000 since 2000 (2x national growth rate).

Restaurant & entertainment sales to exceed \$80 million annually.

TSA's new 625,000 sf headquarters opened in 2020 less than one mile from the property, and will house over 3,000 new jobs.

Amazon's HQ2 located in Crystal City, commutable from the property via Metro Blue Line, will create over 25,000 jobs over the next decade.

LEGO® Discovery Center, a 32,000 sf indoor attraction co-created by Merlin Entertainments and the LEGO Group will open in Summer 2023.

Kaiser Permanente opened a 99,000 sf medical facility less than one mile from the property in 2022.



CENTER SIZE
1,300,000 sf

INLINE GLA
700,000 sf

YEAR OPENED
1973

YEAR REDEVELOPED
2014

ANCHORS & JUNIOR ANCHORS

| | |
|-----------------------|------------|
| Macy's | 252,200 sf |
| JCPenney | 209,100 sf |
| Target | 180,800 sf |
| DICK'S Sporting Goods | 53,900 sf |
| Regal Cinemas | 52,700 sf |
| LA Fitness | 41,200 sf |
| Dave & Buster's | 33,900 sf |
| Nordstrom Rack | 33,000 sf |

RESTAURANTS & OUTPARCELS

| | |
|---------------------------|-----------|
| Yard House | 10,300 sf |
| Maggiano's Little Italy | 9,100 sf |
| Chuy's | 7,900 sf |
| Maggie McFly's | 6,900 sf |
| 54 Restaurant | 6,600 sf |
| Nando's Peri Peri | 3,300 sf |
| Mezeh Mediterranean Grill | 1,900 sf |
| &pizza | 1,700 sf |

FEATURED RETAILERS

abercrombie kids
aerie
Aeropostale
American Eagle Outfitters
Aveda
Bath & Body Works
BoxLunch
Carter's
The Children's Place
Express
Five Below
Forever 21
H&M
Hollister

Kay Jewelers
LOFT
Lovisa
PANDORA
Reeds
Sephora
Soma
Torrid
Vans
Victoria's Secret
White Barn Candle
White House | Black Market
Zales
Zumiez

COMING SOON

Burlington

LEGO DISCOVERY CENTER
WASHINGTON, D.C.

SPRINGFIELD TOWN CENTER

Located at I-95, I-395, I-495
and Fairfax County Pkwy
6500 Springfield Mall
Springfield, VA 22150

POPULATION

833,809

HOUSEHOLDS

290,237

AVERAGE HHI

\$161,131

% OF HOUSEHOLDS WITH INCOMES >100K

59%

AVERAGE HOME VALUE

\$564,841

MEDIAN AGE

38.2

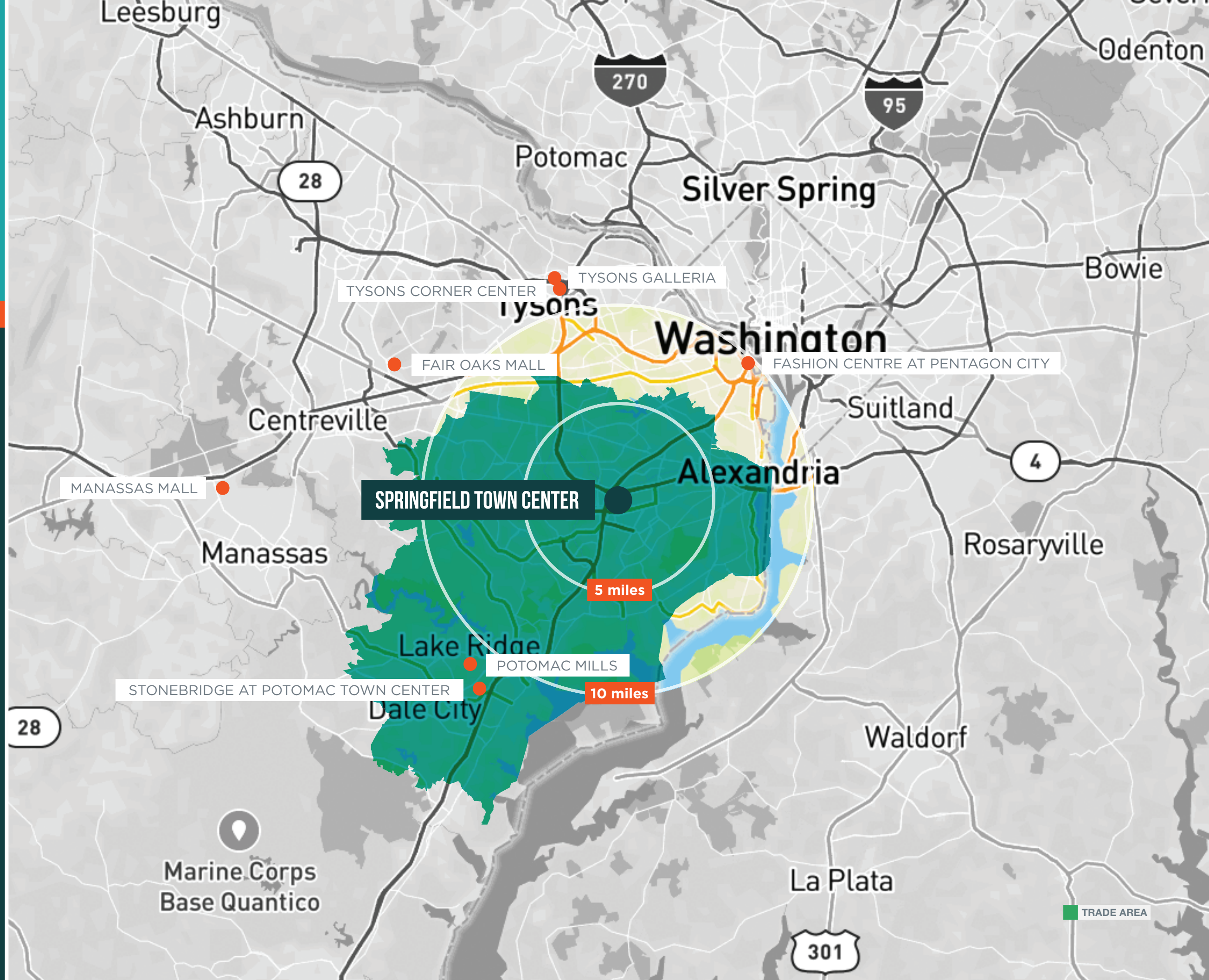
TOTAL BUSINESSES

19,794

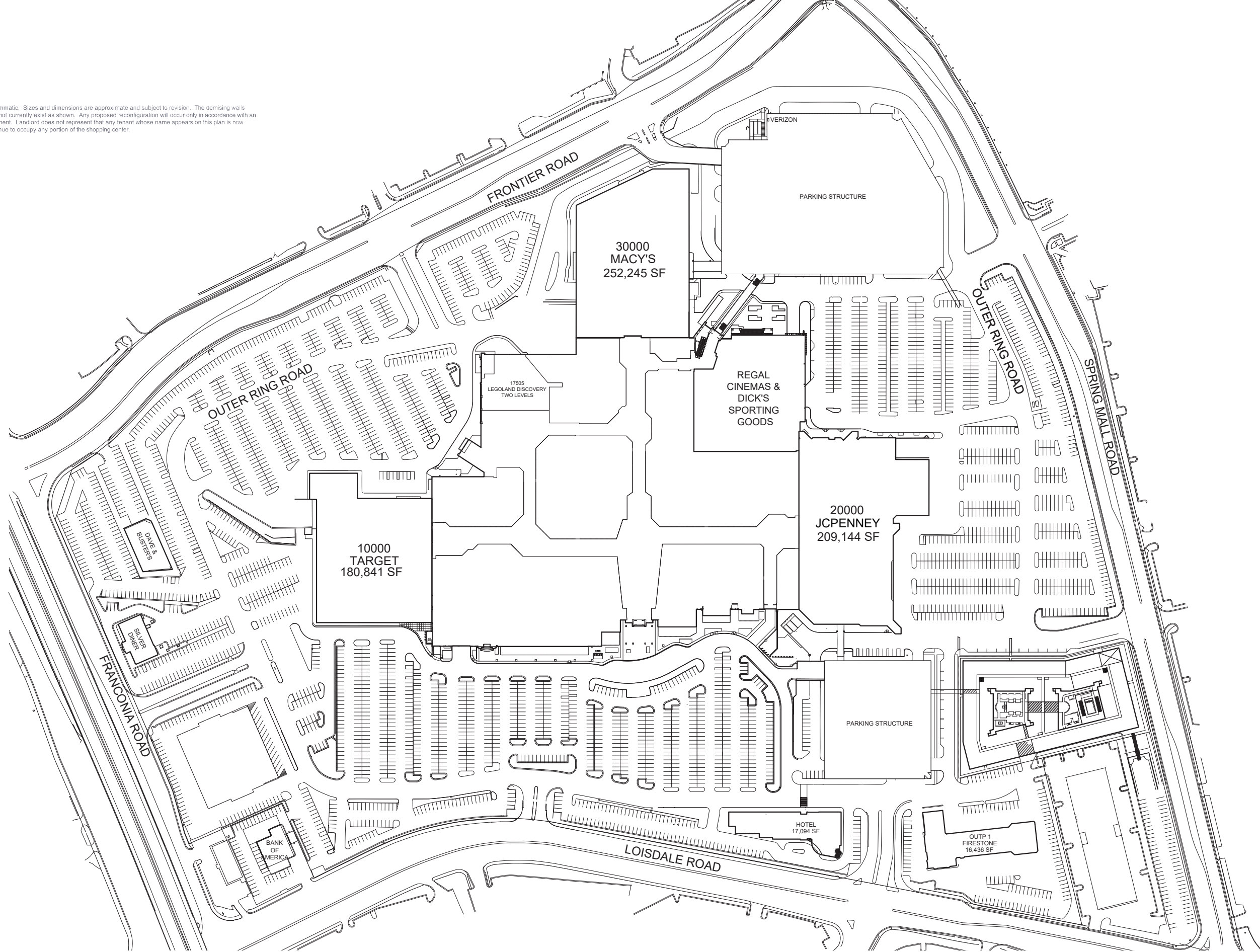
DAYTIME POPULATION

710,695

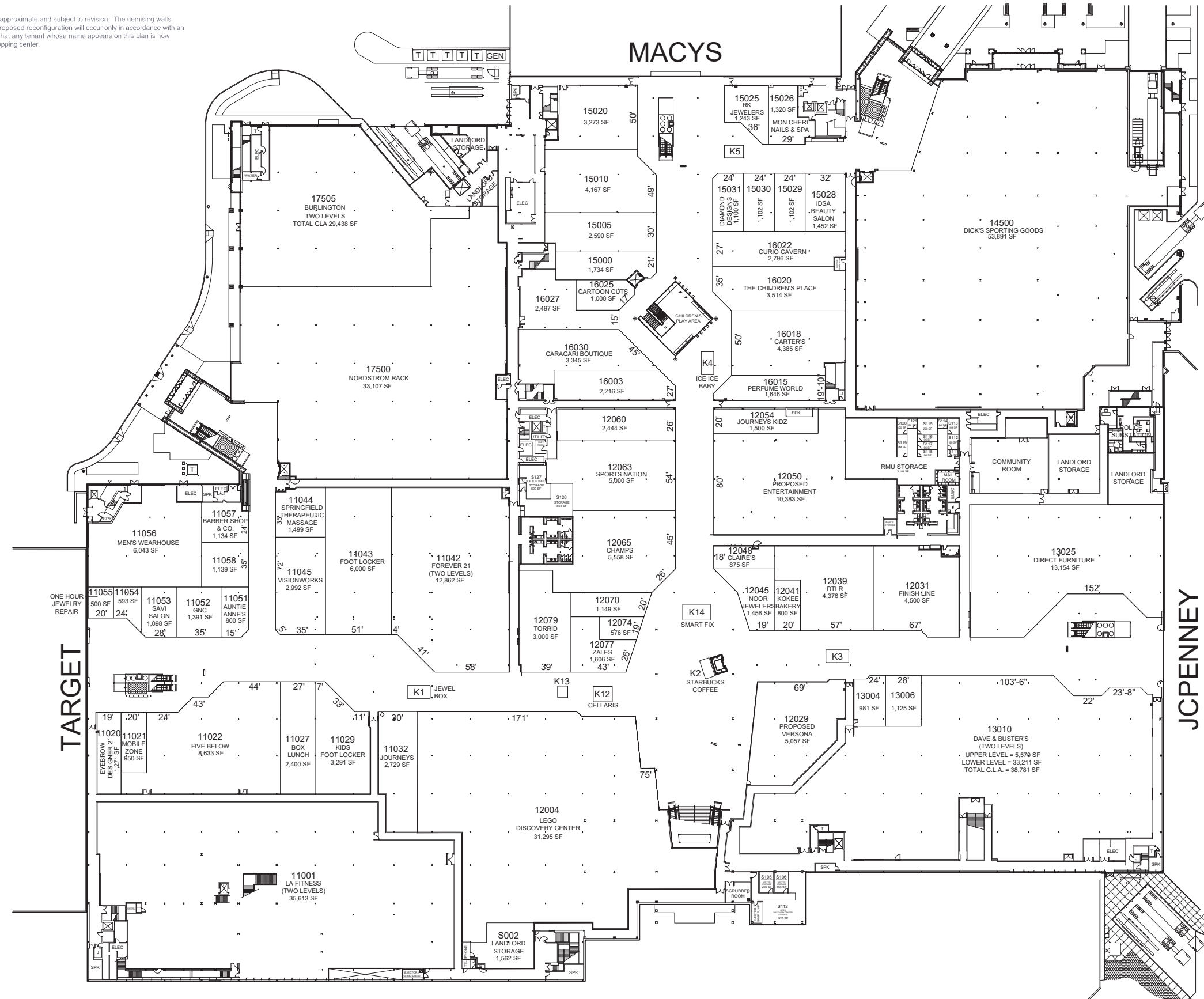
Source: ESRI 2022



This drawing is diagrammatic. Sizes and dimensions are approximate and subject to revision. The demising walls and/or lease line may not currently exist as shown. Any proposed reconfiguration will occur only in accordance with an executed lease agreement. Landlord does not represent that any tenant whose name appears on this plan is now occupying or will continue to occupy any portion of the shopping center.



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FIRST LEVEL

