





PRINCE WILLIAM SQUARE

14200 Smoketown Road
Woodbridge, VA 22192

J.C.BAR









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 Permante, 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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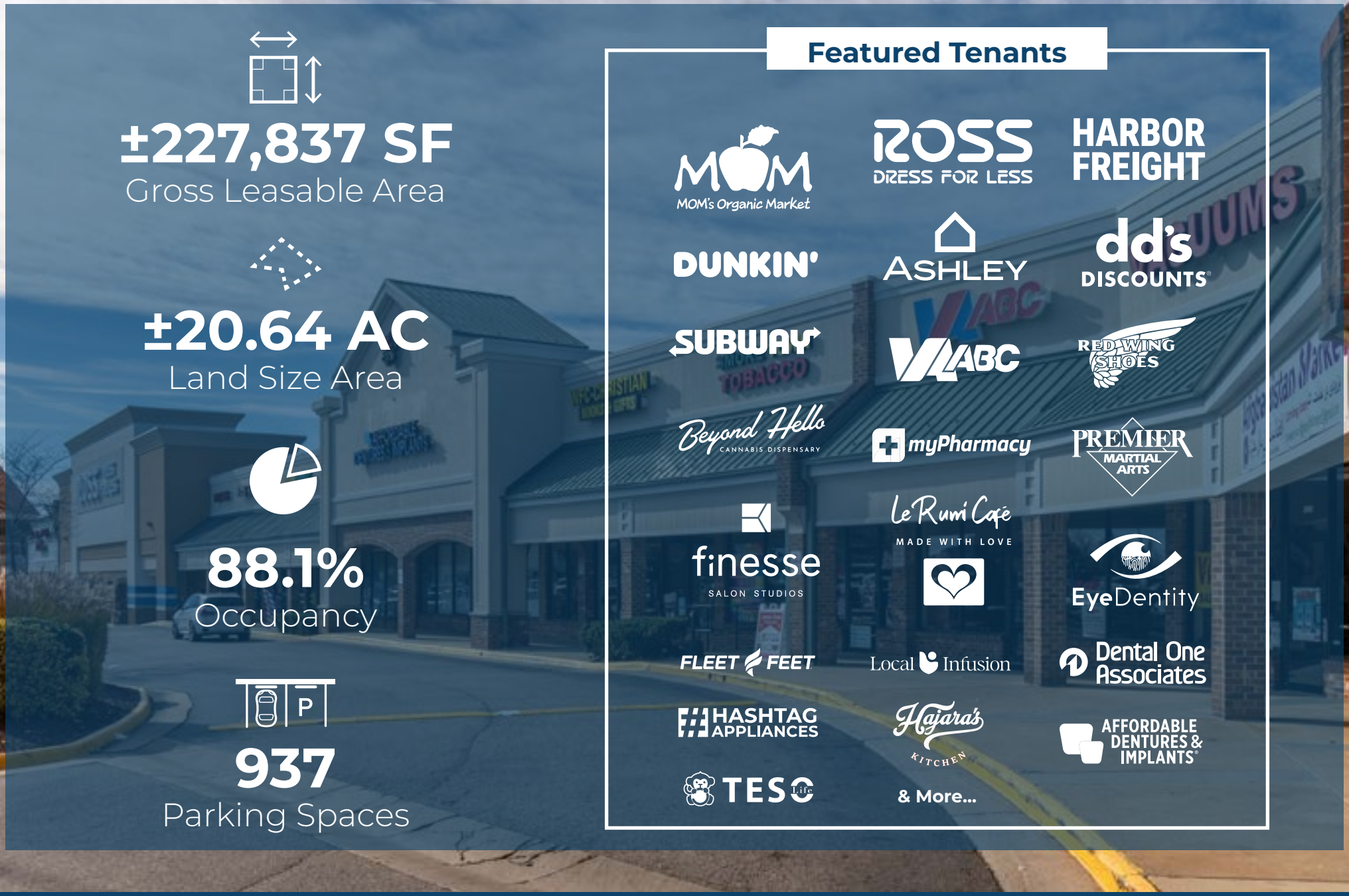
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±227,837 SF
Gross Leasable Area

±20.64 AC
Land Size Area

88.1%
Occupancy

937
Parking Spaces

Featured Tenants

MOM's Organic Market
ROSS DRESS FOR LESS
HARBOR FREIGHT
DUNKIN'
ASHLEY
dd's DISCOUNTS
SUBWAY
ABC
RED WING SHOES
Beyond Hello CANNABIS DISPENSARY
myPharmacy
PREMIER MARTIAL ARTS
finesse SALON STUDIOS
Le Rumi Café MADE WITH LOVE
EyeDentity
FLEET FEET
Local Infusion
Dental One Associates
HASHTAG APPLIANCES
Hajara's KITCHEN
AFFORDABLE DENTURES & IMPLANTS
TESO Life
& More...

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±23,890 SF Anchor Space | Last Available!

Highlights

- Anchored by 12,150 SF Mom's Organic Warehouse with excellent lineup of national tenants including Ashley Furniture, Harbor Freight and Tools, Ross Dress for Less, Super Beauty, and dd's Discount
- Outstanding regional location that 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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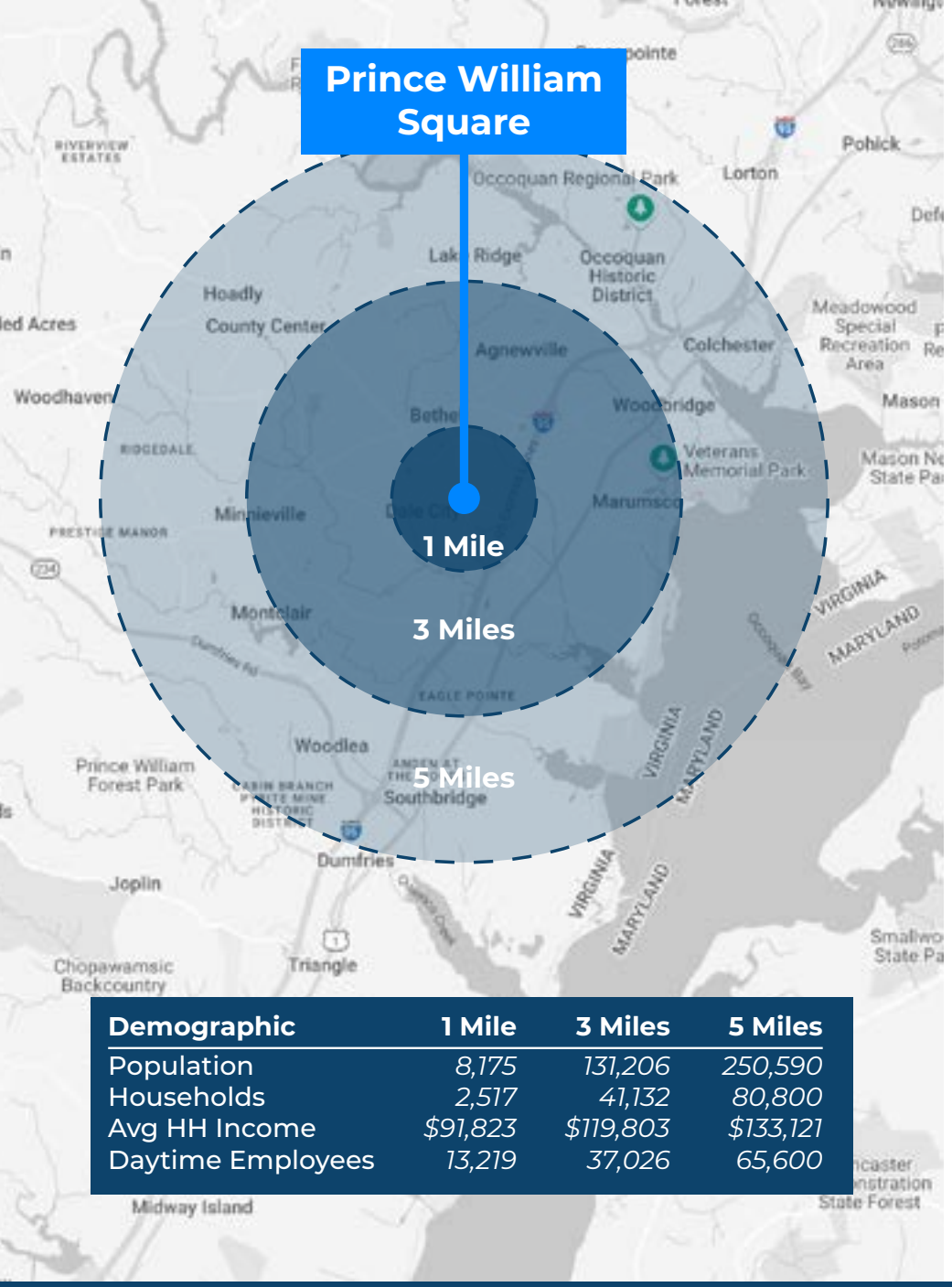
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Demographic	1 Mile	3 Miles	5 Miles
Population	*8,175*	*131,206*	*250,590*
Households	*2,517*	*41,132*	*80,800*
Avg HH Income	*$91,823*	*$119,803*	*$133,121*
Daytime Employees	*13,219*	*37,026*	*65,600*



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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.



ADDRESS
14200 Smoketown Road
Woodbridge, VA 22192

COUNTY
Prince William

GLA (SF)
227,837

OCCUPANCY
98.6%

YEAR BUILT / RENOVATED
1987 / 2008

SITE SIZE (ACRES)
20.64

PARKING
937 spaces

TRAFFIC COUNTS
34,082 AADT – Smoketown Road
24,892 AADT – Gideon Drive

3-Mile Demographics

131,206 People

$119,803 Average Household Income

2.5% Population Growth through 2029

37,026 Total Daytime Population

True Trade Area Demographics

356,610 People

$153,241 Average Household Income

2.7% Population Growth through 2029

268,642 Daytime Population

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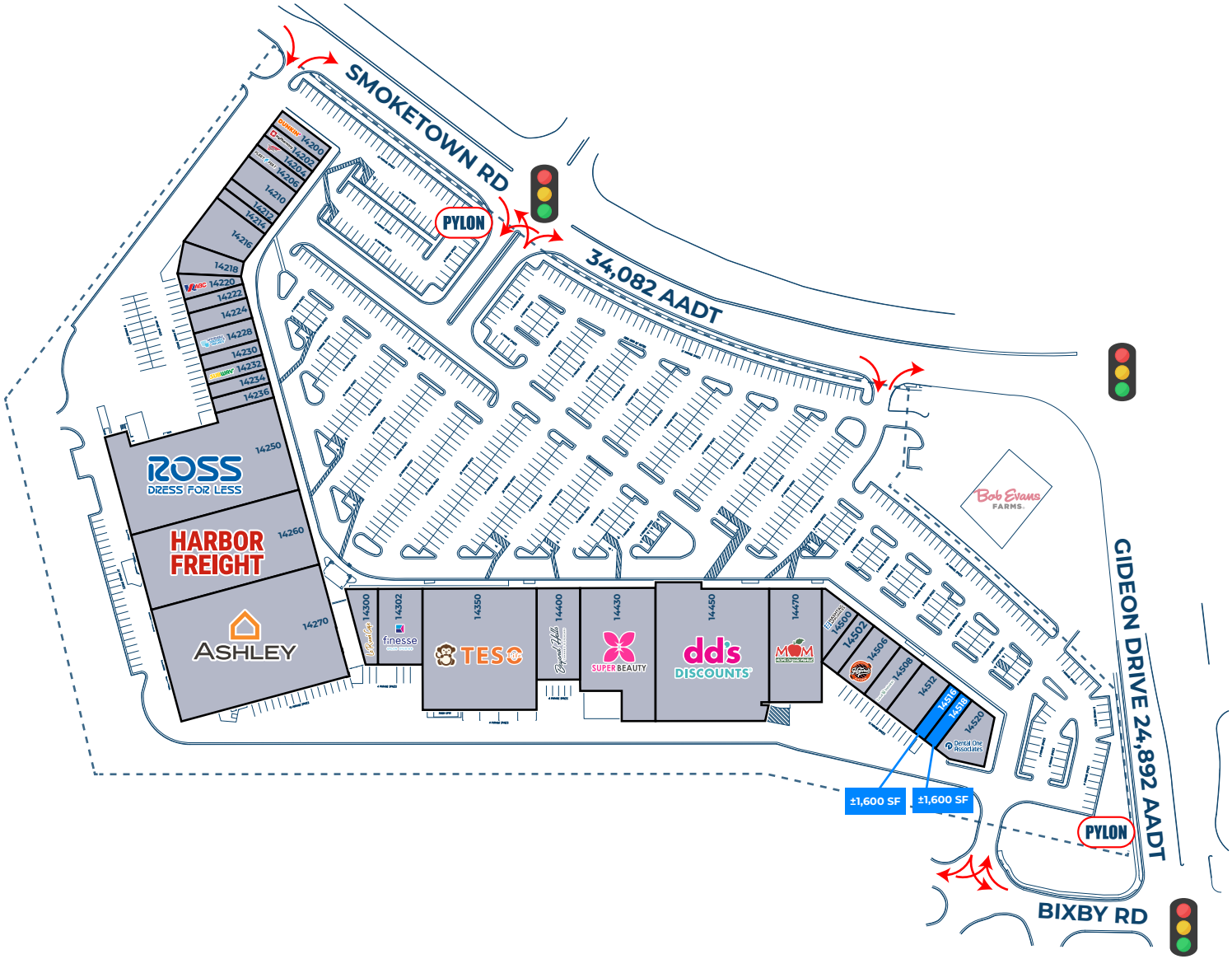
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Unit	Tenant	Square Footage
14200	Dunkin'	±1,600 SF
14202	MyPharmacy	±1,600 SF
14204	Red Wing Shoes	±1,600 SF
14206	Long Nails	±1,600 SF
14210	Fleet Feet	±3,269 SF
14212	EyeDentity	±1,600 SF
14214	Threads Salon	±1,600 SF
14216	Halal Corner	±3,853 SF
14218	Vacuums Unlimited	±1,665 SF
14220	VA ABC Store	±3,063 SF
14222	Smoke Town Tobacco	±1,600 SF
14224	Watch Me Fry	±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	TESO Life	±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	Local Infusion	±2,300 SF
14512	The Barber College	±4,800 SF
14516	**AVAILABLE**	**±1,600 SF**
14518	**AVAILABLE**	**±1,600 SF**
14520	Dental One Associates	±4,159 SF

Total GLA: ±227,837 SF



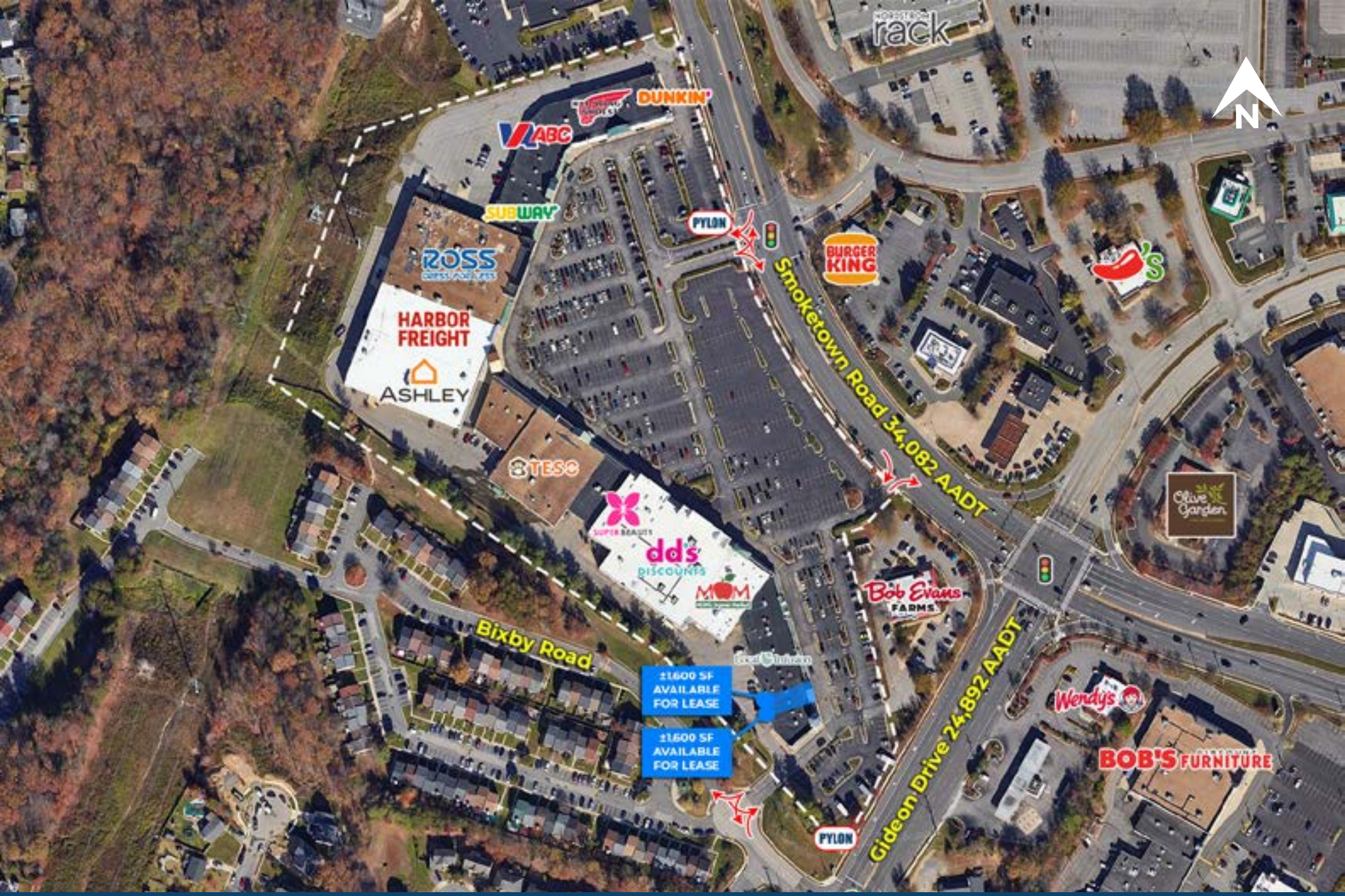
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Site Plan

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Zoom Aerial

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Local Aerial

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Market Aerial

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Come Join Us!

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