

# SMOKETOWN PLAZA

## WOODBIDGE, VA

8,280 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 2025

	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





# SMOKETOWN PLAZA WOODBIDGE, VA



**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**

BonTon CH STAPLES BEAUTY4U MATTRESSFIRM

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

SMOKETOWN PLAZA | WOODBRIDGE, VA

8,280 SF AVAILABLE



## TENANT LIST

SMOKETOWN PLAZA | WOODBRIDGE, VA

#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
1	5,000	Alliance Rehab	25	3,000	MOD Pizza	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	At Lease	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'
18	1,800	Wingstop Restaurant						
22	2,250	Quickway Hibachi	54	1,600	Angie's Barber			



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

**Greg Hull | [ghull@rappaportco.com](mailto:ghull@rappaportco.com) | 571.382.1221**

**[rappaportco.com](http://rappaportco.com)**