

# SMOKETOWN STATION

WOODBIDGE, VA

Total Wine  
& More

BEST  
BUY

HOBBY  
LOBBY  
Super Savings. Super Selection!

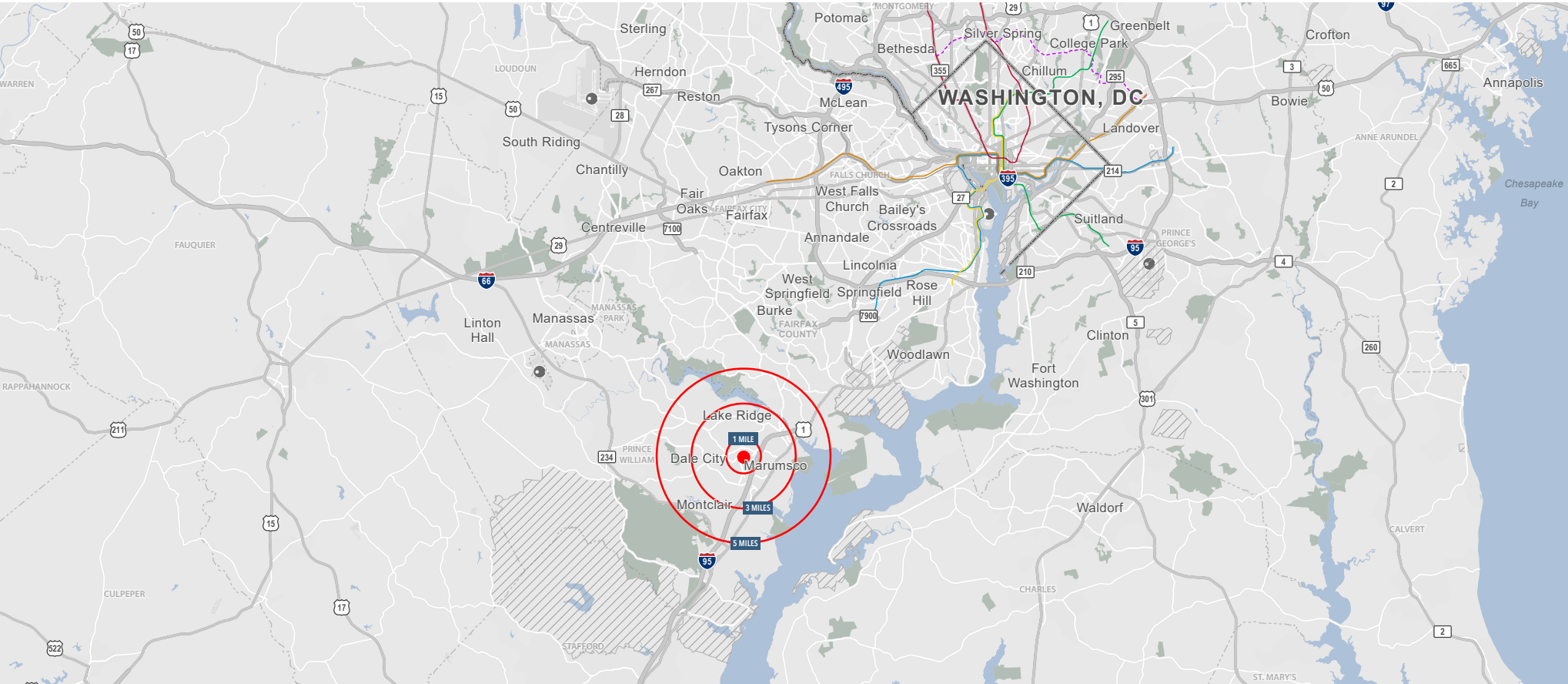
LA FITNESS

DICK'S  
SPORTING GOODS

PETSMART






# INTRODUCTION



## SMOKETOWN STATION

- 505,101 square feet of total retail
- Approximately 246,000 people within five miles
- High traffic site with signalized entrance of Prince William Pkwy (over 42,000 AADT)
- Excellent visibility and plenty of surface parking
- Centrally located in a successful, top tier super-regional trade area within the Washington DC area
- One of the largest shopping centers in Prince William County, Virginia

	 Total Population	 Daytime Population	 Median HH Income
1 MILE	6,898	18,361	\$103,072
3 MILES	144,242	116,319	\$103,246
5 MILES	249,131	196,882	\$115,498



# SMOKETOWN STATION

WOODBIDGE, VA

Anchored by:



Notable Retailers and Restaurants:







CENTER PLAZA

Giant

CHESHIRE STATION

SAFEWAY petco

QUARTZ DISTRICT (PROPOSED)

GLENDAL PLAZA

PRINCE WILLIAM COMMONS

BTS XSPORT FITNESS

POTOMAC MILLS MALL  
Total GLA: 1,526,000 SF

COSTCO TJ-MAXX WHOLESALE

JCPenney HomeGoods

NORDSTROM RACK Burlington

Marshalls AMC

PRINCE WILLIAM SQUARE

ROSS dd's DISCOUNTS

ASHLEY JOANN

POTOMAC FESTIVAL II

BOB'S DISCOUNT FURNITURE

POTOMAC FESTIVAL I

Staples savers

FOULGER SQUARE

KOHL'S

GLOBAL FOOD

THE HOME DEPOT

SMOKETOWN PLAZA

LOWE'S

ALDI

Walmart

Sam's CLUB

SMOKETOWN STATION

PETSMART

DICK'S SPORTING GOODS

LA FITNESS

BEST BUY

HOBBY LOBBY

Total Wine & MORE

PARKWAY CROSSING WEST

TARGET

VCF

VALUE CITY FURNITURE

PARKWAY CROSSING EAST

Michaels

urbanAir ADVENTURE PARK

FLOOR DECOR

IKEA

HAVERTYS

BIG LOTS!

at home

NEABSCO COMMON

NOVA  
Northern Virginia Community College  
10,000

STONEBRIDGE  
POTOMAC TOWN CENTER  
Total GLA: 504,327 SF

Wegmans REI Apple

OLD NAVY Onelife FITNESS ULTA

BARNES & NOBLE ALAMO DRAPHOUSE CINEMA DSW

LYNWOOD PLAZA

planet fitness

PRINCE WILLIAM PLAZA

AMERICANAGROCERY

FEATHERSTONE SQUARE

FOOD LION

Gabe's

MARKET AT OPITZ CROSSING

fresh world

MARUMSCO PLAZA

TODOS SUPER MARKET

JEFFERSON PLAZA

GORDON PLAZA (PROPOSED REDEVELOPMENT)

ALDI

THE HOME DEPOT

PLANNED

REGENCY FURNITURE SHOWROOMS

STATION PLAZA

FOOD LION



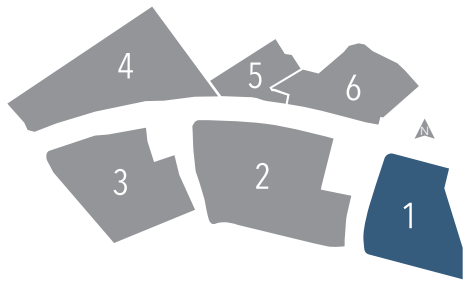
# OVERALL SITE PLAN



# BLOCK 1

## SITE PLAN

Space #	Tenant Name	Gross Floor Area (SF)
31	Longhorn Steakhouse	5,820
32	AVAILABLE (DO NOT DISTURB)	853
33	AVAILABLE	1,172
34	AVAILABLE (DO NOT DISTURB)	2,280
35	Portables	1,190
36	Rita's Italian Ice	1,600
37	T-Nails	1,205
38	Tobacco King	1,596
39	AVAILABLE (DO NOT DISTURB)	1,600
40	Casual Male XL	3,203
41	Dave's Hot Chicken	3,500
42	America's Best Wings	2,550
43	Firehouse Subs	1,955
44	AVAILABLE	1,945
45	DashMart	6,364
46	PetSmart	19,837
47	Dollar Tree	15,836
TOTAL		72,506



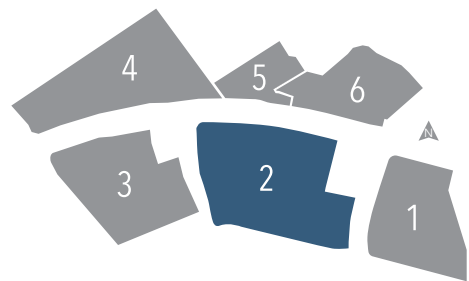
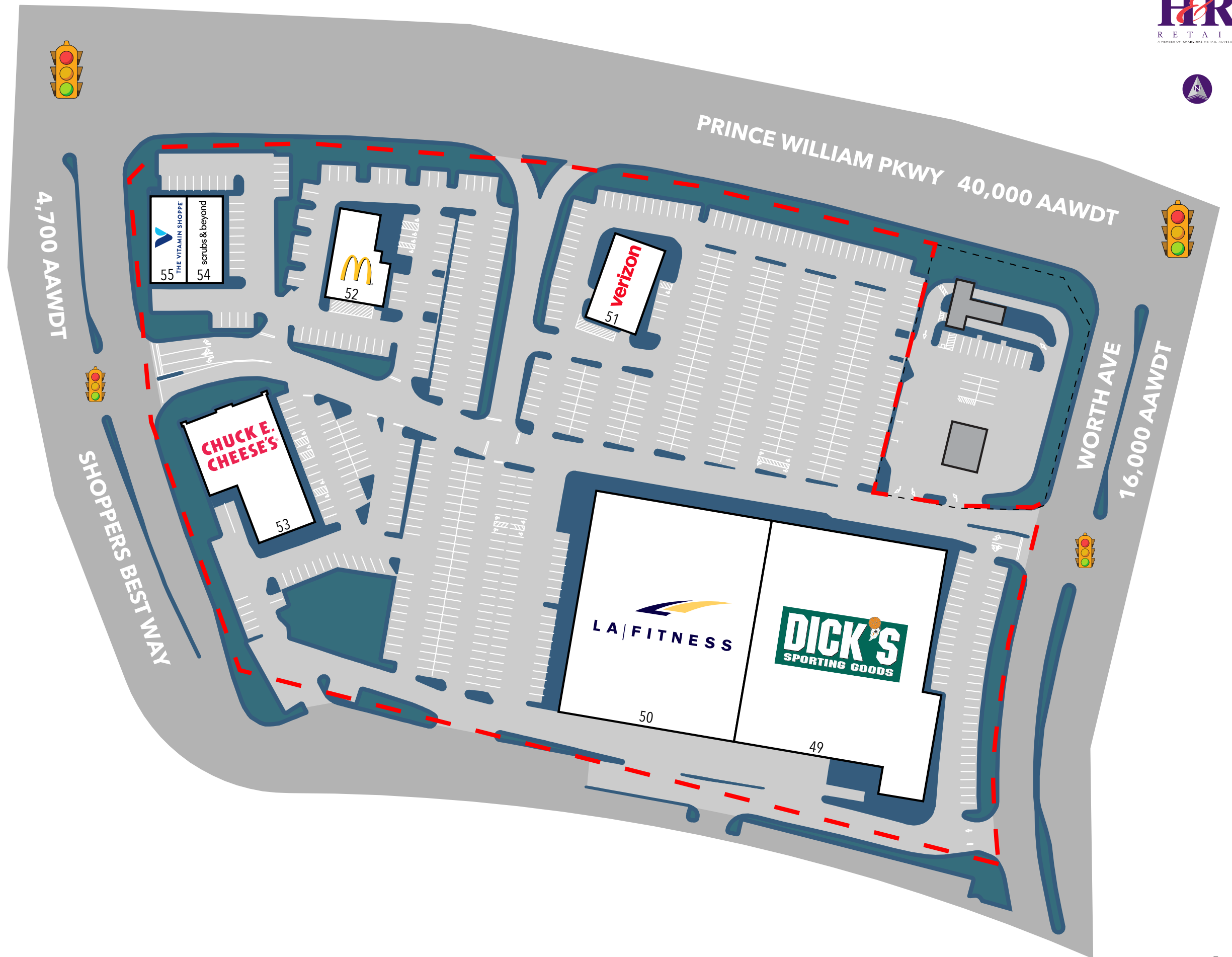
### SITE PLAN KEY

- LEASED
- AVAILABLE
- UNDER NEGOTIATION



# BLOCK 2 SITE PLAN

Space #	Tenant Name	Gross Floor Area (SF)
49	Dick's Sporting Goods	57,437
50	LA Fitness	47,328
51	Verizon Wireless	6,000
52	McDonald's	4,365
53	Chuck E Cheese	13,000
54	Scrubs & Beyond	3,500
55	Vitamin Shoppe	3,500
TOTAL		135,130



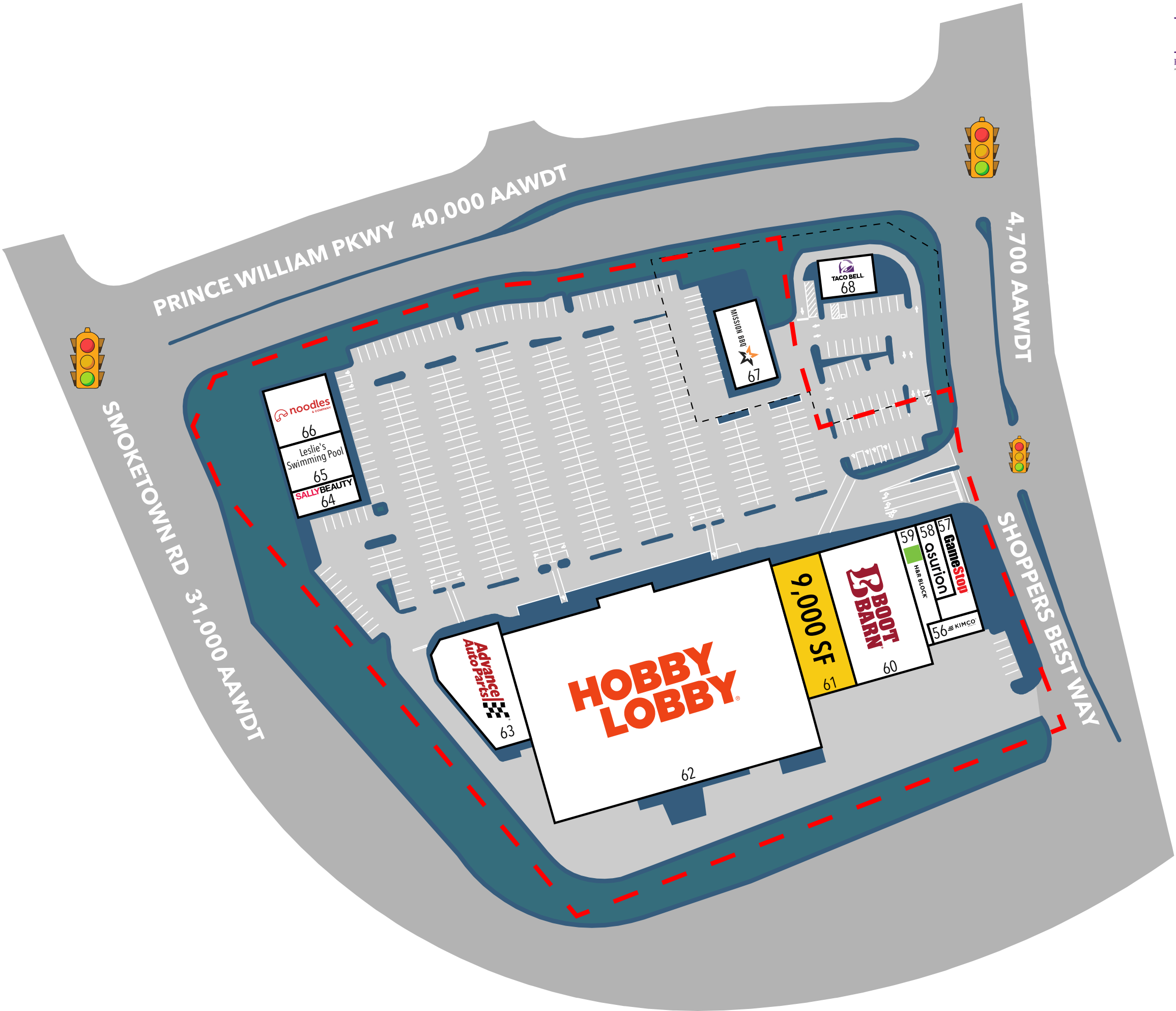
## SITE PLAN KEY

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# BLOCK 3 SITE PLAN

Space #	Tenant Name	Gross Floor Area (SF)
56	Kimco Office	1,313
57	GameStop	3,347
58	Asurion Tech Repair & Solutions	1,258
59	H&R Block	2,000
60	Boot Barn Western & Work Wear	12,000
61	AVAILABLE FEBRUARY 2025	9,000
62	Hobby Lobby	63,971
63	Advance Auto Parts	8,571
64	Sally Beauty	1,960
65	Leslie's Swimming Pool	4,500
66	Noodles & Company	3,500
67	Mission BBQ	4,250
68	Taco Bell	
TOTAL		115,690



## SITE PLAN KEY

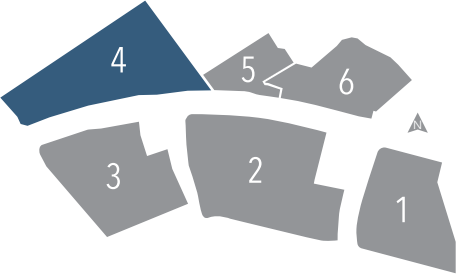
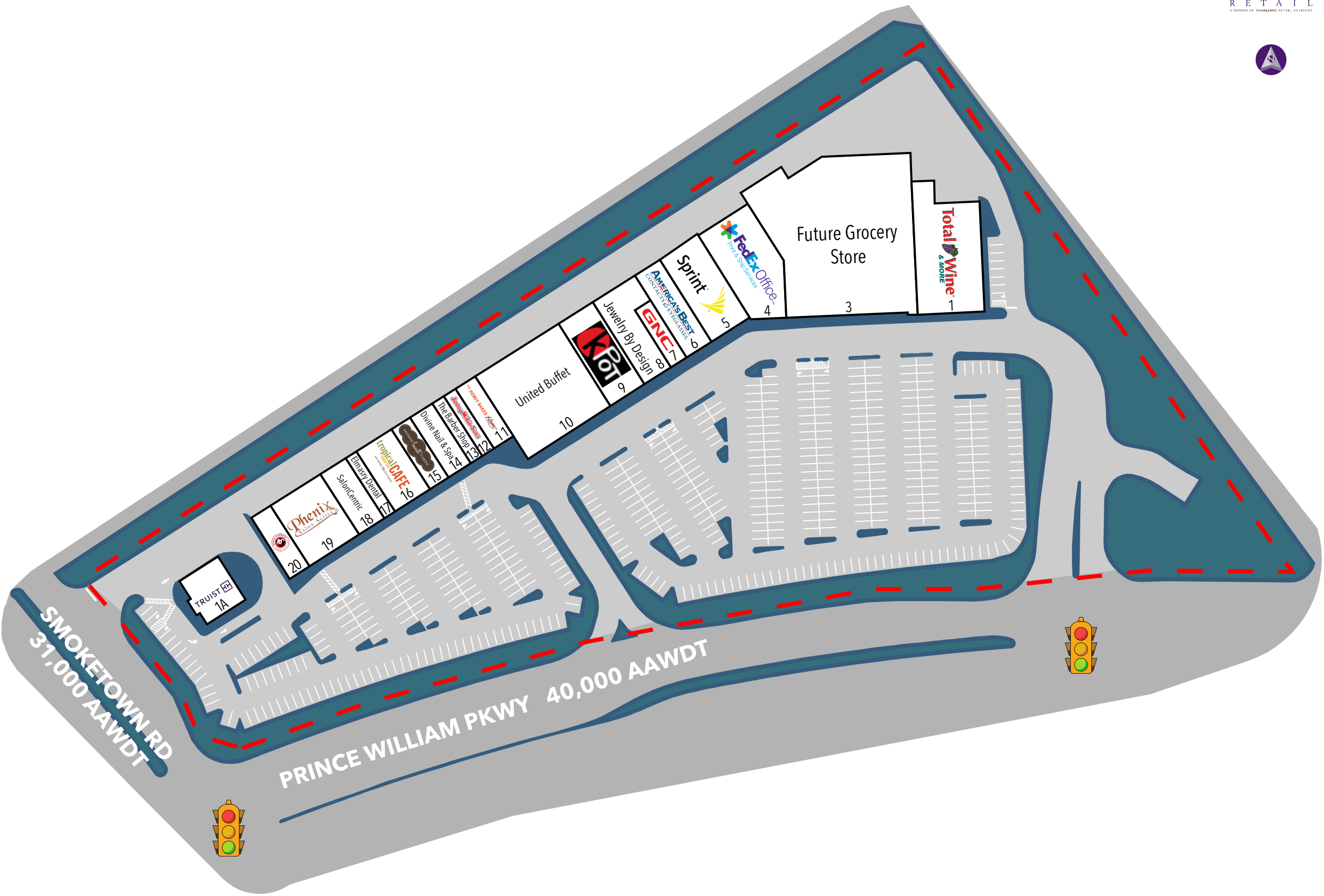
- LEASED
- AVAILABLE
- UNDER NEGOTIATION



# BLOCK 4 SITE PLAN



Space #	Tenant Name	Gross Floor Area (SF)
1	Total Wine	12,593
1A	Truist Bank	3,110
3	Future Grocery Store	24,510
4	FedEx Office	7,338
5	Sprint PCS	5,500
6	America's Best Contacts & Eye	4,400
7	GNC	1,326
8	Jewelry By Design	4,588
9	K-Pot Korean BBQ & Hotpot	5,032
10	United Buffet	10,991
11	HoneyBaked Ham	2,400
12	Jersey Mike's Subs	1,200
13	The Barber Shop	1,200
14	Divine Nail & Spa	2,400
15	Nothing Bundt Cakes	1,981
16	Tropical Smoothie Cafe	2,833
17	Elmasry Dental	1,594
18	SalonCentric	2,914
19	Phenix Salon Suites	5,000
20	Panda Express	2,085
TOTAL		102,995



## SITE PLAN KEY

- LEASED
- AVAILABLE
- UNDER NEGOTIATION

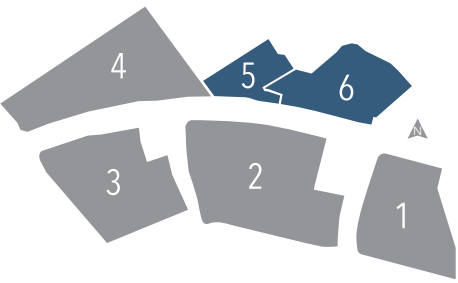
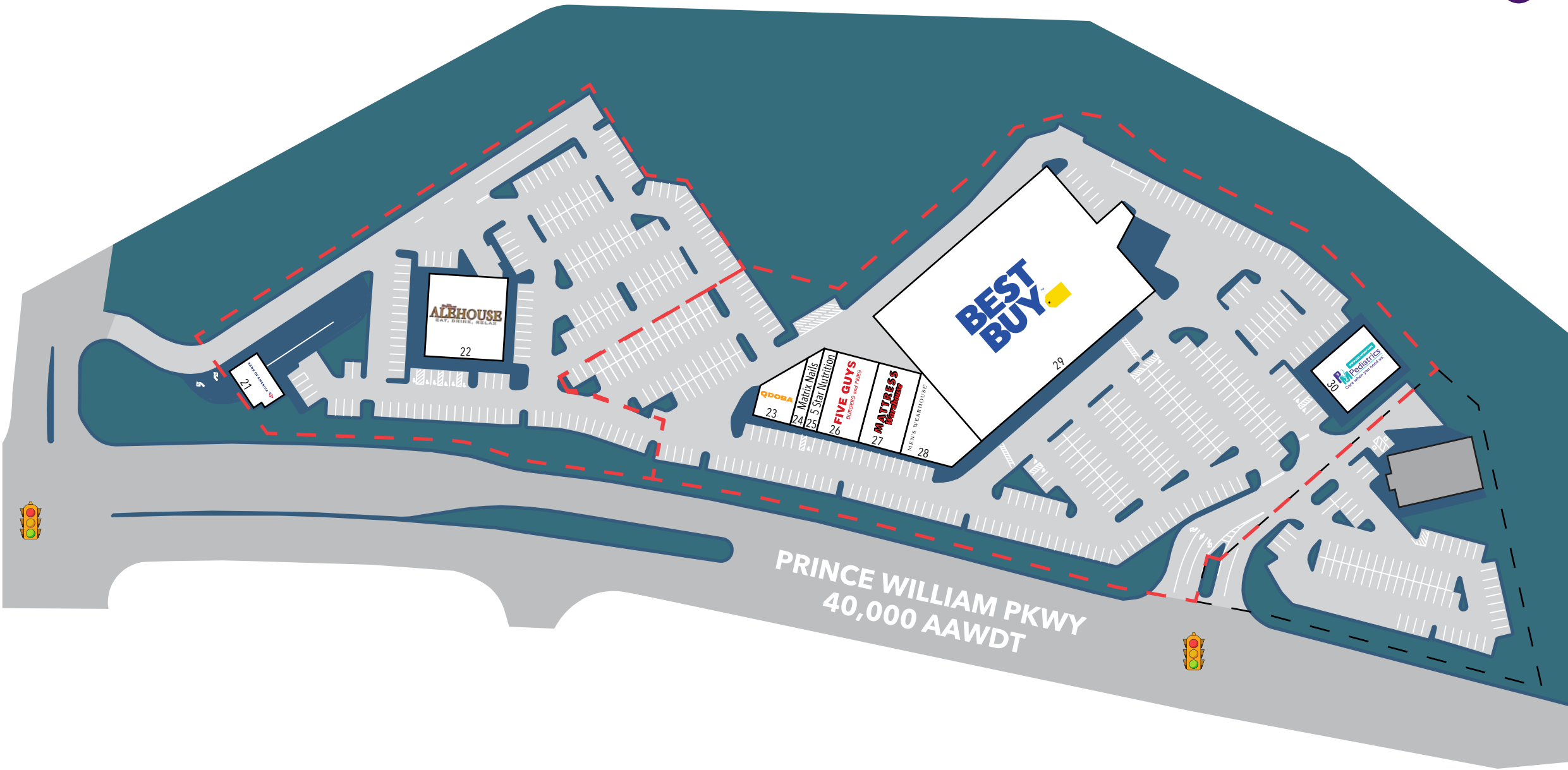


# BLOCK 5&6

## SITE PLAN



Space #	Tenant Name	Gross Floor Area (SF)
21	Bank of America	2,000
22	Bungalow Billiards	7,716
23	Qdoba Mexican Grill	2,949
24	Matrix Nails	1,332
25	5 Star Nutrition	1,350
26	Five Guys Burgers and Fries	4,200
27	Mattress Warehouse	4,285
28	Men's Wearhouse	4,476
29	Best Buy	45,972
30	PM Pediatrics	4,500
TOTAL		78,780



### SITE PLAN KEY

- LEASED
- AVAILABLE
- UNDER NEGOTIATION



# NEIGHBORHOOD PROFILE

2024 and 2029 ESRI Forecasts. Converted Census 2000 data into 2010 geography

Lat/Lon: 38.80398/-77.07367

	1 MILES	3 MILES	5 MILES
POPULATION SUMMARY			
2000 Total Population	5,434	106,569	164,983
2010 Total Population	5,984	123,313	206,286
2024 Total Population	6,898	144,242	249,131
2024 Group Quarters	87	426	522
2029 Total Population	7,060	147,828	256,231
2024-2029 Annual Rate	0.47%	0.49%	0.56%
2024 Total Daytime Population	18,361	116,319	196,882
Workers	14,999	51,802	85,293
Residents	3,362	64,517	111,589

2024 POPULATION BY AGE			
Population Age 0 - 4	6.1%	6.8%	6.4%
Population Age 5 - 9	6.4%	7.0%	7.0%
Population Age 10 - 14	6.9%	7.1%	7.2%
Population Age 15 - 24	14.1%	13.9%	13.6%
Population Age 25 - 34	12.5%	14.8%	13.7%
Population Age 35 - 44	14.4%	15.2%	15.1%
Population Age 45 - 54	13.5%	13.1%	13.5%
Population Age 55 - 64	11.4%	10.8%	11.5%
Population Age 65 - 74	8.8%	7.1%	7.6%
Population Age 75 - 84	4.3%	3.2%	3.4%
Population Age 85 +	1.6%	0.9%	0.9%
Population Age 18 +	76.5%	74.9%	75.1%
Median Age	37.9	35.2	36.3

2024 POPULATION BY SEX			
Male Population	3,396	71,295	123,146
Female Population	3,502	72,947	125,985

2024 POPULATION BY RACE/ETHNICITY			
White Alone	29.3%	27.7%	31.7%
Black Alone	20.7%	24.2%	25.2%
American Indian Alone	1.0%	0.9%	0.8%
Asian Alone	13.8%	10.8%	11.4%
Pacific Islander Alone	0.2%	0.1%	0.1%
Some Other Race Alone	19.9%	21.4%	16.5%
Two or More Races	15.1%	14.9%	14.3%
Hispanic Origin	34.3%	36.6%	29.9%
Diversity Index	88.4	88.5	86.9

	1 MILES	3 MILES	5 MILES
2024 POPULATION 15+ BY MARITAL STATUS			
Total Population 15+	5,559	114,006	197,588
Never Married	29.5%	34.9%	32.7%
Married	57.6%	51.6%	54.1%
Widowed	3.4%	3.4%	3.6%
Separated or Divorced	9.5%	10.1%	9.6%

2024 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	4,585	93,942	163,710
Less than 9th Grade	8.7%	6.6%	5.5%
9th - 12th Grade, No Diploma	3.2%	5.2%	4.1%
High School Graduate	22.9%	20.9%	18.5%
GED/Alternative Credential	4.6%	3.4%	2.8%
Some College, No Degree	15.1%	17.2%	16.6%
Associate Degree	7.2%	8.7%	8.5%
Bachelor's Degree	22.2%	23.1%	25.3%
Graduate/Professional Degree	16.0%	14.9%	18.6%

HOUSEHOLDS SUMMARY			
2000 Households	1,778	36,431	55,450
2000 Average Household Size	3.04	2.91	2.97
2010 Households	1,895	40,859	68,119
2010 Average Household Size	3.15	3.01	3.02
2024 Households	2,169	47,219	80,863
2024 Average Household Size	3.14	3.05	3.07
2029 Households	2,229	48,647	83,719
2029 Average Household Size	3.13	3.03	3.05
2024-2029 Annual Rate	0.55%	0.60%	0.70%
2010 Families	1,417	29,409	51,228
2010 Average Family Size	3.59	3.49	3.44
2024 Families	1,590	33,441	59,796
2024 Average Family Size	3.69	3.64	3.60
2029 Families	1,627	34,290	61,594
2029 Average Family Size	3.68	3.63	3.59
2024-2029 Annual Rate	0.46%	0.50%	0.59%

HOUSING UNIT SUMMARY			
2024 Housing Units	2,214	48,421	83,000
Owner Occupied Housing Units	71.2%	63.9%	69.7%
Renter Occupied Housing Units	26.8%	33.6%	27.7%

	1 MILES	3 MILES	5 MILES
2024 HOUSEHOLDS BY INCOME			
<\$15,000	6.9%	4.3%	4.0%
\$15,000 - \$24,999	4.4%	3.1%	2.3%
\$25,000 - \$34,999	4.4%	3.5%	2.9%
\$35,000 - \$49,999	4.3%	6.2%	5.3%
\$50,000 - \$74,999	11.9%	16.2%	13.3%
\$75,000 - \$99,999	16.4%	14.3%	13.2%
\$100,000 - \$149,999	17.9%	23.3%	22.2%
\$150,000 - \$199,999	20.6%	14.0%	16.2%
\$200,000+	13.1%	15.1%	20.7%
Average Household Income	\$127,166	\$130,474	\$150,601
Median Household Income	\$103,072	\$103,246	\$115,498
Per Capita Income	\$40,884	\$42,866	\$49,000

2024 OWNER OCCUPIED HOUSING UNITS BY VALUE			
Total	1,575	30,954	57,819
<\$50,000	3.2%	3.4%	2.2%
\$50,000 - \$99,999	0.1%	0.1%	0.1%
\$100,000 - \$149,999	0.0%	0.4%	0.3%
\$150,000 - \$199,999	0.9%	0.6%	0.5%
\$200,000 - \$249,999	1.5%	1.6%	0.9%
\$250,000 - \$299,999	4.6%	3.9%	2.5%
\$300,000 - \$399,999	22.6%	28.7%	20.4%
\$400,000 - \$499,999	23.0%	19.1%	17.1%
\$500,000 - \$749,999	32.8%	31.7%	40.5%
\$750,000 - \$999,999	9.0%	6.9%	11.3%
\$1,000,000 +	0.9%	1.7%	2.6%
Average Home Value	\$531,631	\$526,518	\$575,809

2024 EMPLOYED POPULATION 16+ BY INDUSTRY			
Total	3,578	79,907	79,907
Agriculture/Mining	0.2%	0.3%	0.2%
Construction	7.2%	9.6%	7.8%
Manufacturing	3.7%	2.7%	2.6%
Wholesale Trade	0.5%	1.5%	1.5%
Retail Trade	9.6%	10.2%	9.7%
Transportation/Utilities	6.4%	6.2%	5.8%
Information	0.3%	1.1%	1.4%
Finance/Insurance/Real Estate	2.7%	5.4%	5.3%
Services	58.9%	50.9%	50.8%
Public Administration	10.4%	12.1%	15.0%

	1 MILES	3 MILES	5 MILES
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2024 EMPLOYED POPULATION 16+ BY OCCUPATION			
White Collar	66.6%	63.1%	67.0%
Management/Business/Financial	20.0%	18.7%	21.1%
Professional	28.8%	26.7%	28.5%
Sales	6.6%	7.5%	7.6%
Administrative Support	11.3%	10.2%	9.8%
Services	18.8%	17.7%	16.6%
Blue Collar	14.6%	19.2%	16.4%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	5.1%	6.6%	5.1%
Installation/Maintenance/Repair	1.6%	2.4%	2.3%
Production	1.8%	3.0%	2.7%
Transportation/Material Moving	6.1%	7.2%	6.3%

2024 CONSUMER SPENDING			
Apparel & Services: Total \$	\$5,779,489	\$132,858,048	\$257,410,881
Average Spent	\$2,664.59	\$2,813.66	\$3,183.30
Education: Total \$	\$4,263,417	\$88,896,953	\$180,863,963
Average Spent	\$1,965.61	\$1,882.65	\$2,236.67
Entertainment/Recreation: Total \$	\$9,671,752	\$218,196,442	\$432,688,444
Average Spent	\$4,459.08	\$4,620.95	\$5,350.88
Food at Home: Total \$	\$17,803,192	\$394,682,922	\$763,685,502
Average Spent	\$8,208.02	\$8,358.56	\$9,444.19
Food Away from Home: Total \$	\$9,729,603	\$223,215,504	\$434,541,926
Average Spent	\$4,485.76	\$4,727.24	\$5,373.80
Health Care: Total \$	\$16,954,598	\$387,969,194	\$767,689,600
Average Spent	\$7,816.78	\$8,216.38	\$9,493.71
HH Furnishings & Equipment: Total \$	\$7,446,293	\$171,491,361	\$337,716,914
Average Spent	\$3,433.05	\$3,631.83	\$4,176.41
Personal Care Products & Services: Total \$	\$2,526,456	\$55,690,912	\$108,229,478
Average Spent	\$1,164.80	\$1,179.42	\$1,338.43
Shelter: Total \$	\$69,122,317	\$1,508,120,484	\$2,936,490,623
Average Spent	\$31,868.29	\$31,938.85	\$36,314.39
Support Payments/Cash Contributions/ Gifts in Kind: Total \$	\$7,393,238	\$178,344,594	\$362,714,978
Average Spent	\$3,408.59	\$3,776.97	\$4,485.55
Travel: Total \$	\$7,516,716	\$166,030,029	\$331,154,100
Average Spent	\$3,465.52	\$3,516.17	\$4,095.25
Vehicle Maintenance & Repairs: Total \$	\$3,467,811	\$80,313,028	\$155,915,686
Average Spent	\$1,598.81	\$1,700.86	\$1,928.15



SMOKETOWN  
STATION  
WOODBIDGE, VA

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