

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	8,999	140,469	252,018
 DAYTIME POPULATION	3,276	37,444	52,727
 HOUSEHOLD INCOME	\$135,715	\$129,590	\$144,626
 TRAFFIC COUNTS	39,700 on Minnieville Road		

CO-TENANTS



SMOKETOWN PLAZA WOODBIDGE, VA



SMOKETOWN PLAZA



CENTER AT ROLLINGWOOD



TACKETT'S MILL



PARKWAY CROSSING EAST



POTOMAC MILLS



PRINCE WILLIAM SQUARE SHOPPING CENTER



POTOMAC FESTIVAL II



POTOMAC FESTIVAL I



MINNIEVILLE ROAD 31,000 VPD

ROUTE 95 168,000 VPD

SITE PLAN

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8,280 SF AVAILABLE



TENANT LIST

SMOKETOWN PLAZA | WOODBRIDGE, VA

#	SQ. FT	MERCHANT
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1	5,000	Alliance Rehab
3	1,500	Subway
4	2,400	Happy Place
8	2,450	Taste of Tandoor
12	1,210	Red Nails
14	1,245	Angel Hands Dentistry
16	1,190	Nova Patient Care
18	1,800	Wingstop Restaurant
22	2,250	Quickway Hibachi

#	SQ. FT	MERCHANT
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25	3,000	MOD Pizza
27	1,658	Sweet Frog Frozen Yogurt
29	1,887	At Lease
30	8,280	Family Dollar
35	15,958	ALDI
45	34,000	Village Thrift Store
50	3,200	La Luna Tex-Mex
54	1,600	Angie's Barber

#	SQ. FT	MERCHANT
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56	1,600	China Express
58	1,600	Buffalo Philly
60	183,206	Lowe's
61	2,100	Popeyes Louisiana Kitchen
62	3,240	Arby's
63	8,432	Carwash Alpha
70	3,200	Dunkin'



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

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