



Smoketown Station

Woodbridge, VA

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



Kevin Allen
Leasing Representative
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Smoketown Station

Woodbridge, VA

www.kimcorealty.com/109150



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



N
11/30/23

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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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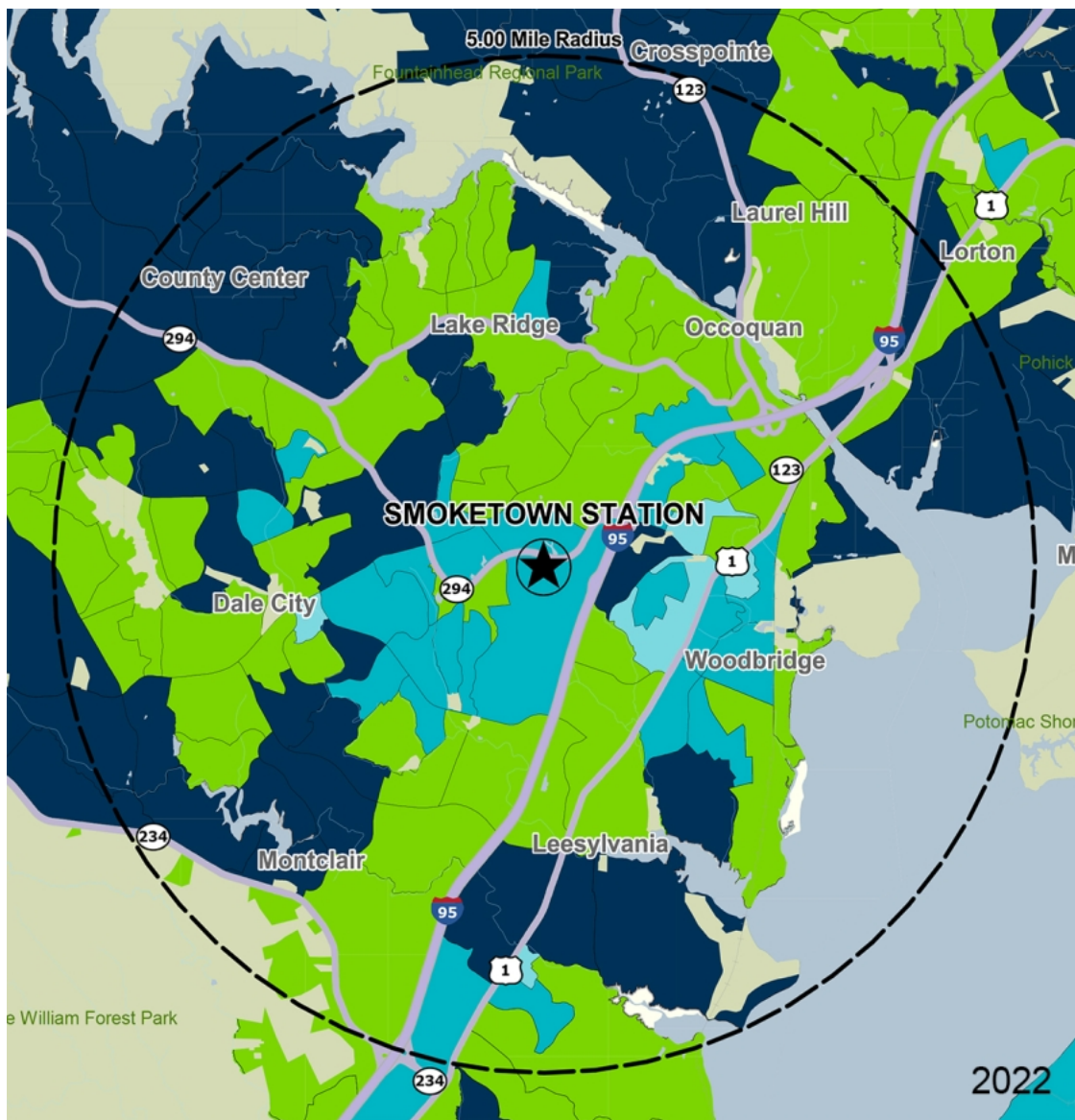


COMPETITION MAP

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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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