

SMOKETOWN STATION

WOODBIDGE, VA



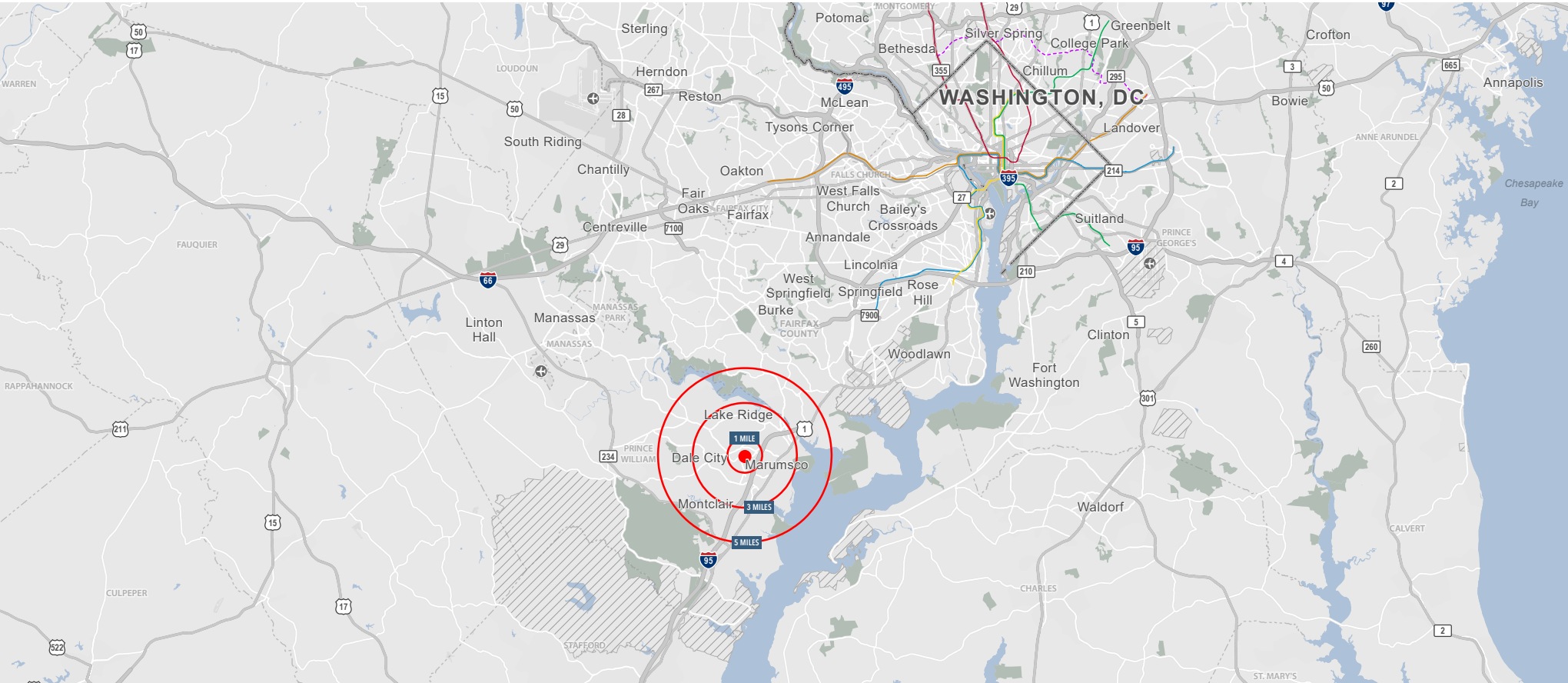
**HOBBY
LOBBY**

LA FITNESS

DICK'S
SPORTING GOODS




PETSMART

INTRODUCTION



SMOKETOWN STATION

- 505,101 square feet of total retail
- Over 249,000 people within five miles
- High traffic site with signalized entrance of Prince William Pkwy (over 44,000 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	7,301	18,632	\$98,539
3 MILES	144,918	117,570	\$107,759
5 MILES	249,229	197,543	\$126,063



SMOKETOWN STATION

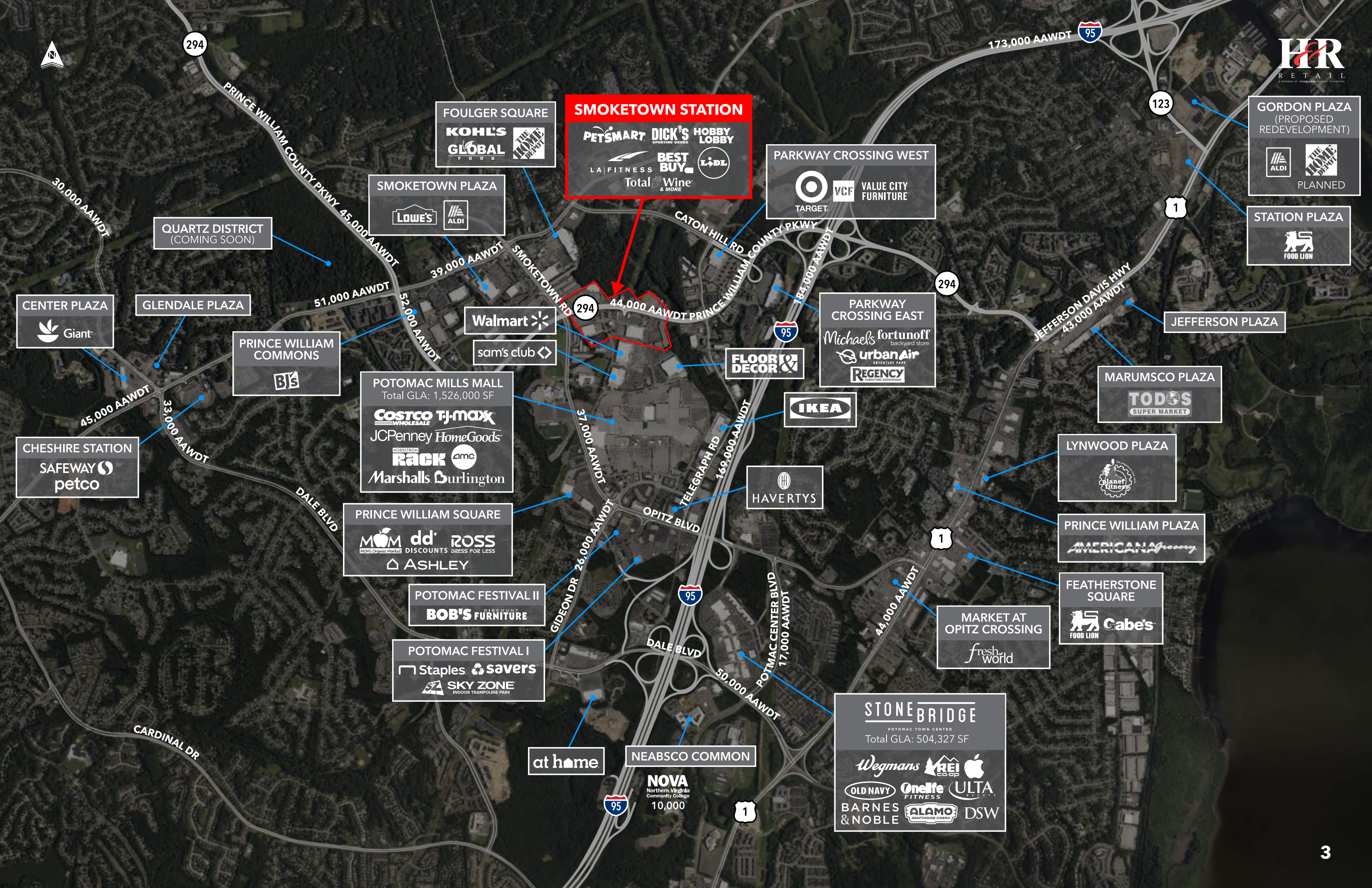
WOODBIDGE, VA

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	AT LEASE	853
33	AT LEASE	1,172
34	AT LEASE	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



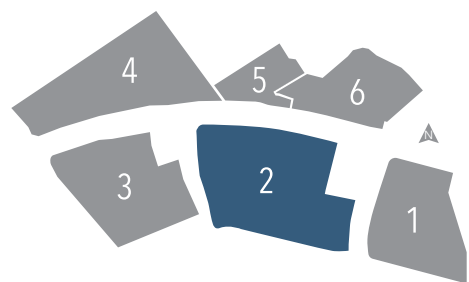
SITE PLAN KEY

- LEASED
- AVAILABLE
- AT LEASE



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



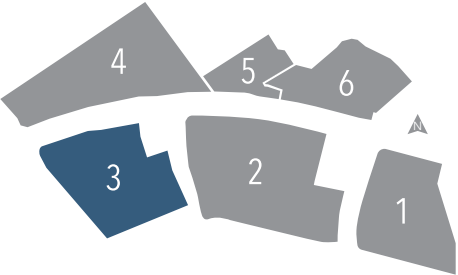
SITE PLAN KEY

LEASED



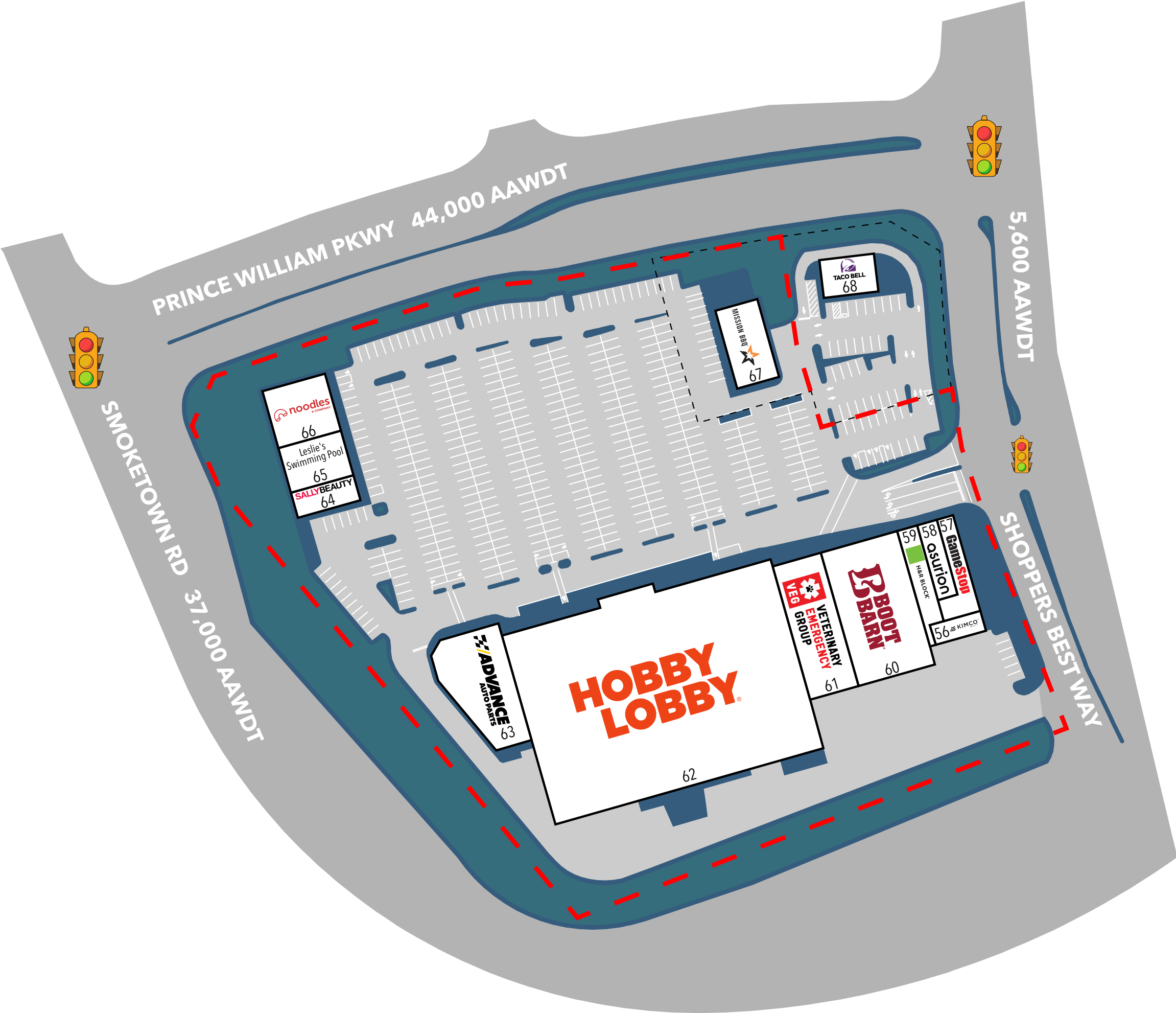
BLOCK 3 SITE PLAN

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

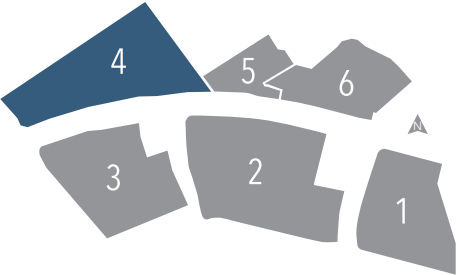
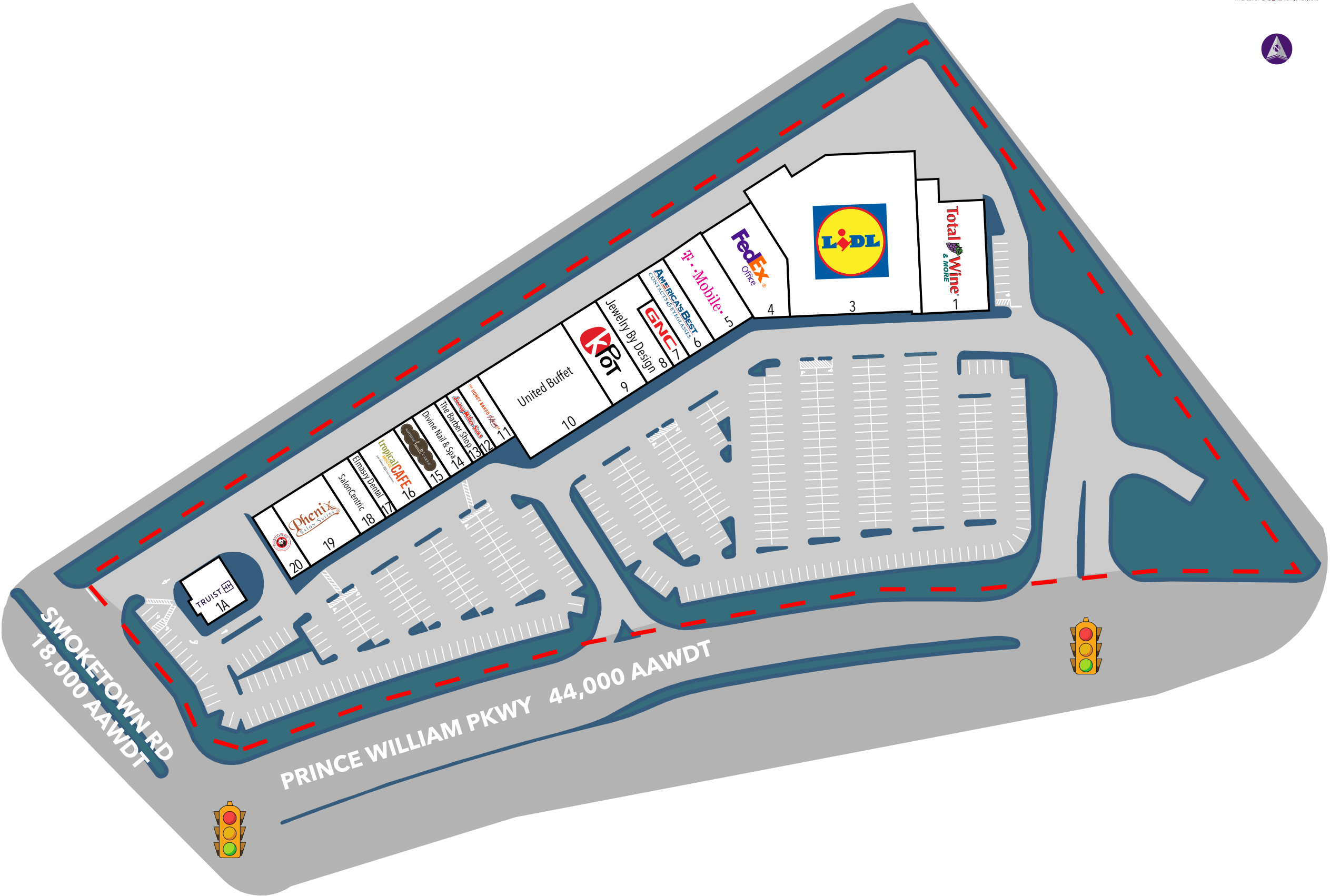


BLOCK 4

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	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	Elmasy Dental	1,594
18	SalonCentric	2,914
19	Phenix Salon Suites	5,000
20	Panda Express	2,085
TOTAL		102,995



SITE PLAN KEY

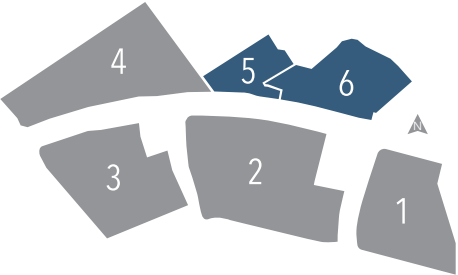
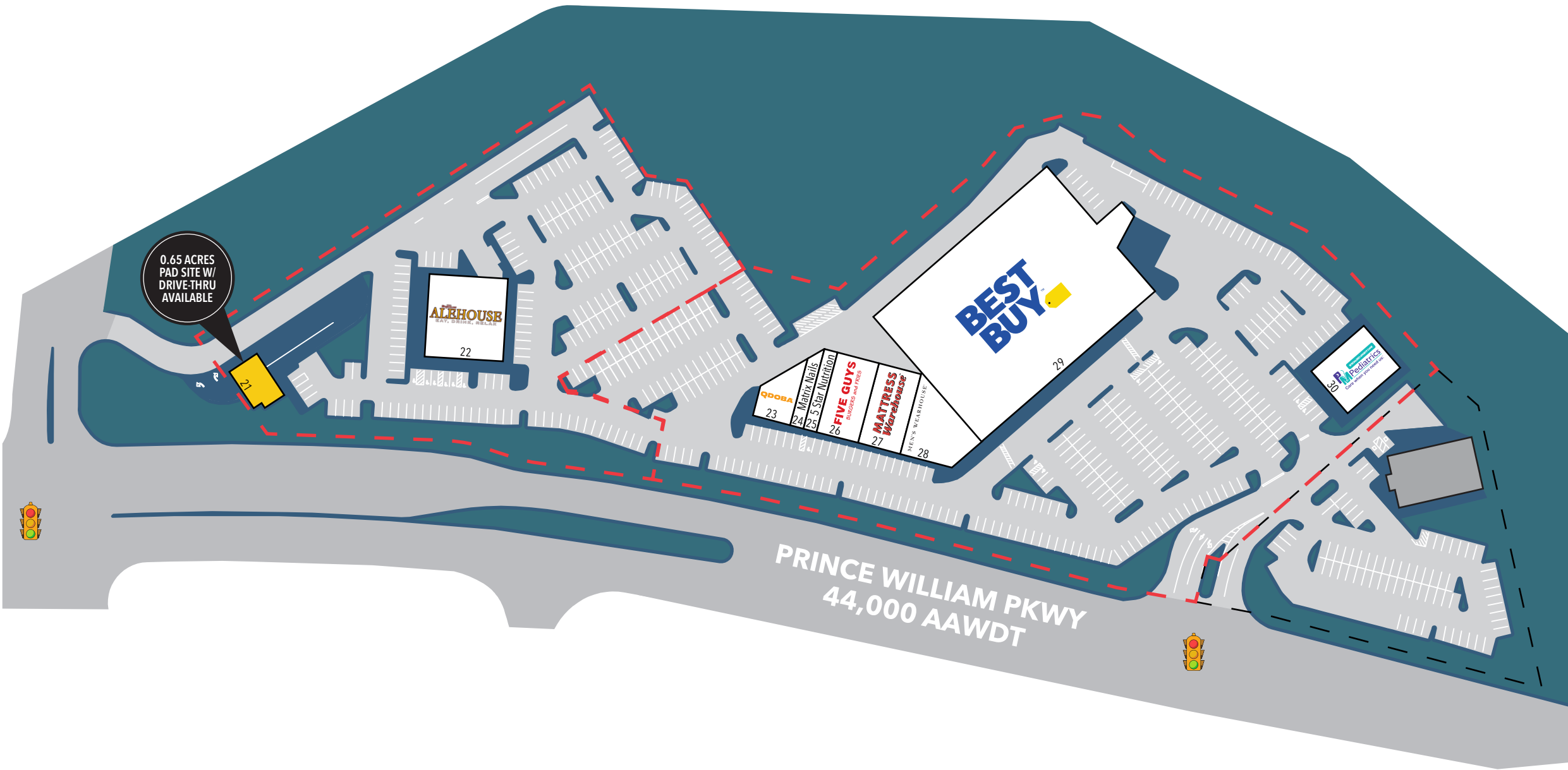
LEASED

BLOCK 5&6

SITE PLAN



Space #	Tenant Name	Gross Floor Area (SF)
21	AVAILABLE	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

NEIGHBORHOOD PROFILE

	1 MILES	3 MILES	5 MILES
POPULATION SUMMARY			
2010 Total Population	5,984	123,313	206,286
2020 Total Population	6,689	142,398	243,667
2025 Total Population	7,301	144,918	249,229
2025 Group Quarters	85	416	511
2030 Total Population	7,991	149,118	255,697
2025-2030 Annual Rate	1.82%	0.57%	0.51%
2025 Total Daytime Population	18,632	117,570	197,543
Workers	14,836	52,884	86,701
Residents	3,796	64,686	110,842

2025 POPULATION BY AGE			
Population Age 0 - 4	5.7%	6.6%	6.3%
Population Age 5 - 9	6.2%	7.0%	6.9%
Population Age 10 - 14	6.9%	7.2%	7.1%
Population Age 15 - 24	13.7%	13.6%	13.1%
Population Age 25 - 34	12.0%	15.0%	14.5%
Population Age 35 - 44	13.6%	14.9%	14.5%
Population Age 45 - 54	13.8%	13.7%	13.6%
Population Age 55 - 64	11.4%	10.7%	11.6%
Population Age 65 - 74	10.0%	7.6%	8.1%
Population Age 75 - 84	5.5%	3.6%	3.8%
Population Age 85 +	1.8%	0.9%	0.8%
Population Age 18 +	77.1%	75.1%	75.5%
Median Age	39.1	35.5	36.4

2025 POPULATION BY RACE/ETHNICITY			
White Alone	31.7%	27.7%	31.5%
Black Alone	19.7%	24.0%	25.0%
American Indian Alone	0.9%	0.9%	0.7%
Asian Alone	13.7%	11.1%	11.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	19.5%	21.4%	16.5%
Two or More Races	14.4%	14.9%	14.3%
Hispanic Origin	33.2%	36.5%	29.8%
Diversity Index	87.9	88.5	87.0

	1 MILES	3 MILES	5 MILES
2025 POPULATION BY SEX			
Male Population	3,585	71,428	122,643
Female Population	3,716	73,490	126,586

2025 POPULATION 15+ BY MARITAL STATUS			
Total Population 15+	5,931	114,831	198,607
Never Married	29.3%	35.5%	33.1%
Married	59.6%	50.8%	53.6%
Widowed	3.9%	3.8%	3.8%
Separated or Divorced	7.2%	9.9%	9.5%

2025 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	4,928	95,190	165,879
Less than 9th Grade	6.6%	6.5%	5.5%
9th - 12th Grade, No Diploma	3.5%	5.8%	4.5%
High School Graduate	28.6%	21.4%	19.0%
GED/Alternative Credential	4.1%	3.7%	3.1%
Some College, No Degree	17.3%	15.8%	15.4%
Associate Degree	6.8%	9.3%	9.0%
Bachelor's Degree	19.3%	23.6%	25.9%
Graduate/Professional Degree	13.8%	13.8%	17.6%

HOUSEHOLDS SUMMARY			
2010 Households	1,895	40,859	68,119
2010 Average Household Size	3.15	3.01	3.02
2020 Households	2,096	46,169	78,563
2020 Average Household Size	3.15	3.08	3.09
2025 Households	2,409	47,763	81,399
2025 Average Household Size	3.00	3.03	3.06
2030 Households	2,719	49,448	84,085
2030 Average Household Size	2.91	3.01	3.03
2025-2030 Annual Rate	2.45%	0.70%	0.65%
2025 Families	1,750	33,860	60,209
2025 Average Family Size	3.55	3.61	3.58
2030 Families	1,929	34,866	61,865
2030 Average Family Size	3.50	3.61	3.57
2025-2030 Growth Rate	2.0%	0.6%	0.5%

HOUSING UNIT SUMMARY			
2025 Housing Units	2,449	48,784	83,105
Owner Occupied Housing Units	73.8%	65.9%	71.7%
Renter Occupied Housing Units	26.2%	34.1%	28.4%
Vacant Housing Units	1.6%	2.1%	2.0%

	1 MILES	3 MILES	5 MILES
2025 HOUSEHOLDS BY INCOME			
<\$15,000	6.9%	4.5%	4.2%
\$15,000 - \$24,999	4.7%	3.0%	2.2%
\$25,000 - \$34,999	5.5%	3.9%	3.0%
\$35,000 - \$49,999	4.9%	4.2%	3.5%
\$50,000 - \$74,999	11.4%	14.6%	12.1%
\$75,000 - \$99,999	17.4%	15.5%	13.6%
\$100,000 - \$149,999	14.5%	20.8%	19.6%
\$150,000 - \$199,999	20.5%	14.8%	16.5%
\$200,000+	14.2%	18.7%	25.3%
Average Household Income	\$125,619	\$136,046	\$155,840
Median Household Income	\$98,539	\$107,759	\$126,063
Per Capita Income	\$42,229	\$45,022	\$51,020

2025 OWNER OCCUPIED HOUSING UNITS BY VALUE			
Total	1,777	31,469	58,308
<\$50,000	4.1%	3.8%	2.6%
\$50,000 - \$99,999	1.5%	0.6%	0.7%
\$100,000 - \$149,999	1.3%	0.4%	0.3%
\$150,000 - \$199,999	1.6%	0.6%	0.4%
\$200,000 - \$249,999	2.9%	1.4%	1.0%
\$250,000 - \$299,999	4.9%	2.9%	1.9%
\$300,000 - \$399,999	19.5%	22.7%	16.1%
\$400,000 - \$499,999	22.6%	25.1%	21.2%
\$500,000 - \$749,999	27.5%	30.8%	38.4%
\$750,000 - \$999,999	11.9%	7.7%	13.0%
\$2,000,000 +	1.5%	2.1%	1.5%
Average Home Value	\$515,474	\$538,752	\$589,006

2025 EMPLOYED POPULATION 16+ BY INDUSTRY			
Total	3,550	80,419	138,068
Agriculture/Mining	0.2%	0.2%	0.2%
Construction	7.7%	10.0%	8.2%
Manufacturing	3.5%	2.5%	2.5%
Wholesale Trade	0.5%	1.4%	1.3%
Retail Trade	9.2%	9.9%	9.4%
Transportation/Utilities	6.6%	6.3%	5.9%
Information	0%	1%	1%
Finance/Insurance/Real Estate	2.6%	5.1%	5.1%
Services	59.6%	51.8%	51.8%
Public Administration	9.8%	11.7%	14.5%

	1 MILES	3 MILES	5 MILES
2025 EMPLOYED POPULATION 16+ BY OCCUPATION			
White Collar	64.9%	61.8%	65.9%
Management/Business/Financial	19.6%	18.5%	20.9%
Professional	27.9%	26.1%	27.9%
Sales	6.3%	7.2%	7.3%
Administrative Support	11.0%	10.0%	9.6%
Services	19.6%	18.0%	16.8%
Blue Collar	15.6%	20.2%	17.3%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	5.2%	6.6%	5.1%
Installation/Maintenance/Repair	1.7%	2.5%	2.4%
Production	1.8%	2.8%	2.5%
Transportation/Material Moving	7.0%	8.2%	7.2%

2025 CONSUMER SPENDING			
Apparel & Services: Total \$	\$6,373,983	\$139,871,012	\$268,977,407
Average Spent	\$2,645.90	\$2,928.44	\$3,304.43
Education: Total \$	\$4,589,779	\$93,970,409	\$188,578,377
Average Spent	\$1,905.26	\$1,967.43	\$2,316.72
Entertainment/Recreation: Total \$	\$10,398,744	\$222,648,248	\$435,726,332
Average Spent	\$4,316.26	\$4,661.52	\$5,352.97
Food at Home: Total \$	\$19,012,616	\$406,263,342	\$777,600,998
Average Spent	\$7,892.33	\$8,505.82	\$9,552.96
Food Away from Home: Total \$	\$11,005,231	\$239,589,828	\$460,555,908
Average Spent	\$4,568.38	\$5,016.22	\$5,658.00
Health Care: Total \$	\$18,572,203	\$398,597,369	\$779,130,350
Average Spent	\$7,709.51	\$8,345.32	\$9,571.74
HH Furnishings & Equipment: Total \$	\$7,400,767	\$161,232,437	\$314,306,578
Average Spent	\$3,072.13	\$3,375.68	\$3,861.31
Personal Care Products & Services: Total \$	\$2,758,612	\$59,564,759	\$114,879,030
Average Spent	\$1,145.13	\$1,247.09	\$1,411.31
Shelter: Total \$	\$73,811,246	\$1,545,317,218	\$2,969,286,618
Average Spent	\$30,639.79	\$32,353.86	\$36,478.17
Support Payments/Cash Contributions/ Gifts in Kind: Total \$	\$7,787,271	\$175,923,213	\$352,210,233
Average Spent	\$3,232.57	\$3,683.25	\$4,326.96
Travel: Total \$	\$9,656,017	\$201,237,478	\$398,971,140
Average Spent	\$4,008.31	\$4,214.00	\$4,901.43
Vehicle Maintenance & Repairs: Total \$	\$3,398,095	\$74,592,738	\$143,243,764
Average Spent	\$1,410.58	\$1,561.73	\$1,759.77

SMOKETOWN STATION

WOODBIDGE, VA

RETAIL LEASING

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