

SMOKETOWN PLAZA

WOODBIDGE, VA

1,887 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES







SMOKETOWN PLAZA

WOODBIDGE, VA

- Recently renovated, Smoketown Plaza is a 290,674 SF shopping center just north of Potomac Mills Mall
- Excellent visibility and plenty of surface parking
- Benefit from strong co-tenancy and dense population within 5 miles
- Signage opportunity on pylon located at the corner of Smoketown Road and Minnieville Road

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	9,809	138,447	237,914
 DAYTIME POPULATION	17,135	111,892	176,311
 HOUSEHOLD INCOME	\$102,562	\$112,651	\$127,478
 TRAFFIC COUNTS	29,000 on Minnieville Road		

CO-TENANTS



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SMOKETOWN PLAZA

DUNKIN' MOD
LOWE'S IHOP ALDI

CENTER AT ROLLINGWOOD

THE HOME DEPOT KOHL'S
FOODRUCKERS iGLOBAL FOODS
CARRABBA'S ITALIAN GRILL

TACKETT'S MILL

SAFEGWAY DUNKIN' ME Massage Envy

PARKWAY CROSSING EAST

CHIPOTE STARBUCKS Office DEPOT
BED BATH & BEYOND Michaels

POTOMAC MILLS

COSTCO The Cheesecake Factory AMC
TJ-maxx Burlington Starbucks
sears Marshalls

PRINCE WILLIAM SQUARE SHOPPING CENTER

Ashley ROSS DRESS FOR LESS
DUNKIN' MOM Bob Evans
JOANN

POTOMAC FESTIVAL II

BOB'S DISCOUNT FURNITURE OUTBACK STEAKHOUSE BUFFALO WILD WINGS

POTOMAC FESTIVAL I

Bon Jon CH STAPLES BEAUTY4U MATTRESS FIRM

MINNIEVILLE ROAD 31,000 VPD

ROUTE 95 168,000 VPD

XSPORT FITNESS

Bj's

Sams Club

LAIFITNESS

DICK'S SPORTING GOODS

TARGET

Walmart



SITE PLAN

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TENANT LIST

SMOKETOWN PLAZA | WOODBRIDGE, VA

#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
1	5,000	Alliance Rehab	25	3,000	Available	56	1,600	China Express
3	1,500	Subway	27	1,658	Sweet Frog Frozen Yogurt	58	1,600	Buffalo Philly
4	2,400	Happy Place	29	1,887	Available	60	183,206	Lowe's
8	2,450	Taste of Tandoor	30	8,280	Available	61	2,100	Popeyes Louisiana Kitchen
12	1,210	Red Nails	35	15,958	ALDI	62	3,240	Arby's
14	1,245	Angel Hands Dentistry	45	34,000	Village Thrift Store	63	8,432	Carwash Alpha
16	1,190	Nova Patient Care	50	3,200	La Luna Tex-Mex	70	3,200	Dunkin' Donuts
18	1,800	Wingstop Restaurant	54	1,600	Angie's Barber			
22	2,250	Quickway Hibachi						



SMOKETOWN PLAZA | 13515-13851 SMOKETOWN ROAD, WOODBRIDGE, VA

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