

SMOKETOWN PLAZA

WOODBIDGE, VA

2,400 SF AVAILABLE

RAPPAPORT



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 2021

	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



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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TENANT LIST

SMOKETOWN PLAZA | WOODBRIDGE, VA

#	SQ. FT	MERCHANT
1	5,000	Alliance Rehab
3	1,500	Subway
4	2,400	Available
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

#	SQ. FT	MERCHANT
22	2,250	Quickway Hibachi
25	3,000	MOD Pizza
27	1,658	Sweet Frog Frozen Yogurt
29	1,887	Avail Vapor
30	8,280	Family Dollar
35	15,958	ALDI
45	34,000	Village Thrift Store
50	3,200	La Luna Tex-Mex

#	SQ. FT	MERCHANT
54	1,600	Angie's Barber
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' Donuts

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

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