

FOR LEASE

NEWINGTON CENTERS

**7700-7708 BACKLICK ROAD
SPRINGFIELD, VIRGINIA 22150**

www.baileys4u.com/commercial/newingtonnorth

For more information,
or to see the property,
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www.baileys4u.com

THE
Bailey★Team
REAL ESTATE



Two Retail Units Available

900 SF Retail Storefront
Good for fast food, dry cleaners and other retail uses.

900 SF Hair Salon
Fully fixtured and ready to open.

Retail: C-8 Commercial Zoning

Fronts Backlick Road; Offers Great Visibility to I-95
Traffic Count: Over 70,000 vehicles per day

Building & lighted monument signage

OVERVIEW

NEWINGTON CENTER NORTH, SPRINGFIELD, VA

OVERVIEW

Constructed in 1983 and recently updated with a fresh new look, Newington Center North is located on highly traveled Backlick Road with I-95 visibility and frontage. The building consists of 24,114 square feet of industrial space (79.3%) and 6,300 square feet (20.7%) of retail space. The adjacent building, Newington Center South consists of an additional 48,820 SF of flex/showroom space, 6,840 SF of which is retail showroom and 41,980 SF of warehouse/storage.

DESCRIPTION

Newington Center North and South consist of a mix of retail, service and warehouse tenants. Co-tenants include Intech Computer Solutions, Apex Copy Systems, F&M Upholstery, International Auto Care, Subway, AAMCO and Spring Mall Auto Body. Building and lighted monument signage available. Plenty of free parking.

FOR LEASE

UNIT 7708C:

900 SF RETAIL ~ FAST FOOD, DRY CLEANER & OTHER RETAIL USE

- ◆ Storefront retail
- ◆ Plenty of customer parking in common with other tenants
- ◆ NNN = \$5/SF or \$375/month

UNIT 7700F:

900 SF RETAIL ~ FULLY BUILT-OUT HAIR SALON

- ◆ 6 hair stations
- ◆ 3 shampoo sinks
- ◆ Dryer chairs; front counter
- ◆ Just \$2,500 per month including NNN charges

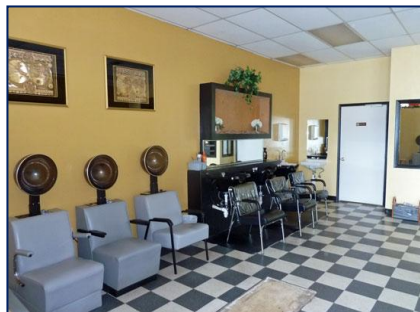
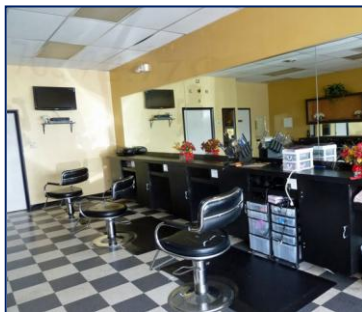
LOCATION

Ideally located on Backlick Road. Over 70,000 vehicles-per-day traffic count on Backlick Road and over 350,000 vehicles-per day on I-95. Offers easy access via I-95, I-495, I-395 and Fairfax County Parkway.

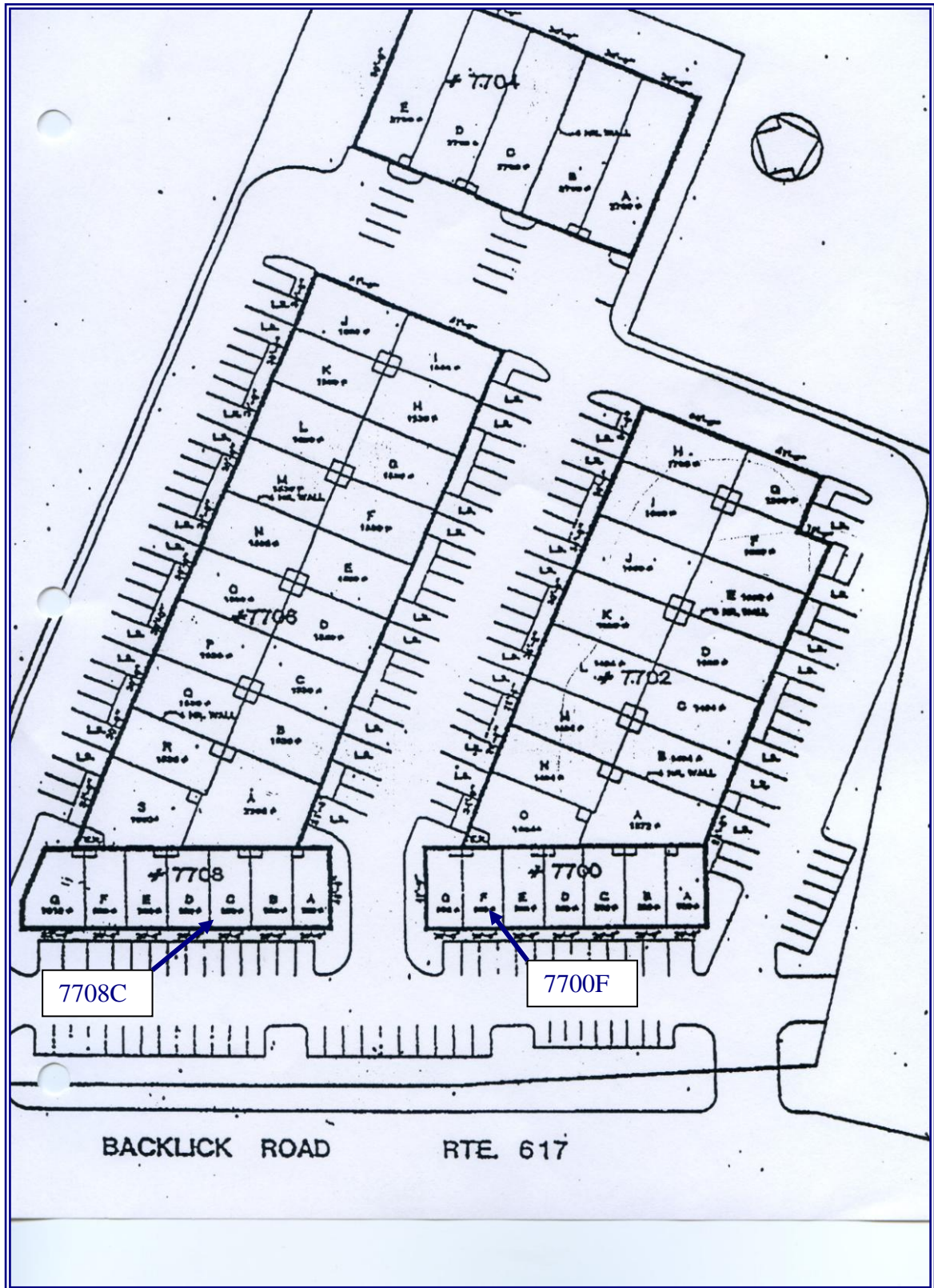
ZONING

Zoning is C-8 Highway Commercial District for Storefront Retail Space.

Permitted usages include, among others, business service and supply service establishments, contractor's office and shops, eating establishments, fast food, garment cleaning, quick-service food stores, repair service, retail sales and wholesale trade establishments.



SITE PLAN
NEWINGTON CENTER NORTH, SPRINGFIELD, VA



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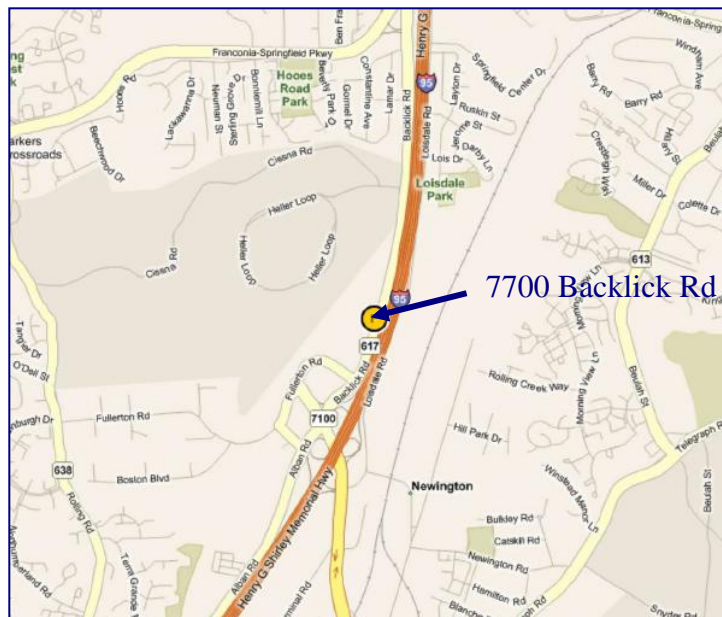
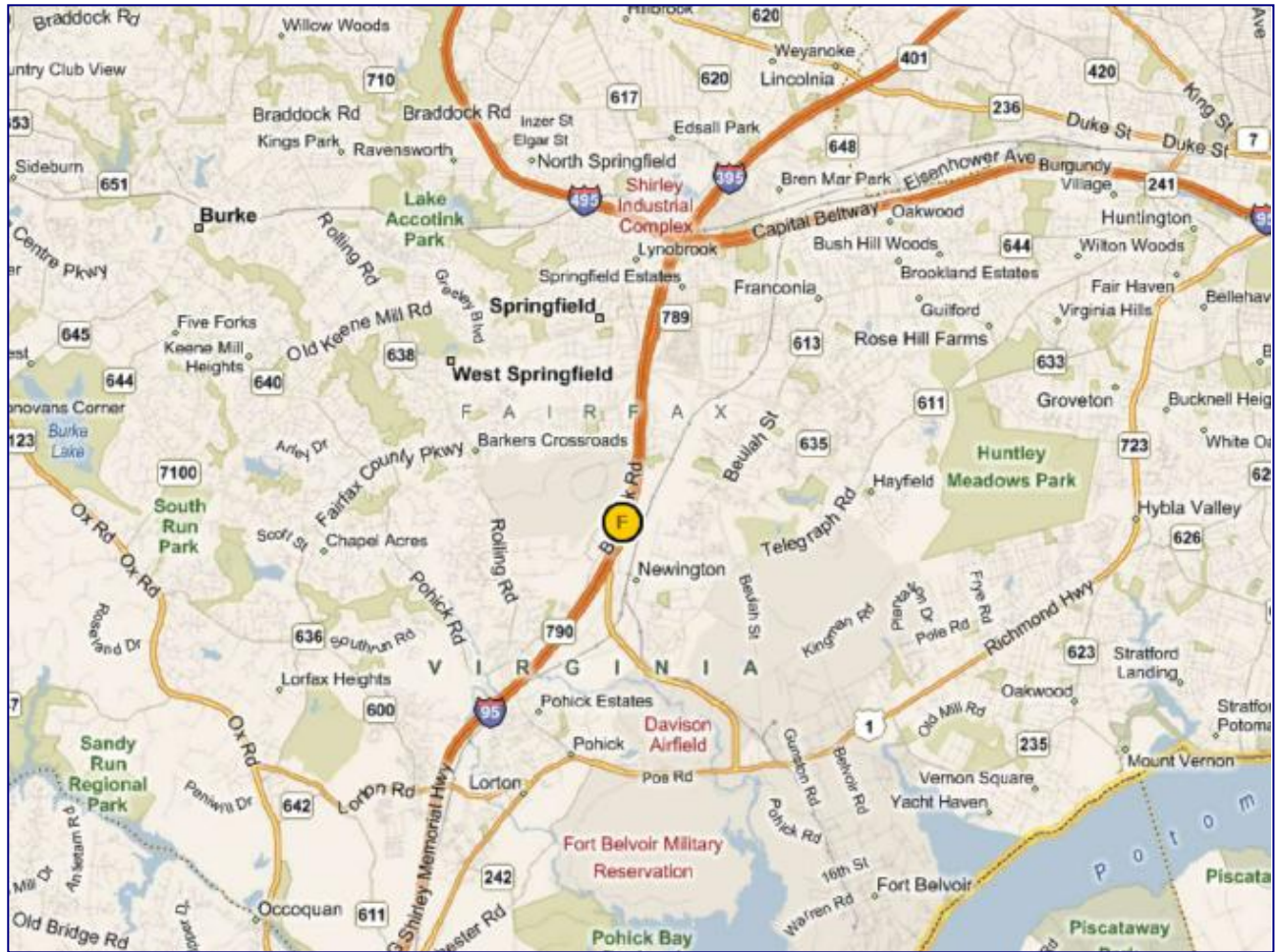
DEMOGRAPHICS

NEWINGTON CENTERS, SPRINGFIELD, VA

Radius	1 Mile	3 Mile	5 Mile
Population:			
2015 Projection	5,714	94,745	247,237
2010 Estimate	5,330	91,547	239,923
2000 Census	4,136	82,206	223,969
Growth 2010-2015	7.20%	3.50%	3.00%
Growth 2000-2010	28.90%	11.40%	7.10%
2010 Population By Hispanic Origin:	822	13,812	36,229
2010 Population by Race:			
White	2,701	52,791	139,132
Black or African American	629	12,666	35,737
American Indian and Alaska Native	8	313	832
Asian	1,446	15,707	37,882
Native Hawaiian and Pacific Islanders	6	138	425
Other Race	279	5,108	13,897
Two or More Races	261	4,826	12,018
2010 Households:			
2015 Projection	2,016	34,482	90,123
2010 Estimate	1,888	33,286	87,360
2000 Census	1,497	29,720	80,262
Growth 2010-2015	6.80%	3.60%	3.20%
Growth 2000-2010	26.10%	12.00%	8.80%
Owner Occupied	1,656	23,201	60,976
Renter Occupied	232	10,085	26,384
2010 Avg Household Income	\$119,790	\$114,776	\$114,405
2010 Med Household Income	\$107,847	\$102,017	\$100,005
2010 Per Capita Income	\$43,194	\$41,679	\$41,719
2010 Households by Household Inc:			
Income Less than \$15,000	21	701	2,181
Income \$15,000 - \$24,999	20	607	1,922
Income \$25,000 - \$34,999	36	897	2,699
Income \$35,000 - \$49,999	121	2,377	6,902
Income \$50,000 - \$74,999	278	5,770	15,775
Income \$75,000 - \$99,999	321	5,687	14,198
Income \$100,000 - \$149,999	650	10,494	26,026
Income \$150,000 - \$249,999	386	5,856	14,858
Income \$250,000 - \$499,999	49	698	2,172
Income \$500,000 or more	5	198	629

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