

Area Business Report

Springfield–Interstate 95 Corridor



Fairfax County

VIRGINIA • USA

Springfield–Interstate 95 Corridor

Burke

Burke is a 1,700-acre enclave of nearly 20,000 homes (including the planned community of Burke Centre) located in the southwestern portion of Fairfax County along the Fairfax County Parkway (Route 7100) and Ox Road (Route 123). Burke has nearly 528,000 square feet of office space, 240,000 square feet of industrial/flex space and 1.8 million square feet of retail space. The Burke submarket is served by two Virginia Railway Express stations—at Burke Centre and Rolling Road—en route to Union Station in downtown Washington, D.C.

Newington/Lorton

The Newington/Lorton area is strategically located along Interstate 95 and is the second largest industrial/flex market in Fairfax County with more than 10.3 million square feet of space. The area is also home to more than 551,000 square feet of office development, 952,000 square feet of retail development, one hotel and a growing concentration of new housing.

Along Interstate 95 at Lorton is a Virginia Railway Express station, with direct service to Union Station in Washington, D.C. Lorton is also the northern terminus of Amtrak's Auto Train, which travels southbound to central Florida.

Within the submarket, one of the largest and most unusual redevelopment projects on the east coast is underway. Laurel Hill, the former Lorton Prison of the D.C. Department of Corrections, is in the midst of a transformation to a multi-use property. Already a new high school has opened, as well as Laurel Hill Golf Course. According to the reuse plan, a majority of the 2,300-acre property will eventually revert to passive parkland. Other planned uses for the 80-acre core include active parkland, a cultural arts center, museum, and residential and retail development.

Springfield/Franconia

The Springfield/Franconia area surrounds the intersection of Interstates 495 (the Capital Beltway), 95 and 395 (Shirley Highway). In addition to a well-developed road network, the area has excellent mass transit options that include Metrorail's Springfield-Franconia Station, which is also a stop for the Virginia Railway Express (VRE). Another VRE station is located at Backlick Road in northern Springfield.

The Springfield/Franconia area is the largest industrial/flex market in the county, with more than 10.7 million square feet of space. Additionally, more than 4.2 million square feet of office space is located in Springfield/Franconia. The area has more than 6.4 million square feet of retail space, including Springfield Mall, as well as 10 hotels.

The Engineer Proving Ground, just south of Springfield, is expected to absorb a significant portion of the approximately 20,000 new jobs expected to move into the area as a result of the federal Base Realignment and Closure Commission recommendations for Fort Belvoir. The National Geospatial-Intelligence Agency's new Campus East complex, expected to house about 8,500 workers, is under construction on the site.

Springfield also is home to the Northern Virginia Community College's Medical Education Campus, which provides training and continuing education in nursing and allied health care occupations.

LARGEST EMPLOYERS*

- Apogen Technologies
- Army Times Publishing
- Boeing S&IS Mission Systems
- CACI
- Calibre Systems
- Chenega Technology Service Corp.
- Contemporary Nursing Solutions
- Continental Pool Services
- ENSCO
- Gannett
- Golden Gate Service
- Interstate Van Lines
- Knowledge Learning Corp.
- Lockheed Martin Corp.
- Long Masonry
- McNeil Technologies
- Middle East Television Network
- Mister Kleen Maintenance
- Modern Technologies Corp.
- Northrop Grumman
- Office Movers Inc.
- Paxton Van Lines
- Progressive Nursing Staffers
- Raytheon
- Ryder/ATE
- Science Applications International Corp.
- Shenandoah's Pride
- Shirley Contracting
- Tessada & Associates
- The Washington Post
- U.S. Postal Service
- United Masonry of Virginia
- Veolia Transport
- Washington Gas

Community, Retail and Hospitality

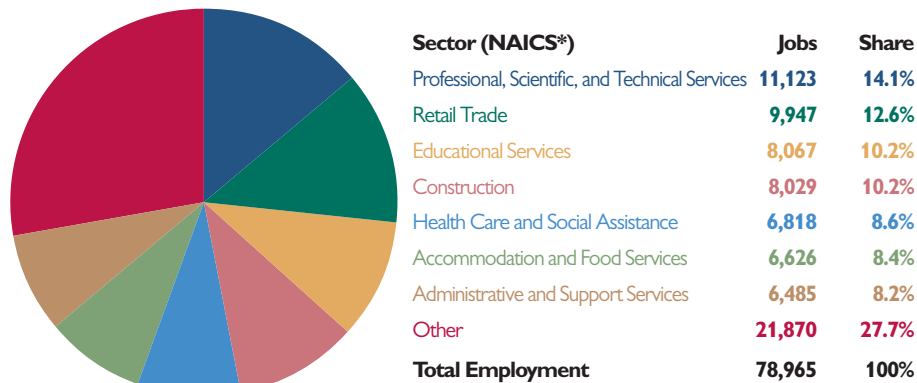
- Accotink Academy
- Aramark
- Commonwealth of Virginia
- Costco
- Fairfax County Public Schools
- Giant
- Greenspring
- Home Depot
- Inova Health System
- J.C. Penney
- Kaiser Permanente Health Care
- Kohl's
- Macy's
- McDonalds
- OS Restaurant Services
- Safeway
- Shoppers Food Warehouse
- Target
- Wal-Mart

*200 or more employees

Source: Virginia Employment Commission (VEC), 2Q 2007

ECONOMIC BASE

Number of Business Establishments: 5,067



*North American Industrial Classification System

Source: Virginia Employment Commission (VEC), 2Q 2007

COMMERCIAL SPACE INVENTORY (SQUARE FEET)

	OFFICE	INDUSTRIAL/FLEX	RETAIL	HOTEL	TOTAL
Burke	527,834	239,924	1,765,669	-	2,533,427
Newington/Lorton	551,309	10,332,228	952,116	62,172	11,897,825
Springfield/Franconia	4,217,488	10,703,053	6,364,155	873,207	22,157,903
Total	5,296,631	21,275,205	9,081,940	935,379	36,589,155
Fairfax County	107,232,650	38,751,743	43,271,686	9,940,855	199,196,934
Submarket Share	4.45%	54.28%	16.91%	9.41%	17.10%

Note: Retail space includes centers and freestanding stores of 5,000 or more square feet. Hotels include those with 75+ rooms.

Source: FCEDA Yearend 2007 Real Estate Report

MAJOR HOTELS (75+ ROOMS)

NAME	ADDRESS	ROOMS
Franconia		
Comfort Inn Alexandria	5716 South Van Dorn Street, Alexandria, VA 22310	169
Lorton		
Comfort Inn Gunston Corner	8180 Silverbrook Road, Lorton, VA 22079	131
Springfield		
Best Western Springfield	6721 Commerce Street, Springfield, VA 22150	179
Comfort Inn Springfield South	6560 Loisdale Court, Springfield, VA 22150	112
Courtyard by Marriott Springfield	6710 Commerce Street, Springfield, VA 22150	189
Extended Stay America Springfield	6800 Metropolitan Center Drive, Springfield, VA 22150	126
Hampton Inn Springfield	6550 Loisdale Court, Springfield, VA 22150	153
Hilton Springfield	6550 Loisdale Road, Springfield, VA 22150	246
Holiday Inn Express Springfield	6401 Brandon Avenue, Springfield, VA 22150	194
Red Roof Inn Springfield	6868 Springfield Boulevard, Springfield, VA 22150	193
Towne Place Suites by Marriott Springfield	6245 Brandon Avenue, Springfield, VA 22150	148

Source: FCEDA

Total rooms: 1,840

ASSOCIATIONS

- American Astronautical Society
- American Board of Opticianry & National Contact Lens Examiners
- American League of Lobbyists
- Association of Former OSI Special Agents
- Association of Small Business Development Centers
- Chief Petty Officers Association
- Connected International Meeting Professionals Association
- Council of Industrial Boiler Owners
- Council on the Safe Transportation of Hazardous Articles
- Label Packaging Suppliers Council
- National Armored Car Association
- National Association for Uniformed Services and Society of Military Widows
- National Naval Officers Association
- Nuclear Suppliers Association
- Professional Paddlesports Association
- Senior Army Reserve Commanders Association
- Vinifera Wine Growers Association

Source: FCEDA

HOUSING

Average Price of Homes Sold

ZIP CODE	AVERAGE PRICE
Burke/Fairfax	
22015	\$384,900
22032	\$461,400
22039	\$835,300

Franconia

22310 (Alexandria)	\$423,900
22315 (Alexandria)	\$408,200

Lorton

22079	\$441,500
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Springfield

22150	\$365,700
22151	\$387,600
22152	\$376,100
22153	\$426,500

Source: Metropolitan Regional Information Systems, Fairfax County Report, 1Q 2008

Average Monthly Rents

PLANNING DISTRICT	RENT
Lower Potomac	\$1,102
Pohick	\$1,330
Rose Hill	\$1,334
Springfield	\$1,350

Source: Fairfax County Department of Systems Management for Human Services, 2006 Rental Housing Census Analysis

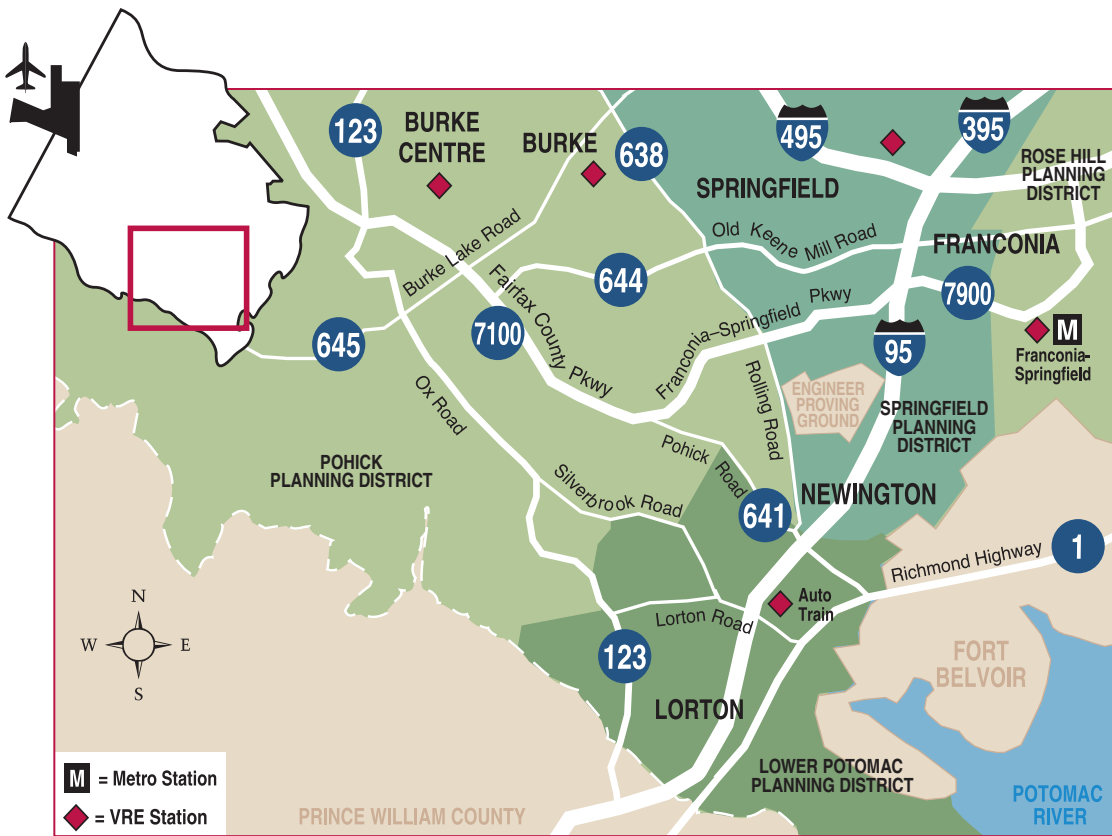
DEMOGRAPHICS

PLANNING DISTRICT	POPULATION	2015 PROJECTED POPULATION	2025 PROJECTED POPULATION
Lower Potomac	30,321	34,833	38,949
Pohick	139,816	142,366	144,308
Rose Hill	48,665	51,810	56,401
Springfield	50,902	52,700	57,127

Source: Fairfax County Department of Systems Management for Human Services, 2007 through 2035

SCHOOLS

The Fairfax County Public Schools system is divided into eight pyramid clusters, each comprising two to four high schools and their feeder elementary and middle schools. Students in the Burke, Springfield, Franconia, Newington or Lorton areas attend schools in Cluster 5, the Edison-Lee-South County-Hayfield Pyramid, or Cluster 6, the West Springfield-Lake Braddock-Robinson Pyramid. To get data on those schools, go to www.fcps.edu/suptapps/directory/cluster.cfm and click on Cluster 5 or 6 on the map.



Map locations, roadways and boundaries are approximate.



Downtown Springfield is home to one of the seven Commercial Revitalization Districts/Areas in Fairfax County. For more information, visit www.fcrevit.org.

FOR MORE INFO:

For more information on the Springfield-Interstate 95 Corridor, visit these Web sites:

Base Realignment and Closure Commission
www.dod.mil/brac

Fairfax County Economic Development Authority
www.fairfaxcountyeda.org/real_estate.htm

Fairfax County Government
www.fairfaxcounty.gov

Fairfax County Office of Community Revitalization and Reinvestment (OCRRI)
www.fcrevit.org

Fairfax County Public Schools boundary locator
www.fcps.edu/boundary

Springfield Chamber of Commerce
www.springfieldchamber.org

Cover Photography:
1) A lab technician at the Bode Technology facility in Springfield;
2) Mountain biking in Fountained Regional Park; 3) A Burke shopping center; 4) The Franconia-Springfield Metrorail station; 5) Office building at 7001 Loisdale Road; 6) The dam at Lake Accotink Park; 7) The Northern Virginia Community College Medical Education Campus

TRAFFIC COUNTS

ROAD	FROM	TO	AVERAGE VEHICLES PER DAY
I-95, north	Lorton Road (Route 642)	Ramp to express lanes	85,000
I-95, north	Ramp to express lanes, Backlick Road (Route 617)	Fairfax County Parkway (Route 7100)	87,000
I-95, north	Backlick Road	Express lane ramp, Fairfax County Parkway	94,000
I-95, north	Express lane ramp, Route 644 (Franconia Road)	Old Keene Mill Road (Route 644)	94,000
I-95, north	Franconia Road, Old Keene Mill Road	I-395/Capital Beltway (I-495)	120,000
I-95, north	Richmond Highway (U.S. Route 1)	Lorton Road (Route 642)	82,000
Old Keene Mill Road	Lee Chapel Road (Route 643)	Sydenstricker Road (Route 640)	27,000
Old Keene Mill Road	Sydenstricker Road	Rolling Valley commuter lot	28,000
Old Keene Mill Road	Rolling Valley commuter lot	Huntsman Boulevard (Route 4521)	28,000
Old Keene Mill Road	Huntsman Boulevard	Hillside Road (Route 1031)	39,000
Old Keene Mill Road	Hillside Road	Rolling Road (Route 638)	33,000
Old Keene Mill Road	Rolling Road	Carrleigh Parkway (Route 4131)	39,000
Old Keene Mill Road	Carrleigh Parkway	Greeley Boulevard (Route 3332), east	40,000
Old Keene Mill Road	Greeley Boulevard, east	Byron Avenue (Route 1179)	47,000
Old Keene Mill Road	Byron Avenue	Hanover Avenue (Route 1193)	47,000
Old Keene Mill Road	Hanover Avenue	Backlick Road	49,000
Old Keene Mill Road	Backlick Road	I-95	75,000
Franconia Road	I-95	Loisdale Road (Route 789), east	65,000
Franconia Road	Loisdale Road, east	Thomas Drive (Route 3579)	37,000
Franconia Road	Thomas Drive	Fleet Drive (Route 635)	38,000
Franconia Road	Fleet Drive	Grovedale Drive (Route 718)	28,000
Franconia Road	Grovedale Drive	Beulah Street (Route 613), west	30,000

Source: Virginia Department of Transportation, Average Daily Traffic Volumes on Interstate, Arterial and Primary Routes (2006)

FAIRFAX COUNTY
ECONOMIC DEVELOPMENT AUTHORITY