

# PRINCE WILLIAM SQUARE SHOPPING CENTER

WOODBIDGE, VA

2,300-23,890 SF AVAILABLE

ANCHOR OPPORTUNITY COMING AVAILABLE SOON

RAPPAPORT  
CULTIVATING PLACES







# PRINCE WILLIAM SQUARE SHOPPING CENTER

## WOODBRIDGE, VA

- | Prince William Square Shopping Center is a 239,239 SF center in the heart of Woodbridge, VA's major shopping district surrounded by an incredible tenant mix
- | Located near multiple large shopping centers and neighborhood centers, including retailers such as Apple, Wegmans, REI, Wawa, Chipotle, Savers, Staples, Nordstrom Rack, Costco, IKEA, and Lowes
- | Benefit from strong co-tenancy and dense population within 5 miles

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	7,738	128,706	248,001
 DAYTIME POPULATION	11,761	67,333	127,610
 HOUSEHOLD INCOME	\$117,118	\$123,416	\$129,645
 TRAFFIC COUNTS	52,000 on Smoketown Road		

### CO-TENANTS





# PRINCE WILLIAM SQUARE SHOPPING CENTER WOODBIDGE, VA

**CENTER AT ROLLINGWOOD**

THE HOME DEPOT | FOODRUCKERS | TD Bank  
CARRABBA'S ITALIAN GRILL | KOHL'S

**PARKWAY CROSSING EAST**

Target | Michaels | Starbucks  
BED BATH & BEYOND | Office DEPOT | CHIPOTLE MEXICAN GRILL

**SMOKETOWN PLAZA**

DUNKIN' | IHOP | ALDI | LOWE'S | MOD

**SMOKETOWN STATION**

LA FITNESS | Starbucks | DICK'S SPORTING GOODS

**POTOMAC MILLS**

The Cheesecake Factory | Marshalls | HomeGoods  
Burlington | COSTCO WHOLESALE  
NORDSTROM rack | H&M  
T.J. MAXX | NIKE  
JCPenney | buy buy BABY  
amc | Starbucks

GAR-FIELD SENIOR HIGH SCHOOL

Sam's Club

Walmart

IKEA



## PRINCE WILLIAM SQUARE SHOPPING CENTER

MOM'S Organic Market | dd's DISCOUNTS | WABC | JOANN | DUNKIN' | ROSS DRESS FOR LESS

**POTOMAC FESTIVAL II**

BOB'S DISCOUNT FURNITURE | BUFFALO WILD WINGS | OUTBACK STEAKHOUSE

SENTARA NORTHERN VIRGINIA MEDICAL CENTER

**ASHDALE PLAZA SHOPPING CENTER**

LOUISIANA KITCHEN | WELLS FARGO | FAMILY DOLLAR

**POTOMAC FESTIVAL I**

SWEET BURRITO | STAPLES | Don Jon CH | MATTRESS FIRM

**STONEBRIDGE AT POTOMAC TOWN CENTER**

Wegmans | Nando's | Capital One | Starbucks | Marshalls

PRINCE WILLIAM PARKWAY

POTOMAC MILLS CIRCLE

SMOKETOWN ROAD 52,000 VPD

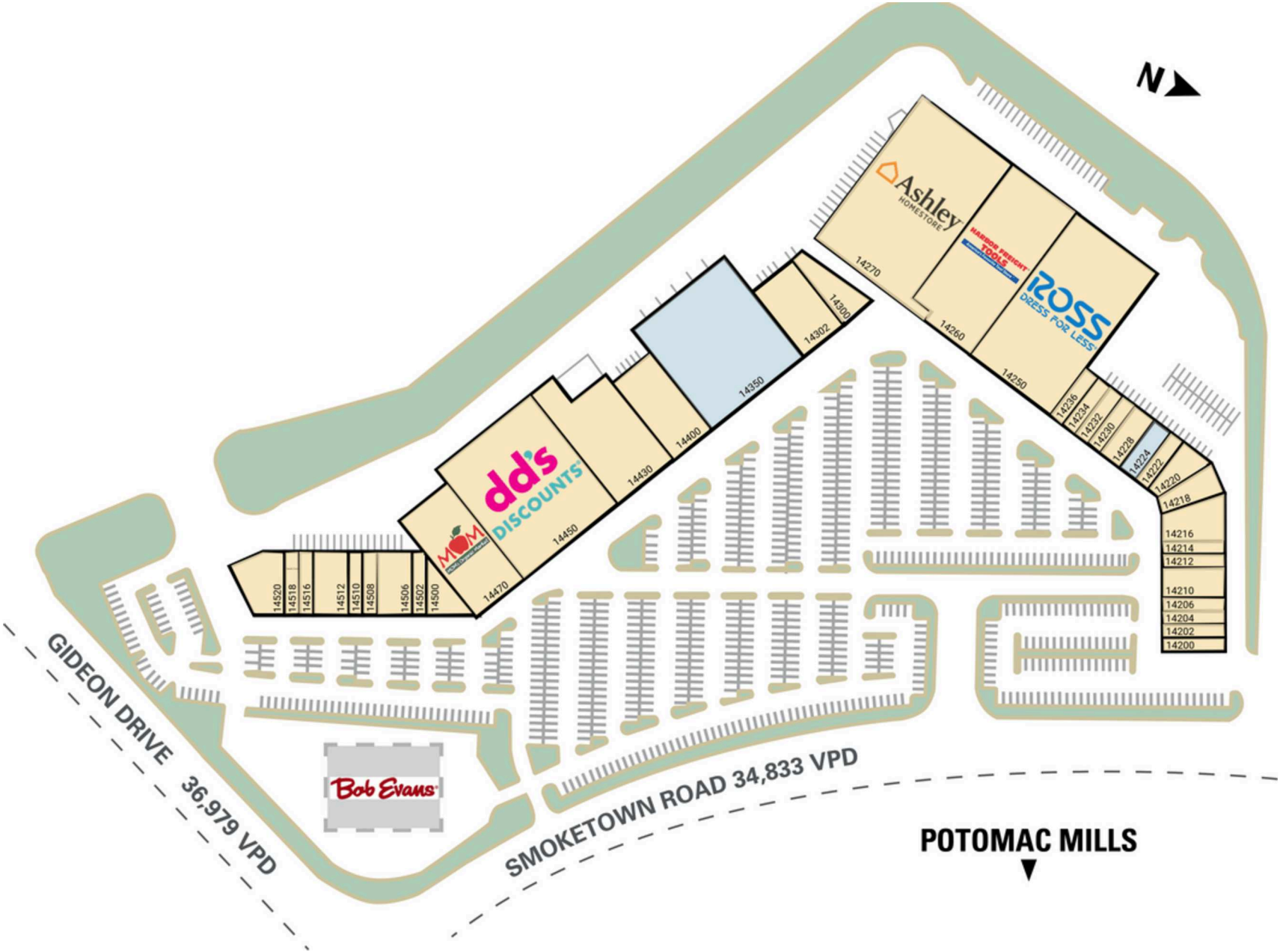
OPITZ BLVD

I-95 187,000 VPD

95

# SITE PLAN

PRINCE WILLIAM SQUARE SHOPPING CENTER | WOODBRIDGE, VA  
23,890 SF AVAILABLE



## TENANT LIST

PRINCE WILLIAM SQUARE SHOPPING CENTER | WOODBRIDGE, VA

#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
14200	1,600	Dunkin' Donuts	14228	2,400	Affordable Dentures	14430	14,840	Super Beauty
14202	1,600	My Pharmacy	14230	1,600	Naz's Halal	14450	25,000	dd's Discounts
14204	1,600	Red Wing Shoes	14232	1,600	Subway	14470	12,150	MOM's Organic Market
14206	1,600	Long Nails	14234	1,600	Kadi's Hair Gallery	14500	3,014	Hashtag Appliance
14210	3,269	VA Runner	14236	1,600	Quality Vacuums	14502	1,600	Sol Bubble Tea
14212	1,600	Optometrist	14250	32,120	Ross Dress for Less	14506	2,500	Hajara's Kitchen
14214	1,600	Threads	14260	15,000	Harbor Freight Tools	14508	2,300	Premier Martial Arts
14216	3,853	Afghan Market	14270	38,453	Ashley HomeStore	14510	1,600	The Barber College
14218	1,665	NC Tints	14300	2,445	Le Rumi Cafe	14512	3,200	The Barber College
14220	3,063	VA ABC	14302	3,431	Finesse Salon Suites	14516	1,600	Regional Finance
14222	1,600	Smoke Town Tobacco	14350	23,890	Available	14518	1,600	Republic Finance
14224	2,300	Available	14400	7,080	Beyond Hello	14520	4,159	Dental Co Mgmt. Serv.



**PRINCE WILLIAM SQUARE SHOPPING CENTER | 14200 - 14520 SMOKETOWN ROAD, WOODBRIDGE, VA**

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