



**RETAIL PROPERTY FOR LEASE**

## ASHDALE PLAZA SHOPPING CENTER

2900-2980 DALE BLVD, WOODBRIDGE, VA 22193



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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Available SF:</b>	1,843 - 3000 SF
<b>Lease Rate:</b>	Negotiable
<b>Building Size:</b>	94,000 SF

<b>AVAILABLE SPACES</b>	<b>SF</b>
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.

<b>DEMOGRAPHICS</b>	<b>1 Mile</b>	<b>2 Miles</b>	<b>3 Miles</b>
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	<b>PAD SITE</b>	<b>3,000 SF</b>
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

FLOOR DECOR

Parkway Crossing East  
Office DEPOT  
Michaels  
BED BATH & BEYOND

IKEA

Prince William Square  
Rainbow  
ROSS DRESS FOR LESS  
JOANN  
ASHLEY Furniture  
HARBOR FREIGHT TOOLS

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

Potomac Festival  
STAPLES  
MATTRESS FIRM  
DAVID'S BRIDAL

Potomac Hospital

44,000 VPD

198,000 VPD

at home  
The Home Decor Superstore

Stonebridge at Potomac Center  
LOFT  
ORVIS  
Wegmans  
ULTA  
Apple  
REI



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