



# PRINCE WILLIAM SQUARE

14200 Smoketown Road  
Woodbridge, VA 22192



## About Prince William Square Woodbridge, VA

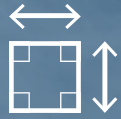
Prince William Square benefits from its outstanding regional location at the intersection of Smoketown Road and Gideon Drive, directly across from the main entrance to Potomac Mills Mall - the largest tourist attraction in the Commonwealth of Virginia - which boasts 227,837 SF. The mall, along with the surrounding retail on Potomac Mills Circle, sees an astounding 23M visitors each year.

The property is in proximity to a variety of office, medical and hospitality uses. In a three mile radius surrounding the property there are 14 hotels with access to 1,415 rooms. Prince William is known immediate proximity to both Sentara Northern Virginia Medical Center (183 beds, +500 physicians) on Smoketown Road, and a new 245,000 SF, state-of-the-art Kaiser Permanente, the health system's largest on the East Coast, which includes 30 medical specialties. The immediate trade area is also home to nearly +10,000 multi-family units in three miles with another 1,000 proposed, and over +100 office properties with 1.4M SF of office space.



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**±227,837 SF**  
Gross Leasable Area



**±20.64 AC**  
Land Size Area



**98.9%**  
Occupancy



**937**  
Parking Spaces

## Featured Tenants



& More...

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# Prince William Square

14200 Smoketown Road, Woodbridge, VA 22192

Only 1 Space Left Available at 2,300 SF

## Highlights

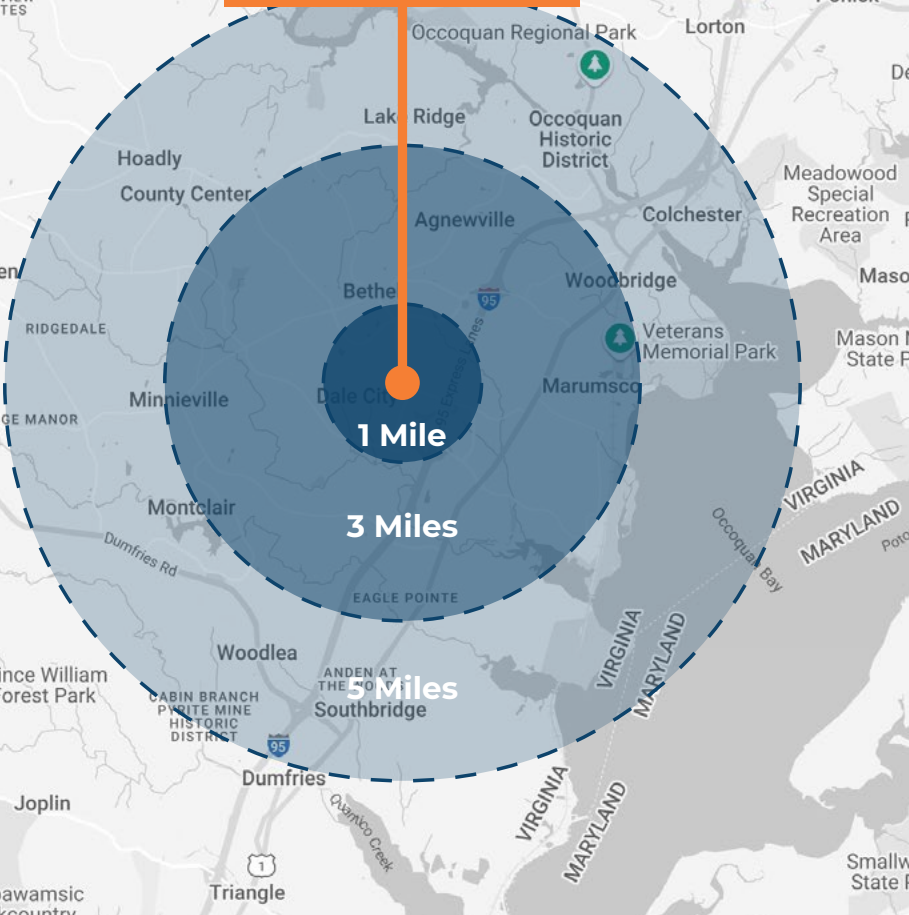
- Anchored by 12,150 SF Mom's Organic Warehouse with excellent lineup of national tenants including Ashley Furniture, Jo-Ann, Harbor Freight and Tools, Ross Dress for Less, Super Beauty, and dd's Discount
- Outstanding regional location at the intersection of Smoketown Road and Gideon Drive, directly across from the main entrance to Potomac Mills Mall - the largest tourist attraction in the Commonwealth of Virginia
- Sharing a signalized access point with Potomac Mills Malls
- 1-mile from both I-95 and the Prince William Parkway, a major commuter and transportation corridor in the county with traffic counts of over 50,300 vehicles per day
- 25 Miles to Washington D.C.
- 2nd Largest County in the Commonwealth of Virginia with 498,498 people with \$154,627 average Household Income



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# Prince William Square



Demographic	1 Mile	3 Miles	5 Miles
Population	8,175	131,206	250,590
Households	2,517	41,132	80,800
Avg HH Income	\$91,823	\$119,803	\$133,121
Daytime Employees	13,219	37,026	65,600



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## About Prince William County

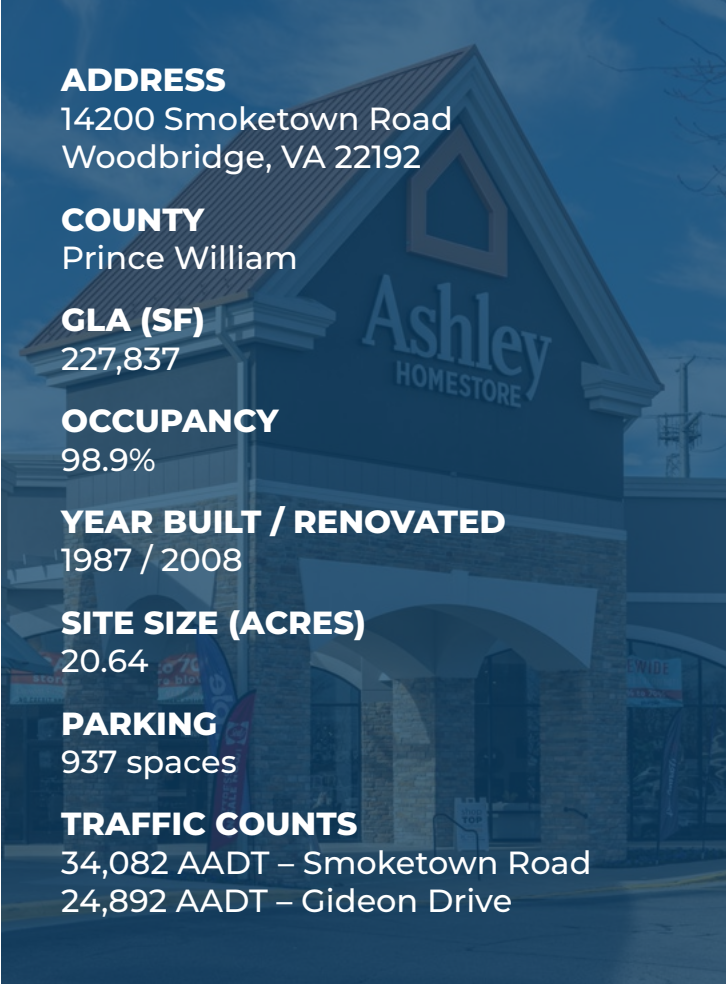
Located approximately 20 miles southwest of Washington, D.C. in Northern Virginia, Prince William County is a premier community – diverse, dynamic, and thriving. As the Commonwealth of Virginia’s second-most-populous county, Prince William County boasted a total population of 498,498. This reflects outstanding growth with a population increase of 24% since 2010 and an additional 3.1% forecast through 2028.

### 3-Mile Demographics

 <b>131,206</b> People	 <b>\$119,803</b> Average Household Income
 <b>2.5%</b> Population Growth through 2029	 <b>37,026</b> Total Daytime Population

### True Trade Area Demographics

 <b>356,610</b> People	 <b>\$153,241</b> Average Household Income
 <b>2.7%</b> Population Growth through 2029	 <b>268,642</b> Daytime Population



<b>ADDRESS</b> 14200 Smoketown Road Woodbridge, VA 22192
<b>COUNTY</b> Prince William
<b>GLA (SF)</b> 227,837
<b>OCCUPANCY</b> 98.9%
<b>YEAR BUILT / RENOVATED</b> 1987 / 2008
<b>SITE SIZE (ACRES)</b> 20.64
<b>PARKING</b> 937 spaces
<b>TRAFFIC COUNTS</b> 34,082 AADT – Smoketown Road 24,892 AADT – Gideon Drive

# Prince William Square

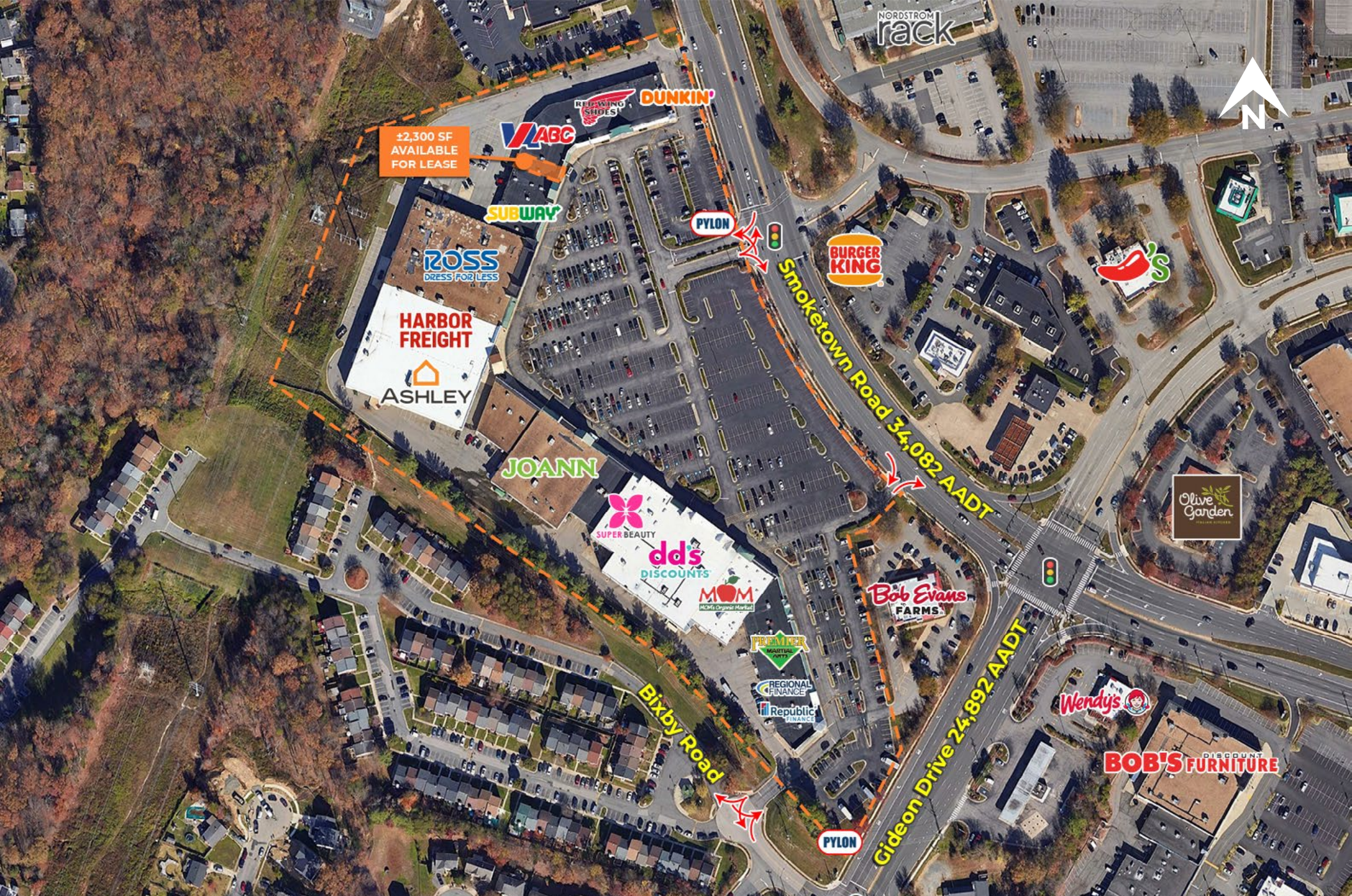
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Unit	Tenant	Square Footage
14200	Dunkin'	±1,600 SF
14202	MyPharmacy	±1,600 SF
14204	Red Wing Shoes	±1,600 SF
14206	Long Nails	±1,600 SF
14210	Fleet Feet	±3,269 SF
14212	EyeDentistry	±1,600 SF
14214	Threads Salon	±1,600 SF
14216	Halal Corner	±3,853 SF
14218	Vacuums Unlimited	±1,665 SF
14220	VA ABC Store	±3,063 SF
14222	Smoke Town Tobacco	±1,600 SF
14224	AVAILABLE	±2,300 SF
14228	Affordable Dentures	±2,400 SF
14230	Naz's Halal Food	±1,600 SF
14232	Subway	±1,600 SF
14234	Kadi's Hair Gallery	±1,600 SF
14236	NC Tints	±1,600 SF
14250	Ross Dress for Less	±27,000 SF
14260	Harbor Freight Tools	±15,000 SF
14270	Ashley Furniture	±38,453 SF
14300	Le Rumi Café	±2,486 SF
14302	Finesse Salon Studios	±6,431 SF
14350	Jo-Ann Stores	±23,890 SF
14400	Beyond Hello	±7,080 SF
14430	Super Beauty	±14,840 SF
14450	dd's Discounts	±24,784 SF
14470	MOM's Organic Market	±12,150 SF
14500	Hashtag Appliances	±3,014 SF
14502	Sol Tea M	±1,600 SF
14506	Hajara's Kitchen	±2,500 SF
14508	Premier Martial Arts	±2,300 SF
14512	The Barber College	±4,800 SF
14516	Regional Finance	±1,600 SF
14518	Republic Fianance	±1,600 SF
14520	Dental One Associates	±4,159 SF
Total SF		±227,837 SF



# Site Plan



£2,300 SF  
AVAILABLE  
FOR LEASE

ABC

SUBWAY

ROSS  
DRESS FOR LESS

HARBOR  
FREIGHT

ASHLEY

JOANN

SUPER BEAUTY

dd's  
DISCOUNTS

MOM  
McKie's Organic Market

PREMIER  
MARTIAL ARTS

REGIONAL  
FINANCE  
Republic  
FINANCE

Bixby Road

Smoketown Road 34,082 AADT

Gideon Drive 24,892 AADT

DUNKIN'

PYLON

BURGER  
KING

Bob Evans  
FARMS

Wendy's

BOB'S FURNITURE  
DISCOUNT

Olive Garden

NORDSTROM  
rack

REUNION  
STOPS

Chili's



# Zoom Aerial

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**LOWE'S** **IHOP**  
**ALDI** **DUNKIN'**

**THE HOME DEPOT** **KOHL'S**  
**GLOBAL FOOD**  
**AutoZone** **CARRABBA'S**  
**FOODRUCHERS**

**Smoketown Station**

**2ND & CHARLES** **FedEx Office** **CHUCK E. CHEESE'S** **DICK'S SPORTING GOODS** **BEST BUY** **PET SMART**  
**Party City** **GameStop** **MISSION BBQ** **LAIFITNESS** **STARBUCKS** **DOLLAR TREE**  
**HOBBY LOBBY** **Advance Auto Parts** **TACO BELL** **McDonald's** **verizon**

owned by Kimco Realty | 4.3M visits/year

**Prince William Parkway - 50,366 AADT**

**POTOMAC MILLS**  
 A SIMON CENTER

**COSTCO WHOLESALE** **ROUND1** **Burlington** **Marshalls** **HomeGoods**  
**NORDSTROM** **rack** **AMC THEATRES** **The Cheesecake Factory** **H&M** **NIKE**  
**PRIMARK** **Columbia** **tkomingsdles** **FOREVER 21**  
**THE CHILDREN'S PLACE** **Camille** **TJ-maxx** **JCPenney**

The largest Outlet in VA  
 10M visits/year, top 4% nationally

**Walmart** **sam's club**

4.1M visits/year  
 # 1 Walmart out of 111 in VA  
 top 3% nationally

**ROSS Dress For Less**  
**HARBOR FREIGHT**  
**ASHLEY**  
**JOANN**  
**dds DISCOUNTS**  
**MOM MOM'S Organic Market**

**Smoketown Road - 34,360 AADT**

**Gideon Drive - 27,416 AADT**

**BOB'S FURNITURE**  
**OUTBACK STEAKHOUSE**

New Media Systems, Inc.  
 804.399.3620  
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# Local Aerial

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# Market Aerial

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*Come Join Us!*



## Exclusive Marketing Team

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