

SMOKETOWN STATION

Prince William Pkwy & Smoketown Rd
Woodbridge, VA 22192



**FOR
LEASE**
5,032 SF
and
6,364 SF
In-Line
•
3,500 SF
End-Cap



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:



2019 TRAFFIC COUNTS

Prince William Pkwy: 45,000 AADT

Worth Ave: 19,000 AADT

Smoketown Rd: 36,000 AADT



DEMOGRAPHICS*

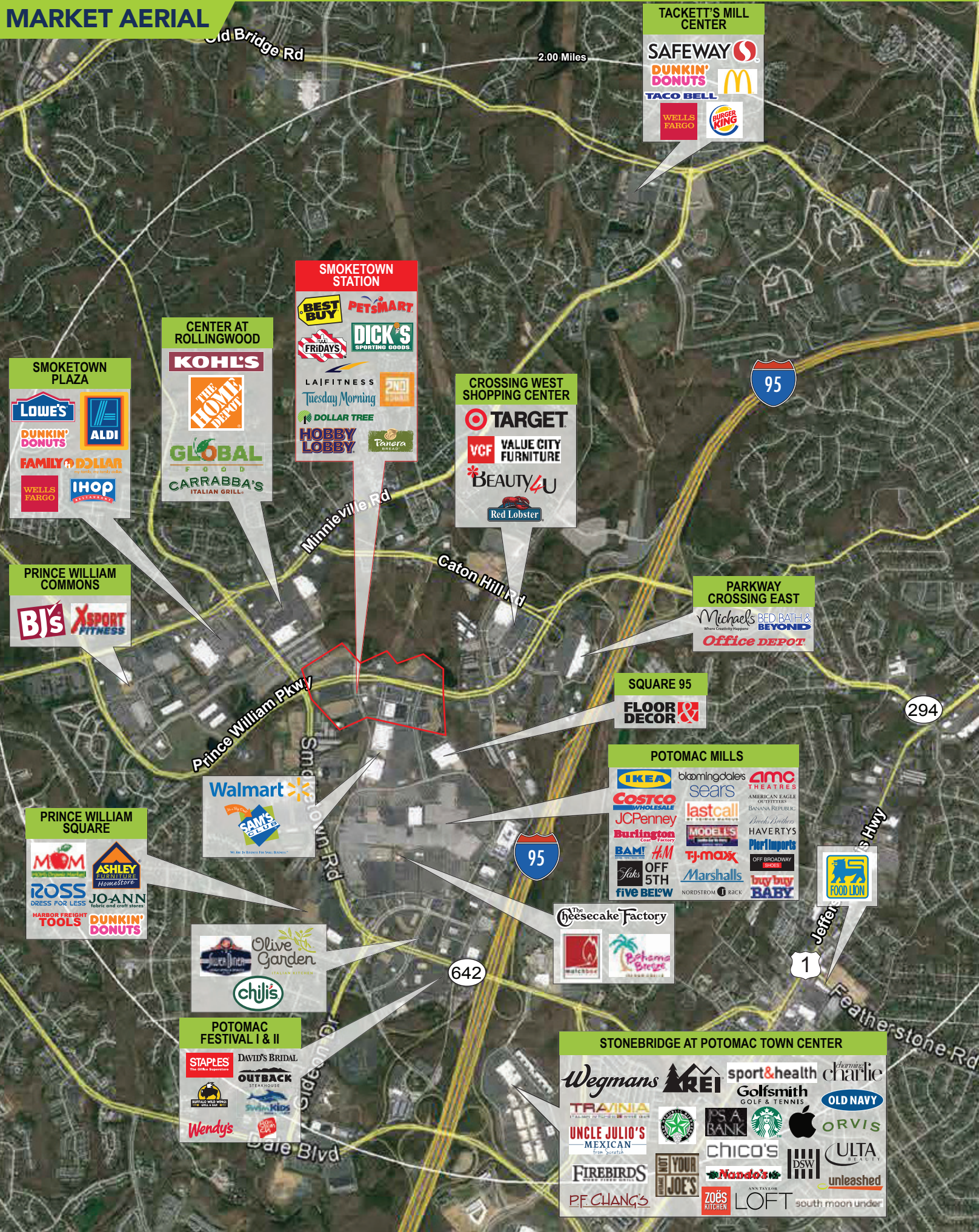
	3-mile	5-miles	10-miles
Population	145,560	243,487	465,952
Households	46,185	77,080	149,157
Median HH Income	\$90,484	\$103,185	\$119,165

*Demographics are 2019 Estimates © 2019 SITES USA, INC.

Interested in more information? Please Contact:

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MARKET AERIAL



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SITE PLAN

