

JUST
SIGNED!

Wonder

SEVEN 7 BREW

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ER for Pets

SMOKETOWN STATION

WOODBIDGE, VA

LIDL
Total Wine
& More

BEST
BUY

HOBBY
LOBBY

LA FITNESS

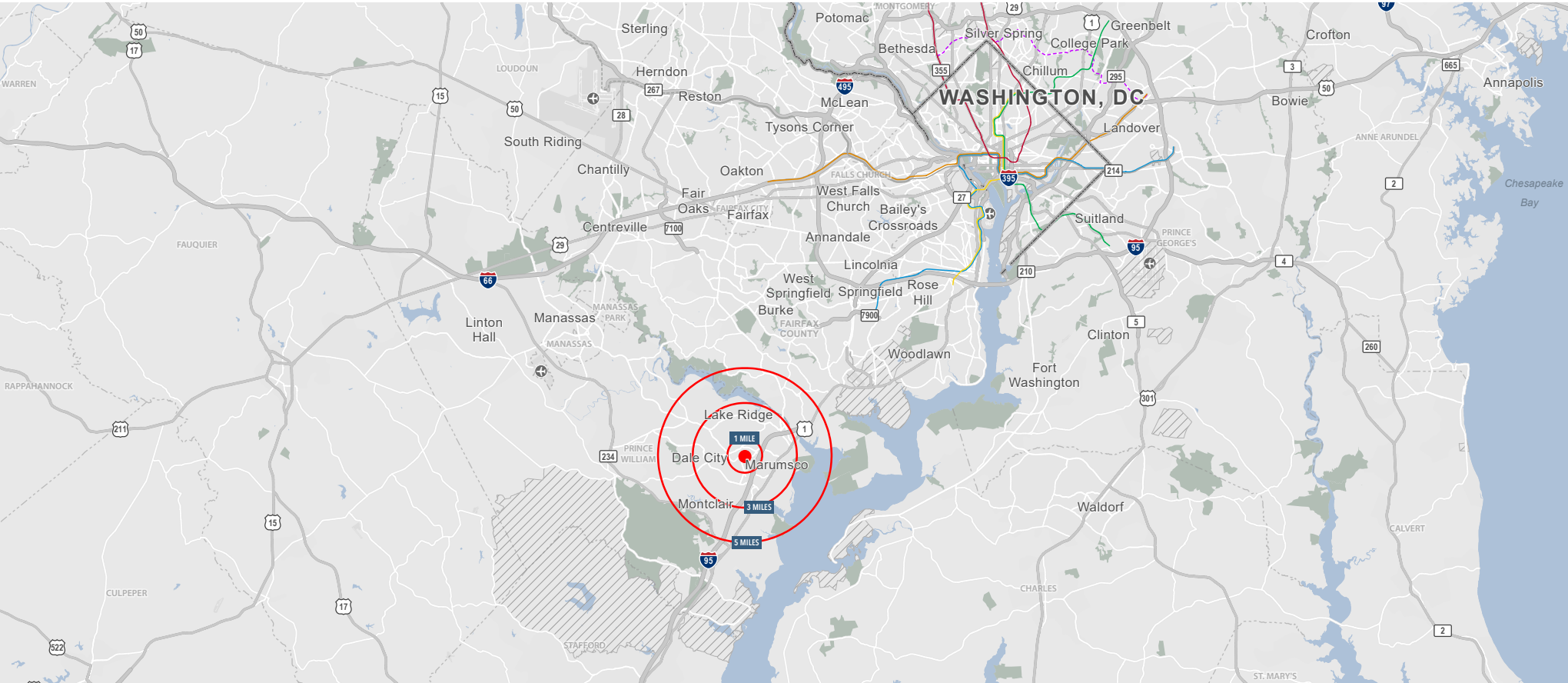
DICK'S
SPORTING GOODS

PETSMART

HR
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

KIMCO
REALTY

INTRODUCTION



SMOKETOWN STATION

- 505,101 square feet of total retail
- Over 247,000 people within five miles
- High traffic site with signalized entrance of Prince William Pkwy (over 45,000 AAWDT)
- 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	5,368	17,301	\$92,848
3 MILES	141,874	118,298	\$108,375
5 MILES	247,795	199,926	\$127,169



SMOKETOWN STATION

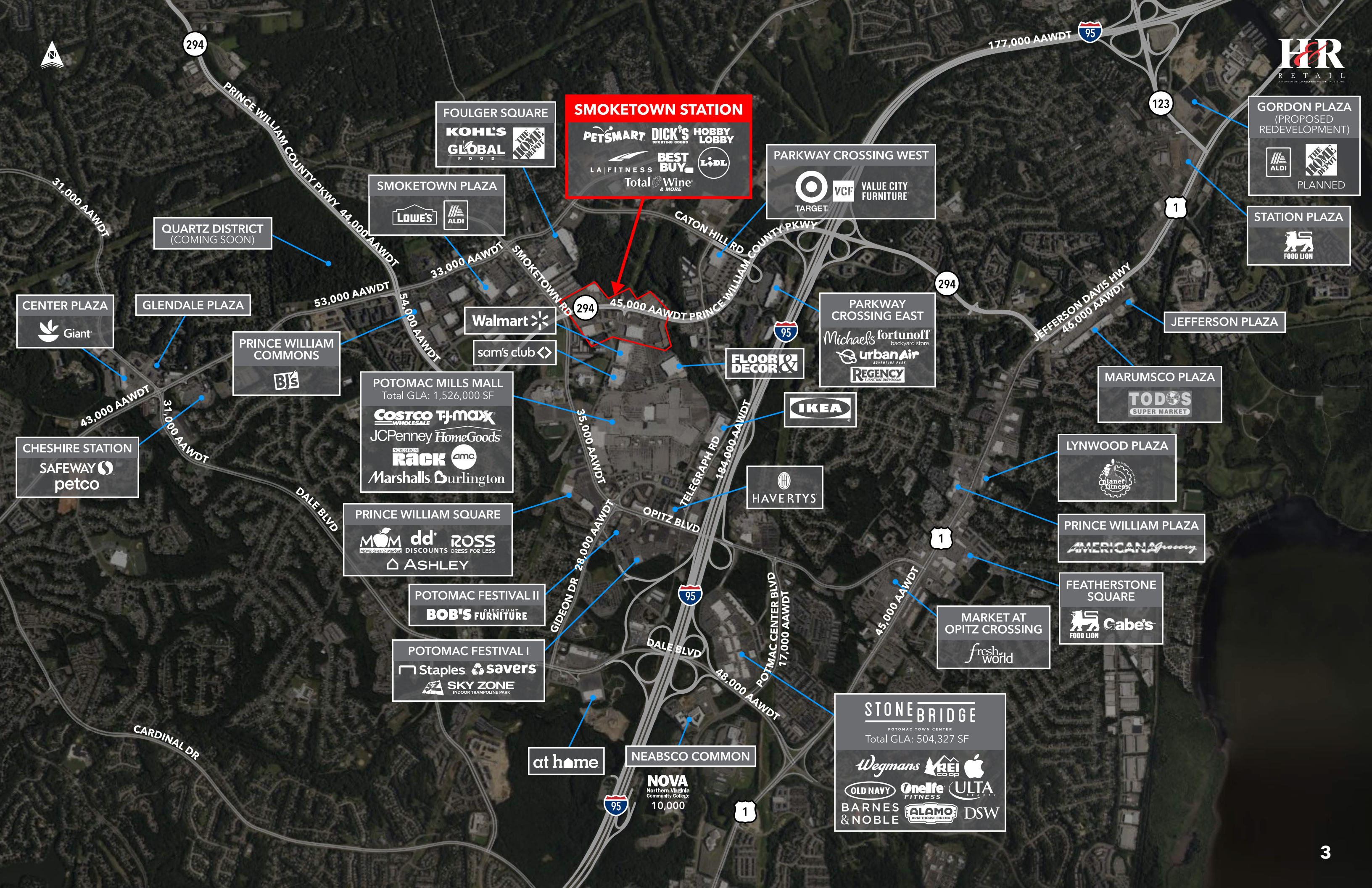
WOODBIDGE, VA

Anchored by:

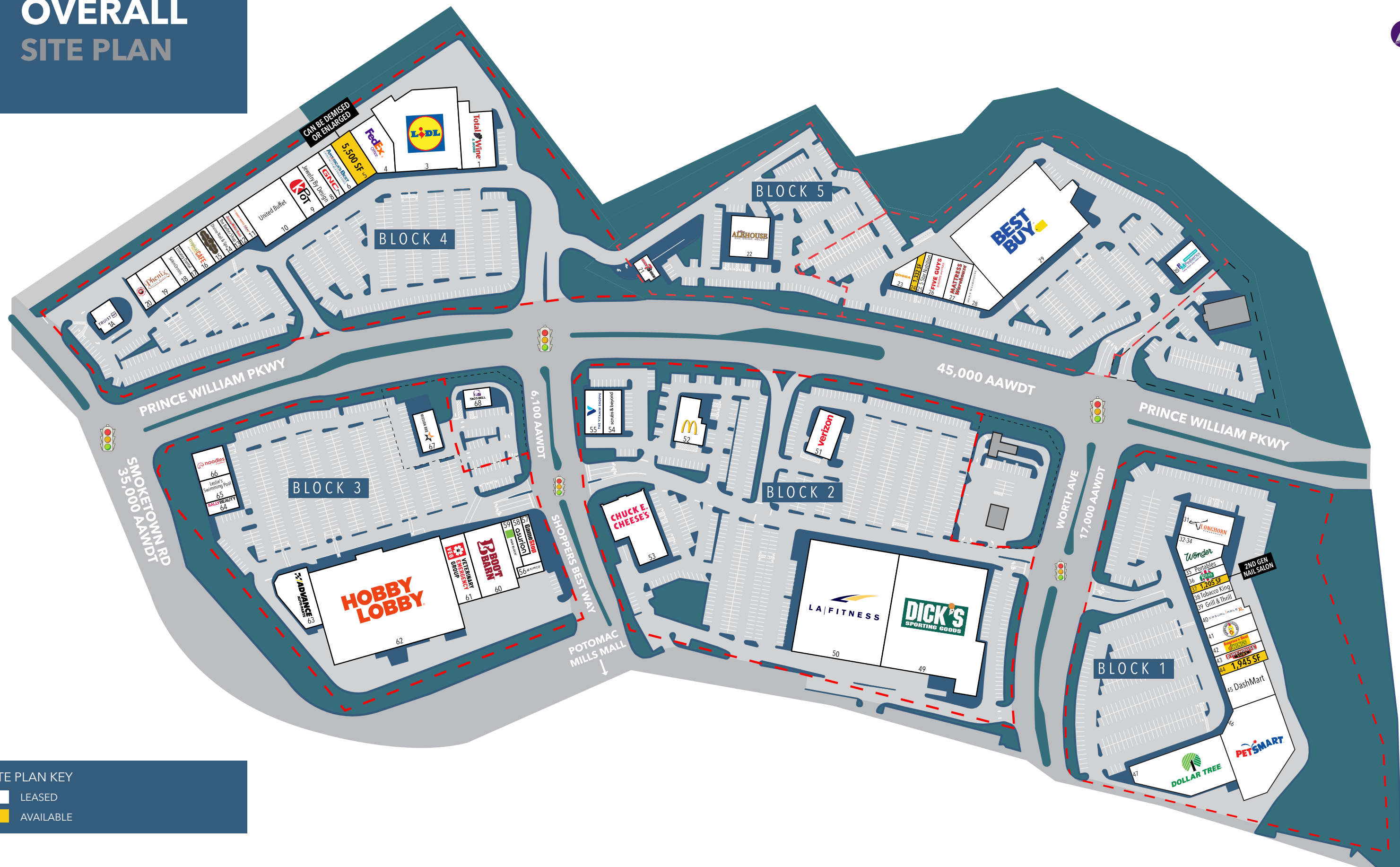


Notable Retailers and Restaurants:





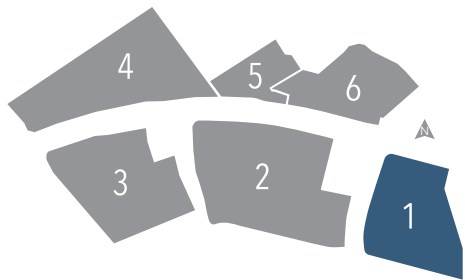
OVERALL SITE PLAN



BLOCK 1

SITE PLAN

Space #	Tenant Name	Gross Floor Area (SF)
31	Longhorn Steakhouse	5,820
32-34	Wonder	4,308
35	Portables	1,190
36	Rita's Italian Ice	1,600
37	AVAILABLE	1,205
38	Tobacco King	1,596
39	Grill & Thrill	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



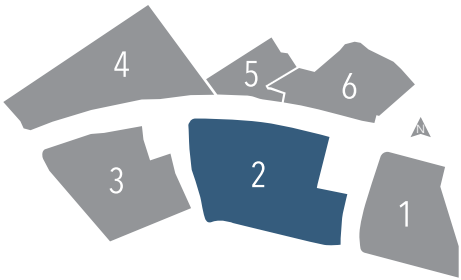
SITE PLAN KEY

- LEASED
- AVAILABLE

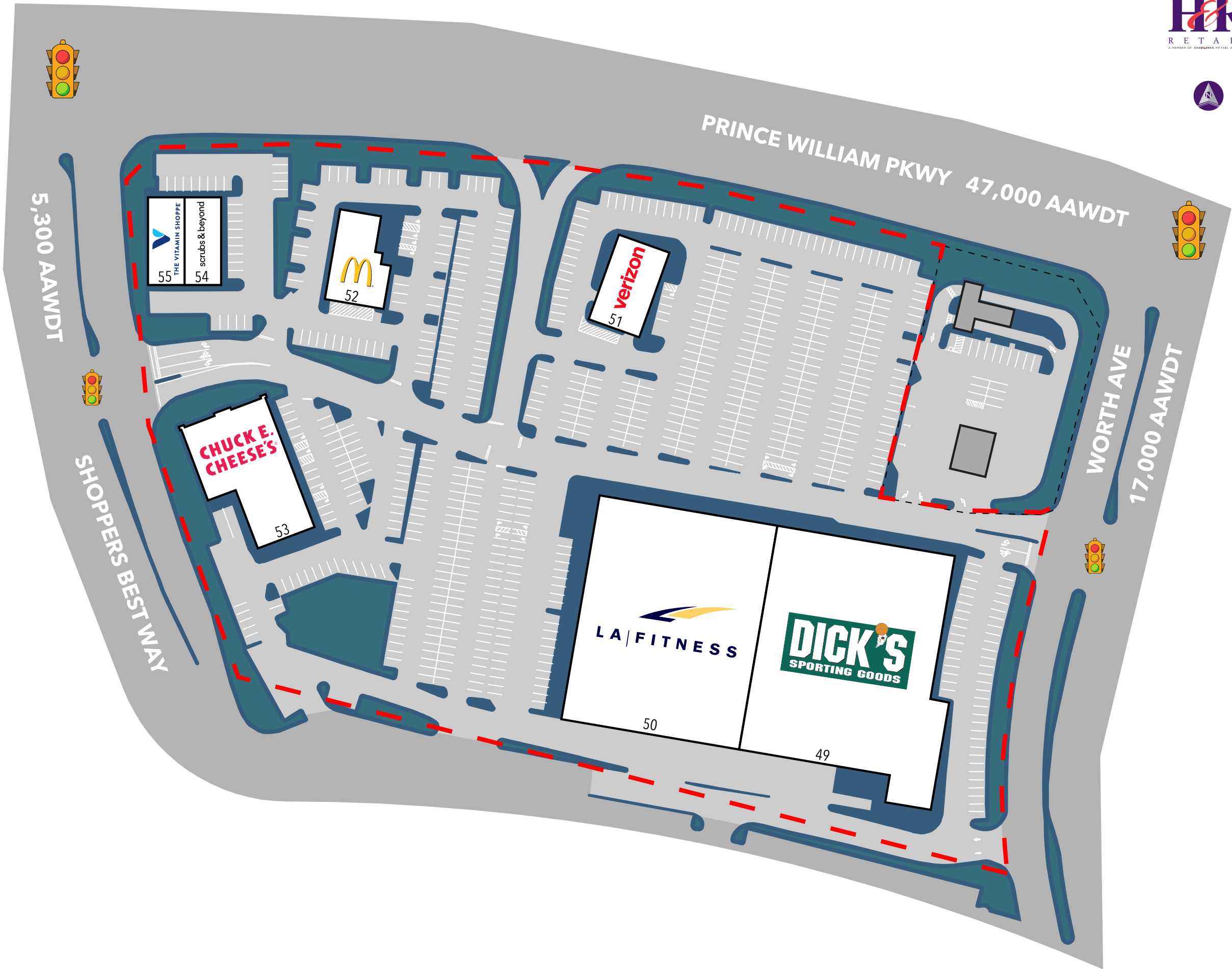


BLOCK 2 SITE PLAN

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

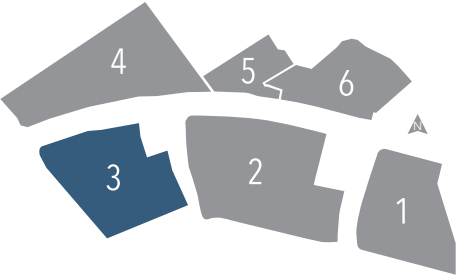


SITE PLAN KEY
■ LEASED



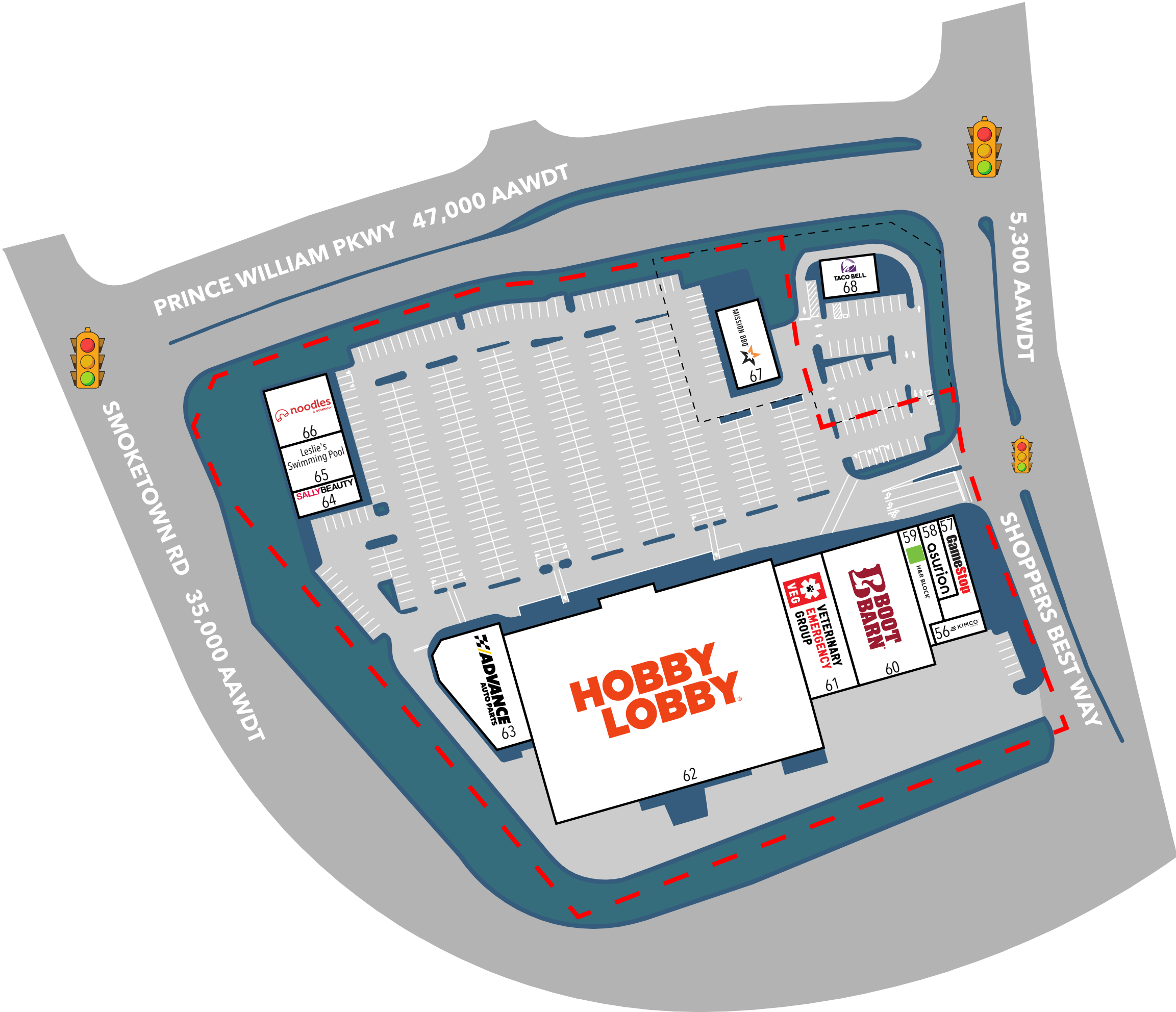
BLOCK 3 SITE PLAN

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	Veterinary Emergency Group	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

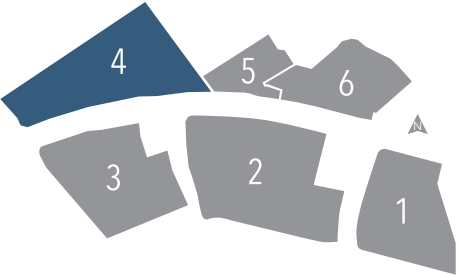
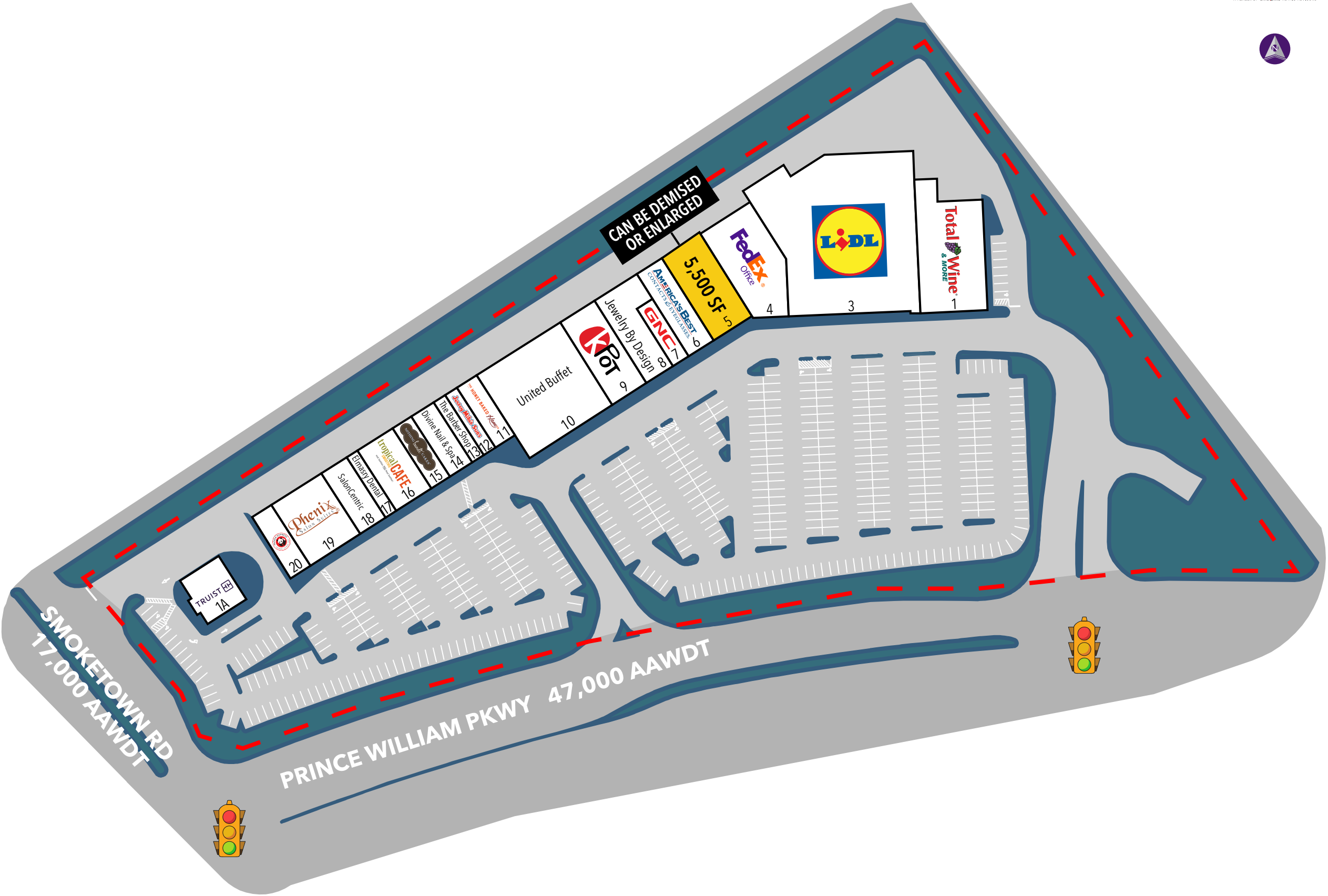


BLOCK 4

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	AVAILABLE - CAN BE ENLARGED	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



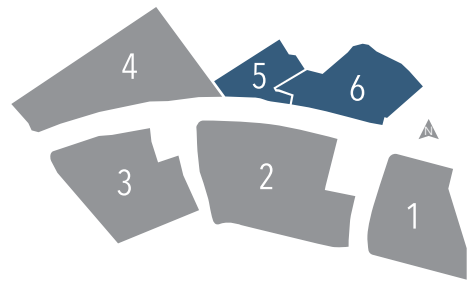
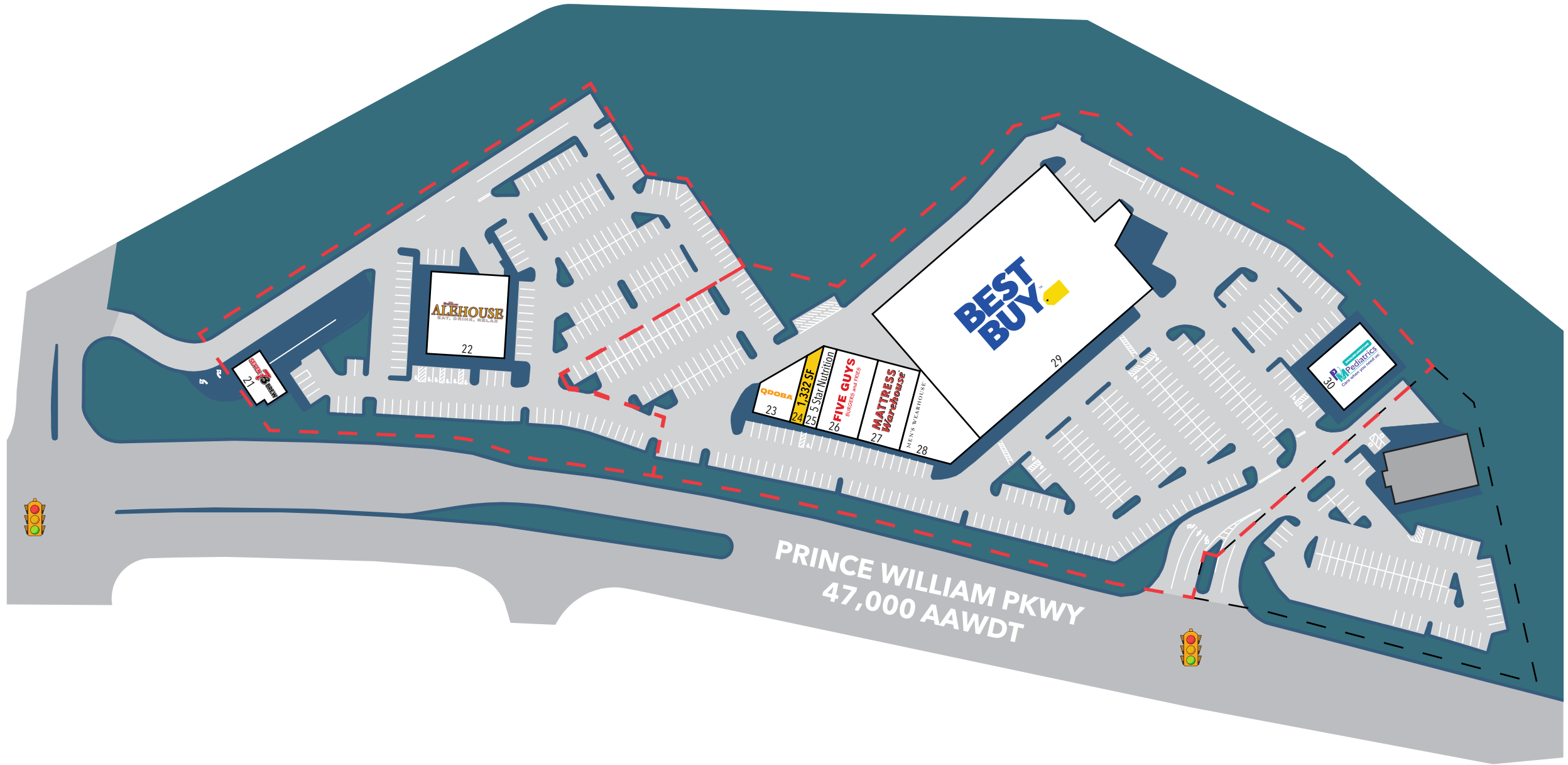
SITE PLAN KEY

- LEASED
- AVAILABLE

BLOCK 5&6 SITE PLAN



Space #	Tenant Name	Gross Floor Area (SF)
21	7 Brew	2,000
22	Bungalow Billiards	7,716
23	Qdoba Mexican Grill	2,949
24	AVAILABLE	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

NEIGHBORHOOD PROFILE

	1 MILES	3 MILES	5 MILES
POPULATION SUMMARY			
2010 Total Population	4,128	118,892	205,417
2020 Total Population	4,730	138,184	242,249
2026 Total Population	5,368	141,874	247,795
2026 Group Quarters	87	412	510
2031 Total Population	5,973	146,080	254,462
2026-2031 Annual Rate	2.16%	0.59%	0.53%
2026 Total Daytime Population	17,301	118,298	199,926
Workers	14,274	52,195	85,590
Residents	3,027	66,103	114,336

2026 POPULATION BY AGE			
Population Age 0 - 4	5.5%	6.6%	6.3%
Population Age 5 - 9	5.8%	6.9%	6.8%
Population Age 10 - 14	6.7%	7.0%	7.0%
Population Age 15 - 24	13.7%	13.4%	13.0%
Population Age 25 - 34	12.3%	15.3%	14.7%
Population Age 35 - 44	13.5%	14.7%	14.5%
Population Age 45 - 54	13.9%	13.8%	13.7%
Population Age 55 - 64	11.4%	10.7%	11.5%
Population Age 65 - 74	10.2%	7.8%	8.3%
Population Age 75 - 84	5.6%	3.7%	3.9%
Population Age 85 +	2.0%	0.9%	0.9%
Population Age 18 +	78.1%	75.5%	75.7%
Median Age	39.5	35.6	36.5

2026 POPULATION BY RACE/ETHNICITY			
White Alone	31.8%	27.4%	30.7%
Black Alone	19.5%	23.8%	25.5%
American Indian Alone	0.9%	0.9%	0.7%
Asian Alone	13.1%	11.0%	11.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	20.6%	21.9%	16.8%
Two or More Races	14.1%	14.9%	14.5%
Hispanic Origin	33.7%	36.6%	29.8%
Diversity Index	87.9	88.5	87.1

	1 MILES	3 MILES	5 MILES
2026 POPULATION BY SEX			
Male Population	2,633	70,005	121,854
Female Population	2,735	71,869	125,941

2026 POPULATION 15+ BY MARITAL STATUS			
Total Population 15+	4,408	113,001	197,920
Never Married	30.0%	36.3%	34.0%
Married	58.1%	49.8%	52.5%
Widowed	3.9%	4.0%	3.7%
Separated or Divorced	8.0%	10.0%	9.8%

2026 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	3,670	93,938	165,719
Less than 9th Grade	7.8%	7.3%	5.8%
9th - 12th Grade, No Diploma	4.2%	5.3%	4.2%
High School Graduate	27.6%	21.3%	19.0%
GED/Alternative Credential	2.2%	3.4%	2.7%
Some College, No Degree	21.1%	15.6%	15.2%
Associate Degree	5.3%	9.1%	9.3%
Bachelor's Degree	17.6%	24.2%	26.3%
Graduate/Professional Degree	14.1%	13.9%	17.5%

HOUSEHOLD SUMMARY			
2010 Households	1,292	39,338	67,896
2010 Average Household Size	3.18	3.02	3.02
2020 Households	1,495	44,905	78,121
2020 Average Household Size	3.11	3.07	3.09
2026 Households	1,816	46,860	81,037
2026 Average Household Size	2.91	3.02	3.05
2031 Households	2,088	48,501	83,702
2031 Average Household Size	2.82	3.00	3.03
2026-2031 Annual Rate	2.83%	0.69%	0.65%
2026 Families	1,283	32,867	59,626
2026 Average Family Size	3.52	3.63	3.59
2031 Families	1,442	33,884	61,337
2031 Average Family Size	3.46	3.62	3.58
2026-2031 Growth Rate	2.36%	0.61%	0.57%

HOUSING UNIT SUMMARY			
2026 Housing Units	2,079	48,243	83,020
Owner Occupied Housing Units	70.0%	63.9%	70.5%
Renter Occupied Housing Units	30.0%	36.1%	29.5%
Vacant Housing Units	12.7%	2.9%	2.4%

	1 MILES	3 MILES	5 MILES
2026 HOUSEHOLDS BY INCOME			
<\$10,000	4.2%	2.5%	2.2%
\$10,000 - \$24,999	10.0%	5.5%	4.5%
\$25,000 - \$34,999	5.2%	3.7%	2.8%
\$35,000 - \$49,999	7.5%	6.6%	5.7%
\$50,000 - \$74,999	12.4%	13.6%	11.2%
\$75,000 - \$99,999	14.1%	13.5%	11.9%
\$100,000 - \$149,999	13.6%	20.5%	19.6%
\$150,000 - \$199,999	19.7%	14.8%	16.6%
\$200,000+	13.4%	19.1%	25.6%
Average Household Income	\$119,140	\$137,293	\$156,618
Median Household Income	\$92,848	\$108,375	\$127,169
Per Capita Income	\$42,330	\$45,643	\$51,446

2026 HOME VALUE			
Total Owner Occupied Housing Units	1,272	29,932	57,117
<\$50,000	3.5%	3.2%	2.1%
\$50,000 - \$99,999	1.4%	0.4%	0.5%
\$100,000 - \$149,999	1.7%	0.4%	0.3%
\$150,000 - \$199,999	1.9%	0.5%	0.3%
\$200,000 - \$249,999	3.5%	1.3%	0.9%
\$250,000 - \$299,999	6.0%	2.6%	1.7%
\$300,000 - \$399,999	20.9%	23.3%	16.6%
\$400,000 - \$499,999	24.1%	25.7%	21.7%
\$500,000 - \$749,999	25.6%	31.0%	39.3%
\$750,000 - \$999,999	10.1%	7.4%	12.4%
\$1,000,000 +	1.4%	4.1%	4.2%
Average Home Value	\$485,527	\$544,292	\$588,286

2026 EMPLOYED POPULATION 16+ BY INDUSTRY			
Total	2,357	75,906	132,945
Agriculture/Mining	0.3%	0.4%	0.3%
Construction	5.7%	10.6%	9.0%
Manufacturing	2.3%	2.7%	2.7%
Wholesale Trade	0.3%	1.4%	1.2%
Retail Trade	12.0%	12.2%	10.8%
Transportation/Utilities	5.2%	4.9%	4.8%
Information	1%	2%	2%
Finance/Insurance/Real Estate	3.9%	5.3%	5.6%
Services	61.6%	51.8%	52.5%
Public Administration	8.1%	9.1%	11.6%

	1 MILES	3 MILES	5 MILES
2026 EMPLOYED POPULATION 16+ BY OCCUPATION			
White Collar	63.6%	61.2%	65.1%
Management/Business/Financial	17.2%	18.2%	20.4%
Professional	25.0%	24.2%	26.4%
Sales	9.1%	8.3%	7.9%
Administrative Support	12.3%	10.5%	10.3%
Services	22.6%	19.2%	18.1%
Blue Collar	13.8%	19.6%	16.9%
Farming/Forestry/Fishing	0.1%	0.2%	0.2%
Construction/Extraction	4.3%	7.2%	5.5%
Installation/Maintenance/Repair	2.9%	3.3%	3.1%
Production	2.5%	2.8%	2.5%
Transportation/Material Moving	4.0%	6.1%	5.5%

2026 CONSUMER SPENDING			
Apparel & Services: Total \$	\$4,470,933	\$134,630,430	\$262,004,424
Average Spent	\$2,461.97	\$2,873.04	\$3,233.15
Education: Total \$	\$3,441,836	\$101,739,147	\$205,539,337
Average Spent	\$1,895.28	\$2,171.13	\$2,536.36
Entertainment/Recreation: Total \$	\$7,351,766	\$217,553,520	\$431,923,529
Average Spent	\$4,048.33	\$4,642.63	\$5,329.95
Food at Home: Total \$	\$13,604,065	\$400,645,749	\$776,383,954
Average Spent	\$7,491.23	\$8,549.85	\$9,580.61
Food Away from Home: Total \$	\$7,879,142	\$239,473,472	\$466,548,878
Average Spent	\$4,338.73	\$5,110.40	\$5,757.23
Health Care: Total \$	\$13,193,895	\$389,407,802	\$771,829,218
Average Spent	\$7,265.36	\$8,310.03	\$9,524.41
HH Furnishings & Equipment: Total \$	\$4,940,794	\$147,071,873	\$290,591,598
Average Spent	\$2,720.70	\$3,138.54	\$3,585.91
Personal Care Products & Services: Total \$	\$2,025,006	\$60,356,590	\$118,505,824
Average Spent	\$1,115.09	\$1,288.02	\$1,462.37
Shelter: Total \$	\$51,812,967	\$1,505,061,540	\$2,911,251,690
Average Spent	\$28,531.37	\$32,118.26	\$35,924.97
Support Payments/Cash Contributions/ Gifts in Kind: Total \$	\$5,034,628	\$150,356,233	\$304,654,650
Average Spent	\$2,772.37	\$3,208.63	\$3,759.45
Travel: Total \$	\$6,523,689	\$188,766,251	\$379,120,151
Average Spent	\$3,592.34	\$4,028.30	\$4,678.36
Vehicle Maintenance & Repairs: Total \$	\$2,146,695	\$63,633,567	\$124,057,144
Average Spent	\$1,182.10	\$1,357.95	\$1,530.87

SMOKETOWN STATION

WOODBIDGE, VA

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