



RETAIL PROPERTY FOR LEASE

ASHDALE PLAZA SHOPPING CENTER

2900-2980 DALE BLVD, WOODBRIDGE, VA 22193



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,843 - 3000 SF
Lease Rate:	Negotiable
Building Size:	94,000 SF

AVAILABLE SPACES	SF
19 - Pad Site	3,000 SF

PROPERTY OVERVIEW

94,000 Square Foot Shopping Center anchored by a 24,500 Goodwill store and DaVita Dialysis Center. Conveniently located off of I-95, between Stonebridge (Wegmans) and NOVA Woodbridge campus.

PROPERTY HIGHLIGHTS

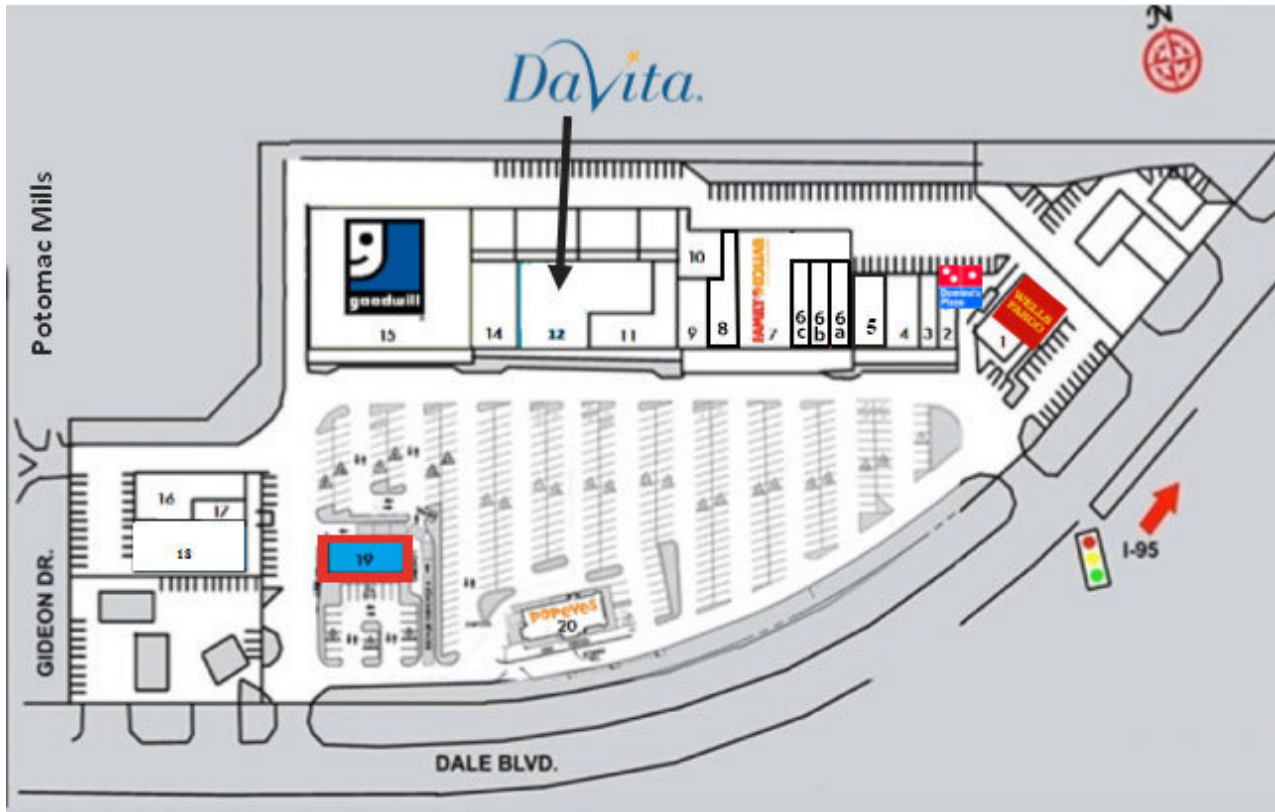
- High visibility.
- Abundant parking.
- Easy ingress and egress from I-95 & Dale Boulevard.
- Join Goodwill, Family Dollar, DaVita Dialysis Center, Wells Fargo, Domino's Pizza and Popeye's Chicken.

DEMOGRAPHICS	1 Mile	2 Miles	3 Miles
Total Households:	2,614	14,750	37,368
Total Population:	8,479	46,169	114,548
Average HH Income:	\$101,787	\$107,856	\$105,368

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SITE PLAN



1	WELLS FARGO	3,622 SF	10	FIESTA CHICKEN	2,321 SF
2	DOMINO'S PIZZA	1,518 SF	11	SABOR LATINO	5,193 SF
2	BARBER SHOP	1,555 SF	12	DAVITA	10,175 SF
4	PHO 79	3,200 SF	14	LA AZTECA	3,683 SF
5	SHAHI KABOB	3,200 SF	15	GOODWILL	24,500 SF
6A	TOBACCO KING	1,732 SF	16	ANIMAL HOSPITAL	4,535 SF
6B	BOOST MOBILE	1,724 SF	17	HOT NAILS	1,169 SF
6C	PHARMACY	1,843 SF	18	WASH N DRY	5,792 SF
7	FAMILY DOLLAR	7,500 SF	19	PAD SITE	3,000 SF
8	ASHDALE CLEANERS	3,000 SF	20	POPEYE'S	3,310 SF

RETAILER MAP



Lowe's

ALDI

THE HOME DEPOT

HOBBY LOBBY Party City

BEST BUY

TARGET

Walmart

Sam's CLUB

DICK'S SPORTING GOODS

Parkway Crossing East
Office DEPOT Michaels BED BATH & BEYOND

FLOOR DECOR

IKEA

Prince William Square
Rainbow ROSS JOANN
ASHLEY HARBOR FREIGHT TOOLS

Potomac Mills
Brooks Brothers J.CREW Talbots TJ-maxx
LOFT Burlington SEARS
NORDSTROM rack chico's Costco JCP

Potomac Festival
STAPLES MATTRESSFIRM
DAVID'S BRIDAL

Potomac Hospital

44,000 VPD

198,000 VPD

at home

Stonebridge at Potomac Center
LOFT ORVIS
Wegmans ULTA Apple KREI

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