



Smoketown Station

Woodbridge, VA

Washington-Arlington-Alexandria (DC-VA-MD-WV)



Kevin Allen
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AERIAL



GROSS LEASABLE AREA (GLA)

505,101 SF

PARKING SPACES

344

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DENSITY AERIAL

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■ Available ■ Non-Controlled ● Curbside Pick-up



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TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Total Wine & More	12,593	23 Qdoba Mexican Grill	2,949	45 DashMart	6,364
1A Available (Former Restaurant)	3,110	24 Matrix Nails	1,332	46 PetSmart	19,837
3 Lidl	24,510	25 5 Star Nutrition	1,350	47 Dollar Tree	15,836
4 FedEx Office	7,338	26 Five Guys Burgers and Fries	4,200	49 Dick's Sporting Goods	57,437
5 Sprint PCS	5,500	27 Mattress Warehouse	4,285	50 LA Fitness	47,328
6 America's Best Contacts & Eyeglasses	4,400	28 Men's Wearhouse	4,476	51 Verizon Wireless	6,000
7 GNC	1,326	29 Best Buy	45,972	52 McDonald's	4,365
8 Jewelry By Design	4,588	30 PM Pediatrics	4,500	53 Chuck E Cheese	13,000
9 KPOT Korean BBQ & Hot Pot	5,032	31 LongHorn Steakhouse	5,820	54 Scrubs & Beyond	3,500
10 United Buffet	10,991	32 State Farm Insurance	853	55 Vitamin Shoppe	3,500
11 HoneyBaked Ham	2,400	33 Pro Styl'n	1,172	57 GameStop	3,347
12 Jersey Mike's Subs	1,200	34 Bento Cafe Sushi & Roll	2,280	58 Asurion Tech Repair & Solutions	1,258
13 The Barber Shop	1,200	35 Portables	1,190	59 H&R Block	2,000
14 Divine Nail & Spa	2,400	36 Rita's Italian Ice	1,600	60 Boot Barn Western & Work Wear	12,000
15 Nothing Bundt Cakes	1,981	37 T-Nails	1,205	61 Party City	9,020
16 Tropical Smoothie Cafe	2,833	38 Tobacco King	1,596	62 Hobby Lobby	63,971
17 Elmasry Dental	1,594	39 GameStop	1,600	63 Advance Auto Parts	8,571
18 SalonCentric	2,914	40 Casual Male Big & Tall	3,203	64 Sally Beauty Supply	1,960
19 Phenix Salon Suites	5,000	41 Available	3,500	65 Leslie's Swimming Pool Supplies	4,500
20 Panda Express	2,085	42 America's Best Wings	2,550	66 Noodles & Company	3,500
21 Bank of America	2,000	43 Firehouse Subs	1,955	67 Mission BBQ	4,250
22 Bungalow Billiards	7,716	44 Available	1,945		

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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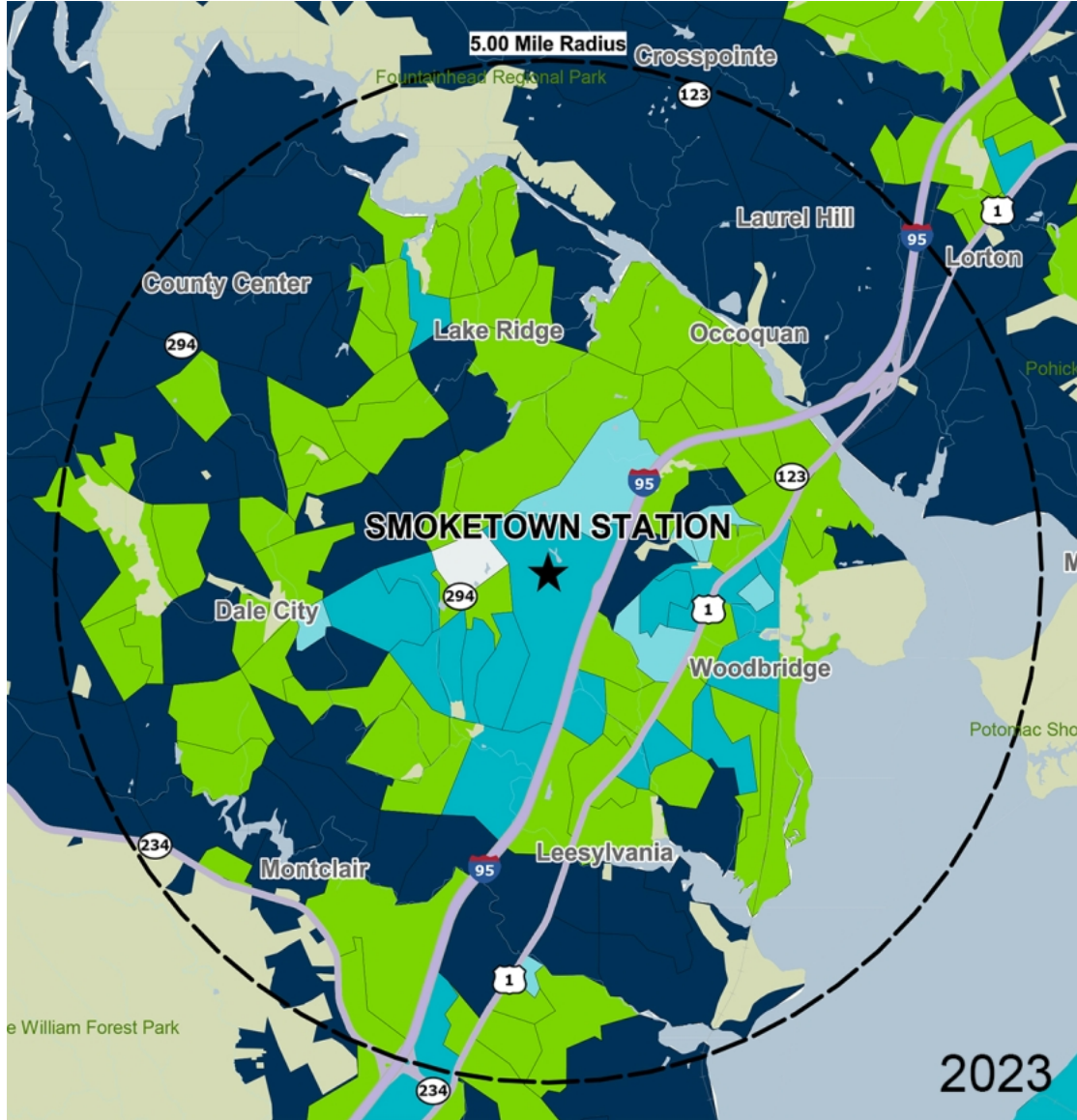


COMPETITION MAP

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by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	6,737	133,284	239,916
Daytime Pop	19,777	112,082	176,396
Households	2,140	44,704	79,540
Average HH Income	\$125,400	\$113,452	\$128,389
Median HH Income	\$87,974	\$89,687	\$104,089
Per Capita Income	\$39,919	\$38,129	\$42,612

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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Prince William Pkwy. & Smoketown Rd., Woodbridge, VA



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