

SMOKETOWN STATION

WOODBIDGE, VA

2ND
& CHARLES
Total Wine
& MORE

BEST
BUY

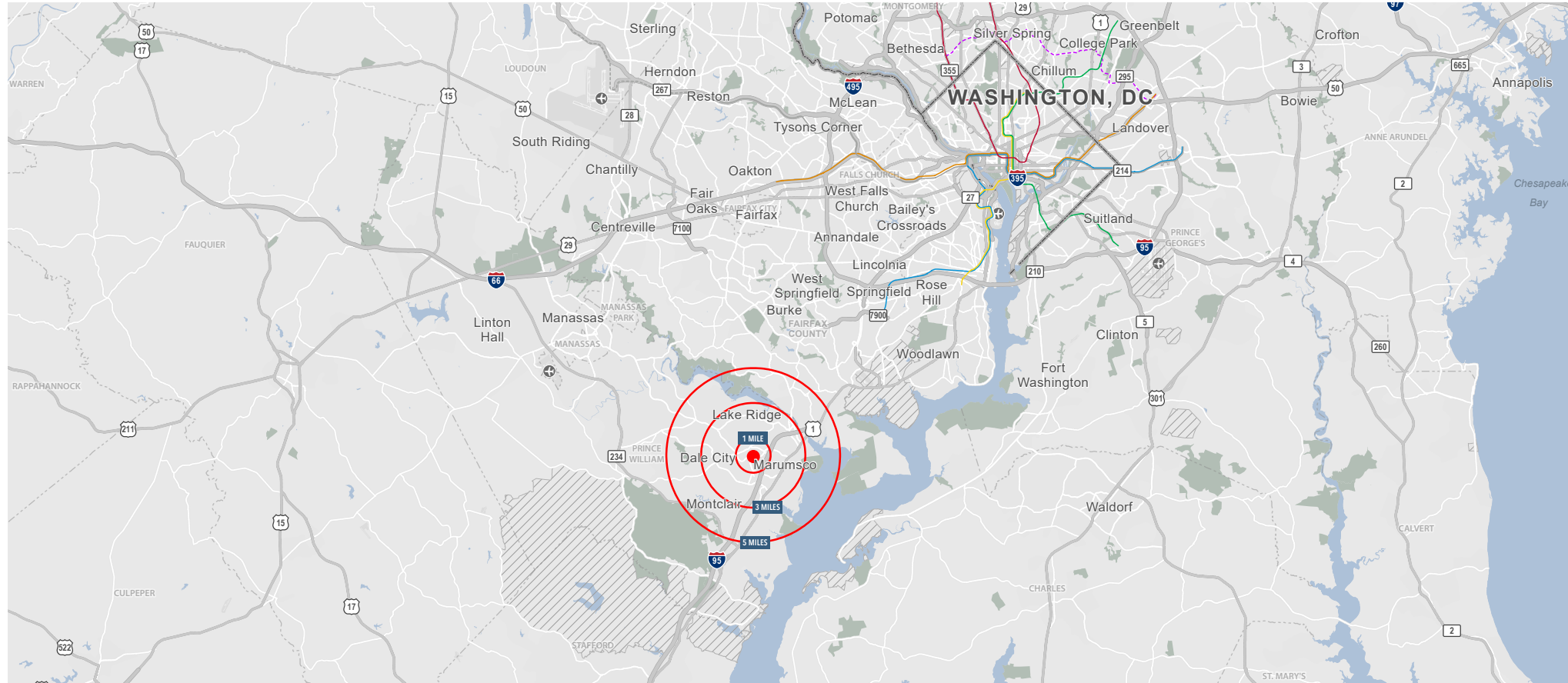
HOBBY
LOBBY
Super Savings. Super Selection!

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	4,756	17,277	\$94,683
3 MILES	140,349	113,767	\$98,010
5 MILES	246,151	192,538	\$108,797



SMOKETOWN STATION

WOODBIDGE, VA

Anchored by:



Notable Retailers and Restaurants:





SMOKETOWN STATION

PETSMART PartyCity
LAI FITNESS SPORTING GOODS
DICK'S HOBBY LOBBY
Super Savings. Super Selection!

2ND & CHARLES
BEST BUY
Total Wine & MORE
PLANNED

FOULGER SQUARE

KOHL'S
GLOBAL FOOD
THE HOME DEPOT

SMOKETOWN PLAZA

LOWE'S
ALDI

PARKWAY CROSSING WEST

TARGET
VCF
VALUE CITY FURNITURE

GORDON PLAZA
(PROPOSED REDEVELOPMENT)

ALDI
THE HOME DEPOT
PLANNED
REGENCY FURNITURE SHOWROOMS

STATION PLAZA

FOOD LION

QUARTZ DISTRICT
(PROPOSED)

CENTER PLAZA

Giant

GLENDALE PLAZA

PRINCE WILLIAM COMMONS

BIS XSPORT FITNESS

Walmart

Sam's CLUB

FLOOR & DECOR

PARKWAY CROSSING EAST

Michaels
urbanAir ADVENTURE PARK

JEFFERSON PLAZA

MARUMSCO PLAZA

TODOS SUPER MARKET

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

Costco Wholesale T.J. Maxx
JCPenney HomeGoods
NORDSTROM
Rack Burlington
Marshalls AMC

IKEA

LYNWOOD PLAZA

Planet Fitness

CHESHIRE STATION

SAFEWAY
petco

PRINCE WILLIAM SQUARE

ROSS dd's
MOM'S Organic Market
DRESS FOR LESS DISCOUNTS
ASHLEY JOANN

HAVERTYS

PRINCE WILLIAM PLAZA

AMERICAN Groceries

POTOMAC FESTIVAL II

BOB'S FURNITURE

BIG LOTS!

FEATHERSTONE SQUARE

FOOD LION
Cabe's

POTOMAC FESTIVAL I

Staples
savers

MARKET AT OPITZ CROSSING

fresh world

at home

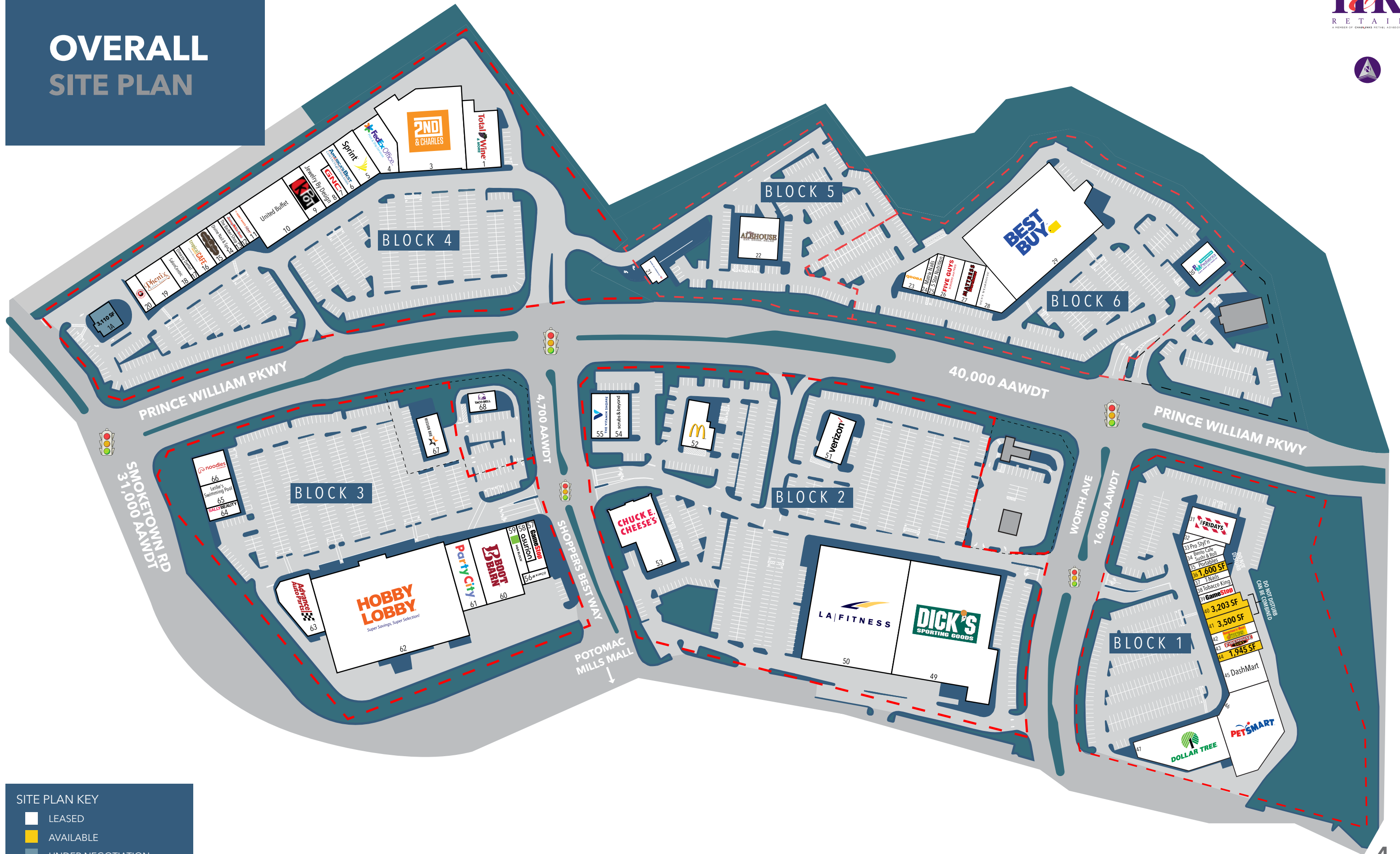
NEABSCO COMMON

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 DSW

OVERALL SITE PLAN



SITE PLAN KEY

- LEASED
- AVAILABLE
- UNDER NEGOTIATION

BLOCK 1 SITE PLAN

Space #	Tenant Name	Gross Floor Area (SF)
31	TGI Friday's	5,820
32	State Farm Insurance	853
33	Pro Styl'n	1,172
34	Bento Cafe Sushi & Roll	2,280
35	Portables	1,190
36	AVAILABLE - DO NOT DISTURB	1,600
37	T-Nails	1,205
38	Tobacco King	1,596
39	GameStop	1,600
40	AVAILABLE - DO NOT DISTURB	3,203
41	AVAILABLE - DO NOT DISTURB	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



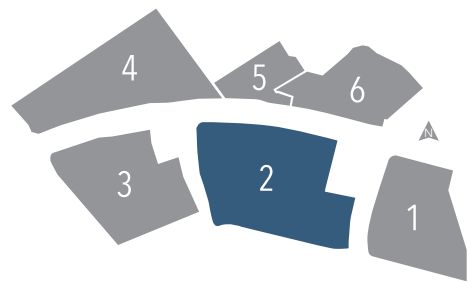
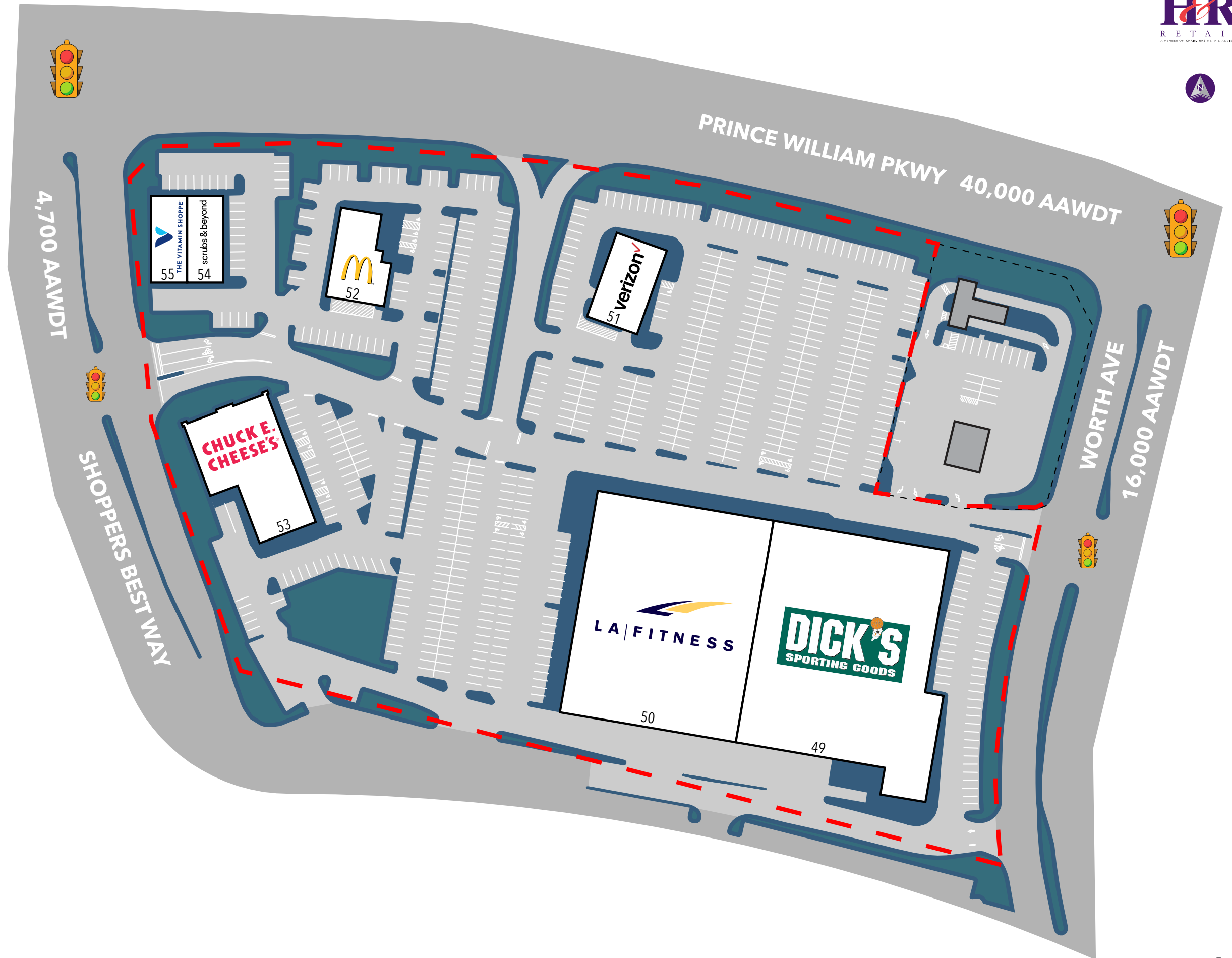
SITE PLAN KEY

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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



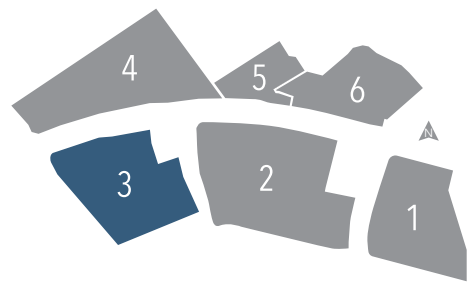
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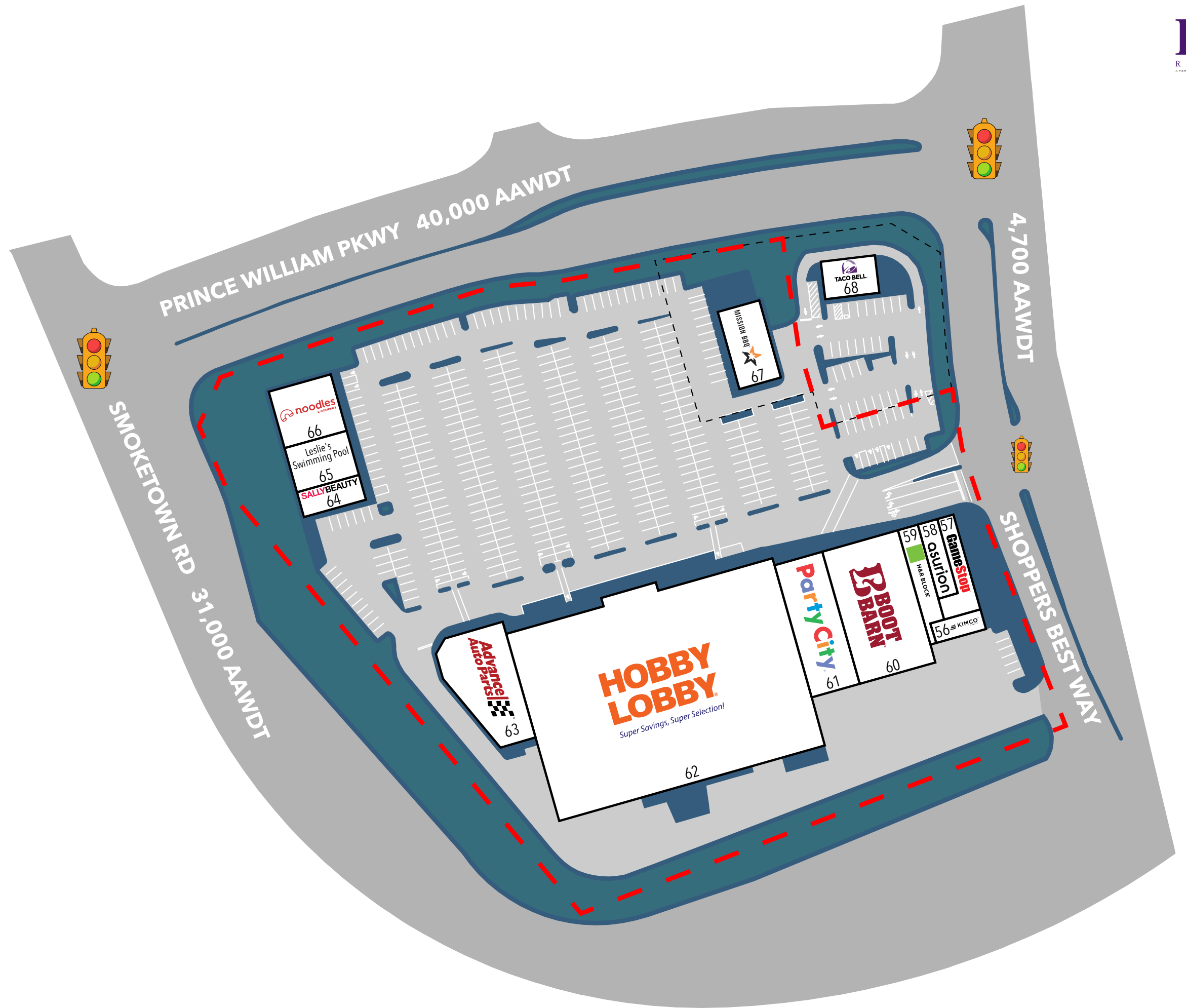
BLOCK 3 SITE PLAN

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	Party City	9,020
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

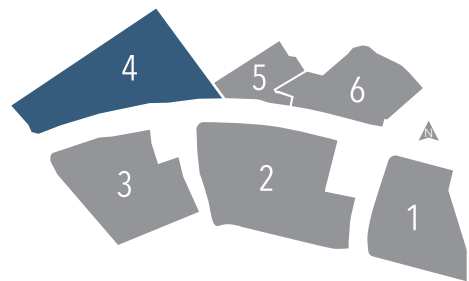
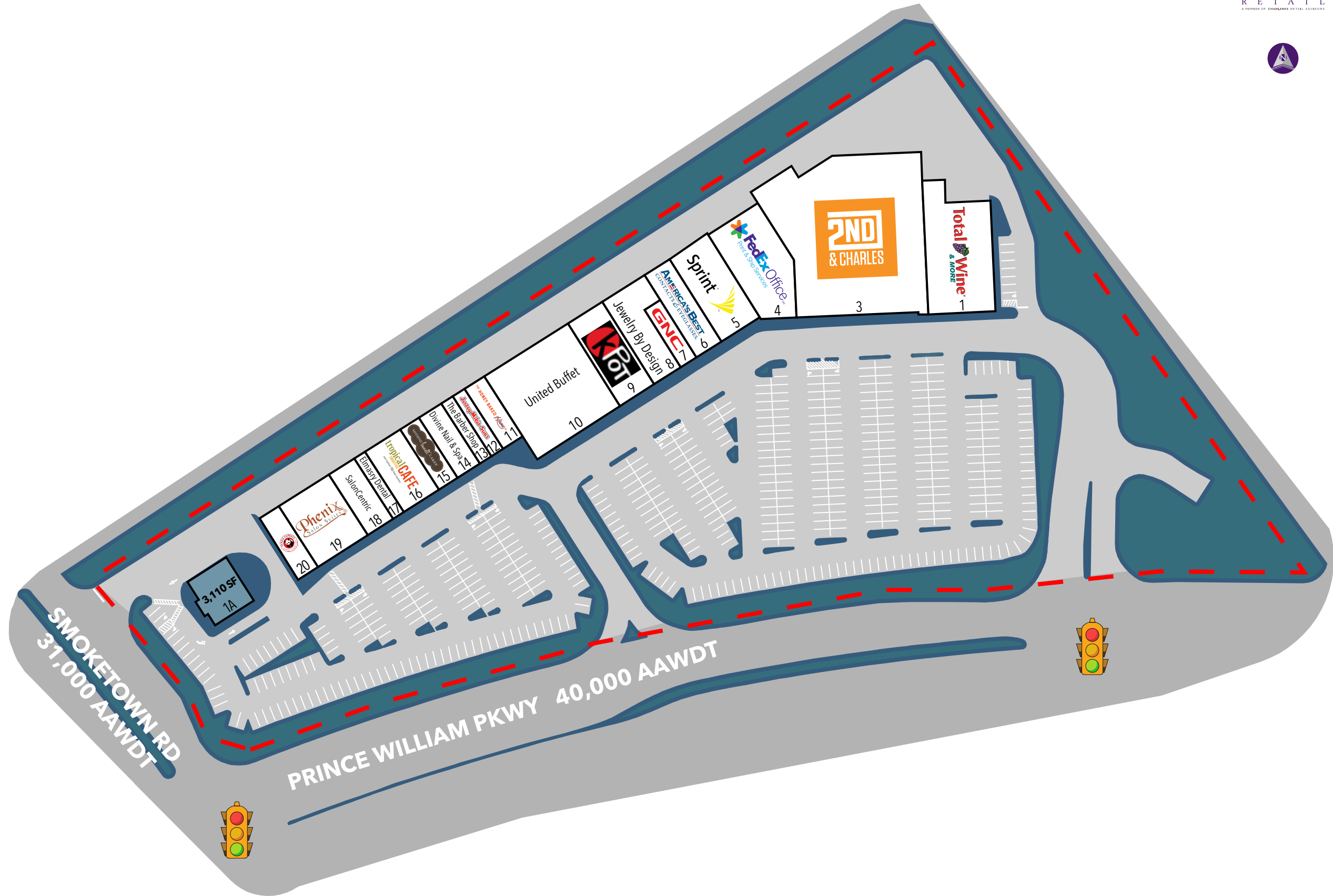
- LEASED
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BLOCK 4 SITE PLAN

Space #	Tenant Name	Gross Floor Area (SF)
1	Signed Lease	12,593
1A	UNDER NEGOTIATION	3,110
3	2nd & Charles	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



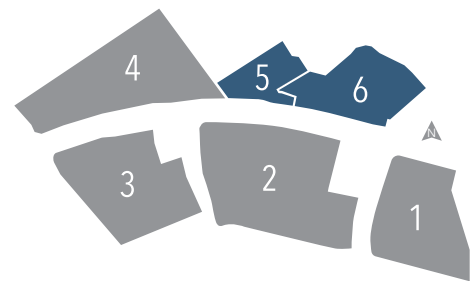
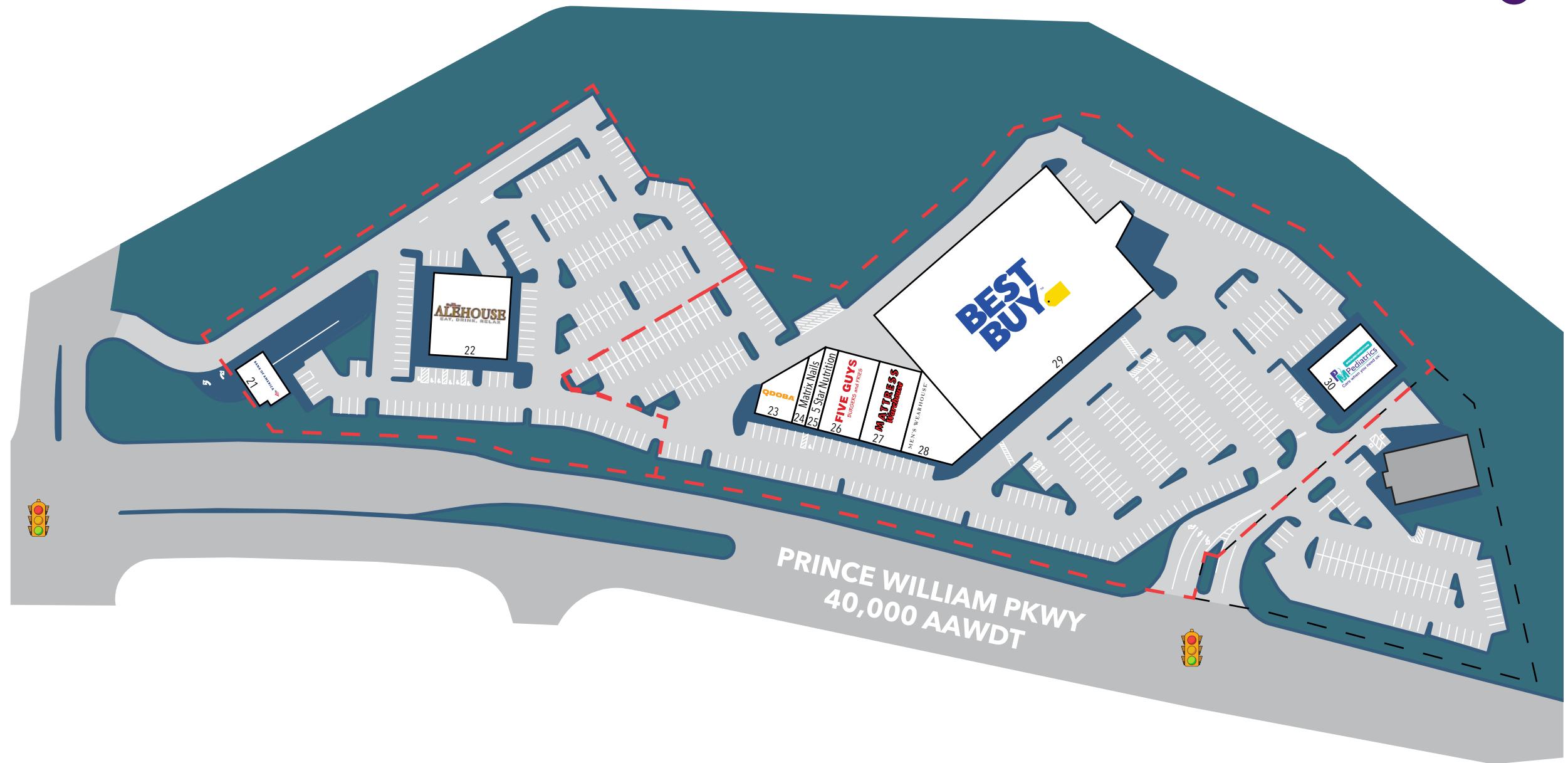
SITE PLAN KEY

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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

2023 and 2028 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	4,417	35,359	101,995
2010 Total Population	4,128	42,667	118,871
2023 Total Population	4,756	49,830	140,349
2023 Group Quarters	88	251	418
2028 Total Population	4,831	51,091	144,748
2023-2028 Annual Rate	0.31%	0.50%	0.62%
2023 Total Daytime Population	17,277	51,479	113,767
Workers	14,905	27,669	48,354
Residents	2,372	23,810	65,413

2023 POPULATION BY AGE			
Population Age 0 - 4	6.5%	7.4%	7.1%
Population Age 5 - 9	7.1%	7.6%	7.4%
Population Age 10 - 14	7.4%	7.6%	7.4%
Population Age 15 - 24	12.9%	12.7%	12.7%
Population Age 25 - 34	14.2%	15.6%	15.7%
Population Age 35 - 44	15.3%	15.7%	15.7%
Population Age 45 - 54	12.7%	11.7%	12.0%
Population Age 55 - 64	11.7%	10.7%	11.0%
Population Age 65 - 74	8.0%	6.9%	7.2%
Population Age 75 - 84	3.1%	3.1%	3.0%
Population Age 85 +	1.0%	1.0%	0.8%
Population Age 18 +	74.7%	73.4%	74.1%
Median Age	36.2	34.5	34.8

2023 POPULATION BY SEX			
Male Population	2,343	24,750	69,187
Female Population	2,413	25,080	71,162

2023 POPULATION BY RACE/ETHNICITY			
White Alone	29.3%	26.0%	28.2%
Black Alone	20.9%	22.0%	24.2%
American Indian Alone	1.1%	1.1%	0.9%
Asian Alone	12.5%	9.8%	10.0%
Pacific Islander Alone	0.2%	0.1%	0.1%
Some Other Race Alone	21.0%	25.6%	21.6%
Two or More Races	15.0%	15.4%	14.9%
Hispanic Origin	35.4%	42.1%	36.8%
Diversity Index	88.5	89.0	88.4

	1 MILES	3 MILES	5 MILES
2023 POPULATION 15+ BY MARITAL STATUS			
Total Population 15+	3,760	38,563	109,562
Never Married	32.3%	34.2%	35.2%
Married	54.3%	52.4%	51.6%
Widowed	3.6%	3.9%	3.6%
Separated or Divorced	9.8%	9.5%	9.6%

2023 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	3,142	32,233	91,743
Less than 9th Grade	10.1%	8.6%	6.6%
9th - 12th Grade, No Diploma	4.6%	5.4%	5.4%
High School Graduate	23.9%	22.7%	20.9%
GED/Alternative Credential	3.7%	3.5%	3.1%
Some College, No Degree	13.3%	17.3%	17.6%
Associate Degree	6.4%	7.5%	8.7%
Bachelor's Degree	21.4%	20.8%	22.9%
Graduate/Professional Degree	16.6%	14.1%	14.8%

HOUSEHOLDS SUMMARY			
2000 Households	1,588	11,770	34,874
2000 Average Household Size	2.77	2.98	2.91
2010 Households	1,292	13,630	39,354
2010 Average Household Size	3.18	3.12	3.01
2023 Households	1,509	16,047	45,866
2023 Average Household Size	3.09	3.09	3.05
2028 Households	1,534	16,517	47,440
2028 Average Household Size	3.09	3.08	3.04
2023-2028 Annual Rate	0.33%	0.58%	0.68%
2010 Families	952	9,922	28,264
2010 Average Family Size	3.66	3.57	3.49
2023 Families	1,068	11,137	31,695
2023 Average Family Size	3.67	3.66	3.63
2028 Families	1,082	11,375	32,558
2028 Average Family Size	3.68	3.67	3.63
2023-2028 Annual Rate	0.26%	0.42%	0.54%

HOUSING UNIT SUMMARY			
2023 Housing Units	1,548	16,595	47,274
Owner Occupied Housing Units	71.6%	63.2%	64.1%
Renter Occupied Housing Units	25.9%	33.5%	32.9%
Vacant Housing Units	2.5%	3.3%	3.0%

	1 MILES	3 MILES	5 MILES
2023 HOUSEHOLDS BY INCOME			
<\$15,000	6.8%	4.6%	4.2%
\$15,000 - \$24,999	8.3%	4.5%	3.9%
\$25,000 - \$34,999	5.8%	4.0%	3.9%
\$35,000 - \$49,999	5.2%	10.1%	8.4%
\$50,000 - \$74,999	13.1%	16.2%	16.6%
\$75,000 - \$99,999	13.1%	14.4%	13.9%
\$100,000 - \$149,999	20.6%	22.3%	24.1%
\$150,000 - \$199,999	14.7%	13.1%	12.6%
\$200,000+	12.5%	10.8%	12.4%
Average Household Income	\$121,289	\$119,070	\$124,532
Median Household Income	\$94,683	\$91,791	\$98,010
Per Capita Income	\$40,005	\$38,104	\$40,880

2023 OWNER OCCUPIED HOUSING UNITS BY VALUE			
Total	1,107	10,484	30,314
<\$50,000	11.8%	6.3%	7.1%
\$50,000 - \$99,999	0.1%	0.1%	0.1%
\$100,000 - \$149,999	0.0%	0.2%	0.2%
\$150,000 - \$199,999	0.5%	0.6%	0.5%
\$200,000 - \$249,999	3.1%	3.8%	3.6%
\$250,000 - \$299,999	8.7%	7.6%	6.4%
\$300,000 - \$399,999	27.1%	39.6%	35.1%
\$400,000 - \$499,999	15.2%	14.4%	15.0%
\$500,000 - \$749,999	29.7%	20.8%	25.2%
\$750,000 - \$999,999	1.8%	3.3%	3.9%
\$1,000,000 +	1.0%	1.5%	1.2%
Average Home Value	\$429,860	\$448,057	\$457,936

2023 EMPLOYED POPULATION 16+ BY INDUSTRY			
Total	2,409	26,087	75,039
Agriculture/Mining	0.4%	0.5%	0.3%
Construction	8.2%	11.7%	9.8%
Manufacturing	2.9%	2.7%	2.6%
Wholesale Trade	0.5%	1.8%	1.4%
Retail Trade	8.1%	8.7%	9.3%
Transportation/Utilities	5.5%	5.6%	6.5%
Information	0.4%	0.8%	1.1%
Finance/Insurance/Real Estate	2.6%	4.3%	5.0%
Services	60.6%	55.0%	53.0%
Public Administration	10.8%	9.1%	11.0%

	1 MILES	3 MILES	5 MILES
2023 EMPLOYED POPULATION 16+ BY OCCUPATION			
White Collar	64.5%	58.6%	61.9%
Management/Business/Financial	20.0%	17.9%	18.4%
Professional	27.0%	24.9%	25.9%
Sales	5.7%	6.3%	7.3%
Administrative Support	11.8%	9.4%	10.4%
Services	20.7%	20.1%	17.9%
Blue Collar	14.8%	21.3%	20.1%
Farming/Forestry/Fishing	0.1%	0.2%	0.1%
Construction/Extraction	5.1%	7.7%	6.4%
Installation/Maintenance/Repair	2.2%	3.3%	2.7%
Production	2.0%	2.9%	3.3%
Transportation/Material Moving	5.4%	7.2%	7.7%

2023 CONSUMER SPENDING			
Apparel & Services: Total \$	\$3,728,952	\$39,813,346	\$119,036,444
Average Spent	\$2,471.14	\$2,481.05	\$2,595.31
Education: Total \$	\$3,306,253	\$32,946,989	\$97,109,747
Average Spent	\$2,191.02	\$2,053.16	\$2,117.25
Entertainment/Recreation: Total \$	\$6,213,180	\$65,251,683	\$195,424,197
Average Spent	\$4,117.42	\$4,066.29	\$4,260.76
Food at Home: Total \$	\$11,232,124	\$120,441,595	\$358,437,515
Average Spent	\$7,443.42	\$7,505.55	\$7,814.88
Food Away from Home: Total \$	\$6,323,815	\$67,566,853	\$203,152,999
Average Spent	\$4,190.73	\$4,210.56	\$4,429.27
Health Care: Total \$	\$11,401,968	\$121,514,883	\$363,559,660
Average Spent	\$7,555.98	\$7,572.44	\$7,926.56
HH Furnishings & Equipment: Total \$	\$4,988,846	\$52,382,688	\$157,089,577
Average Spent	\$3,306.06	\$3,264.33	\$3,424.97
Personal Care Products & Services: Total \$	\$1,626,362	\$17,274,154	\$51,702,929
Average Spent	\$1,077.77	\$1,076.47	\$1,127.26
Shelter: Total \$	\$43,103,076	\$456,706,354	\$1,359,305,667
Average Spent	\$28,564.00	\$28,460.54	\$29,636.46
Support Payments/Cash Contributions/ Gifts in Kind: Total \$	\$4,965,296	\$52,046,169	\$155,960,326
Average Spent	\$3,290.45	\$3,243.36	\$3,400.35
Travel: Total \$	\$3,923,602	\$40,420,497	\$121,437,088
Average Spent	\$2,600.13	\$2,518.88	\$2,647.65
Vehicle Maintenance & Repairs: Total \$	\$2,078,716	\$22,581,437	\$68,022,149
Average Spent	\$1,377.55	\$1,407.21	\$1,483.06

SMOKETOWN STATION

WOODBRIDGE, VA

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