

SMOKETOWN STATION

Prince William Pkwy & Smoketown Rd
Woodbridge, VA 22192



FOR LEASE
1,981 SF
5,032 SF
and
6,364 SF
In-Line
•
12,000 SF



HIGHLIGHTS:

- 494,506 SF Smoketown Station retail center is located at the entrance to Potomac Mills Mall, the 10th most popular tourist destination in Virginia.
- High traffic, high visibility site with signalized entrance off of Prince William Pkwy (45,000 AADT).
- Centrally located in a successful, top-tier super-regional trade area within the Washington DC Region.
- Join other Major National Retail Tenants:



2020 TRAFFIC COUNTS

Prince William Pkwy: 45,000 AADT
Worth Ave: 19,000 AADT
Smoketown Rd: 34,000 AADT



DEMOGRAPHICS*

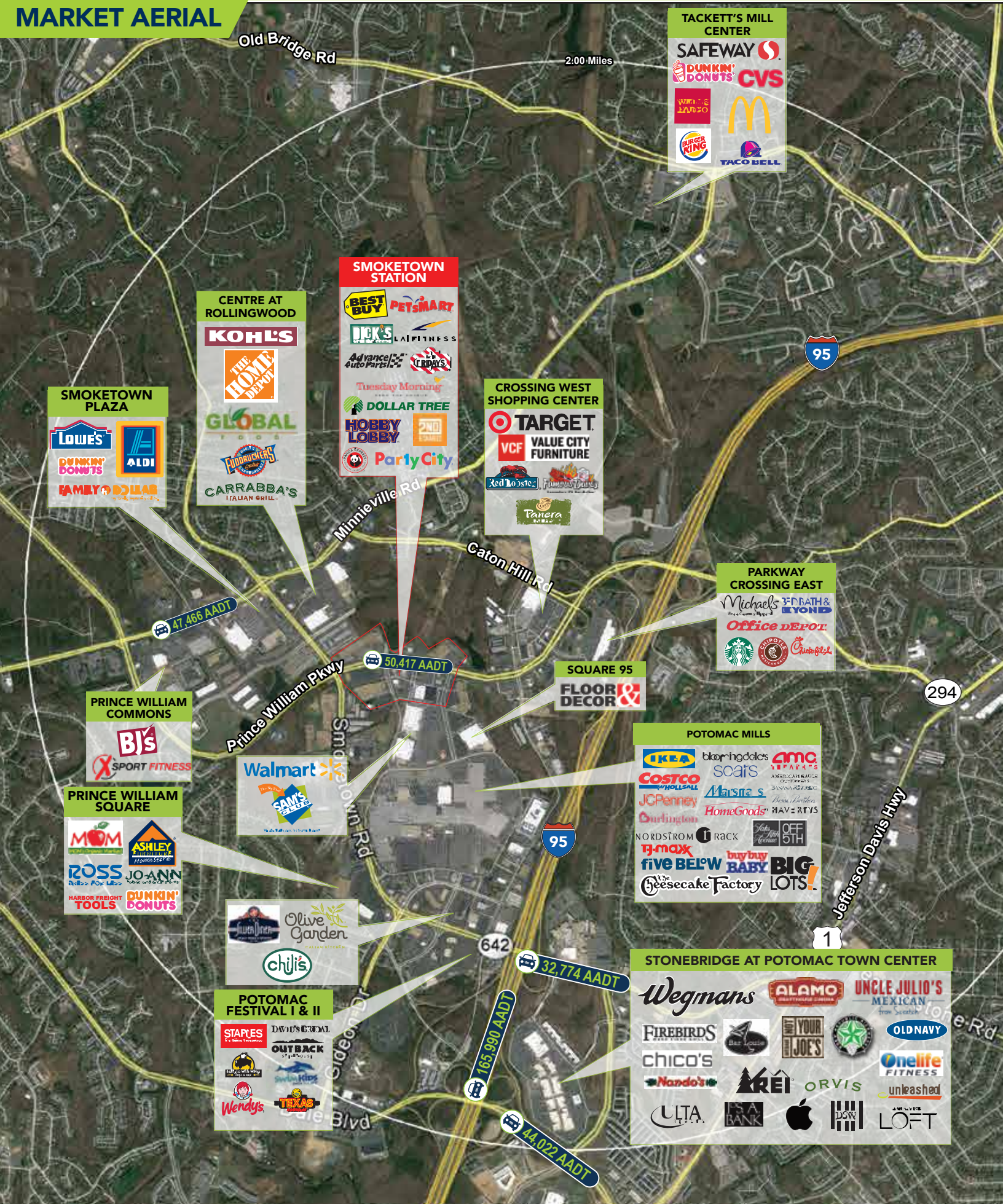
	3-mile	5-miles	10-miles
Population	134,443	241,412	465,952
Households	42,992	76,429	149,157
Median HH Income	\$90,089	\$105,634	\$119,165

*Demographics are 2020 Estimates © 2020 SITES USA, INC.

Interested in more information? Please Contact:

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MARKET AERIAL



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SITE PLAN

