



**KLEIN  
ENTERPRISES**

# MARKET AT OPITZ CROSSING

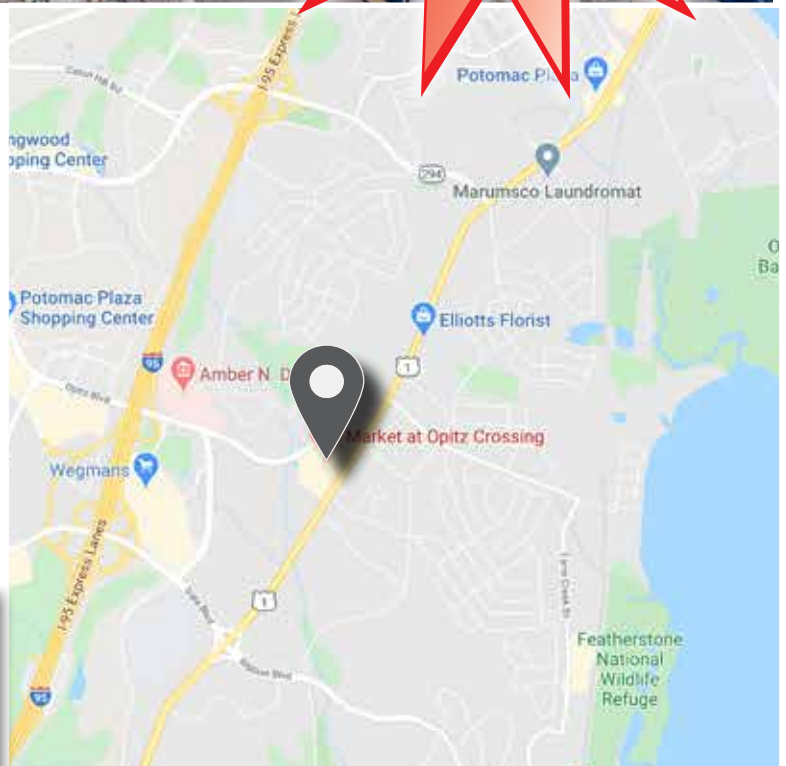
2141 Opitz Boulevard  
Woodbridge, VA 22192



**RETAIL SPACE  
AVAILABLE  
FROM  
1,780 ± SF**

## Property Highlights:

- **Total Square Feet:** 157,724
- **Parking Spaces:** 731± (4.6:1,000)
- **Zoning:** B-1 (General Business District)
- Located at a signalized entrance
- ADT 47,000+ on Route 1
- Less than 1 mile from I-95 Exit #15
- Located in Prince William County which is ranked one of the 10 wealthiest counties in the United States
- Located 25 miles southwest of Washington, D.C.



2019 Demographics	1 mile	3 miles	5 miles
Population	20,526	98,822	207,841
Avg. Household Income	\$113,845	\$112,881	\$120,091
Employees	8,094	36,021	62,760

## Featuring the following retailers:



**Hair cutters**





**THE HOME DEPOT**

**PARKWAY CROSSING EAST**  
**BED BATH & BEYOND** *Michaels*  
**Office DEPOT**

**SMOKETOWN PLAZA**  
**LOWE'S** **ALDI**

**HOBBY LOBBY**  
**Party City**

**Walmart** **LAIFITNESS**  
**Sam's CLUB** **DICK'S SPORTING GOODS**  
EVERY SEASON STARTS AT

**MARUMSCO PLAZA S/C**  
**BIG LOTS!** **RBC**  
**FAMILY DOLLAR**  
**Walgreens**

**PRINCE WILLIAM SQUARE**  
**MOM'S Organic Market** **ASHLEY FURNITURE INDUSTRIES, INC.**  
**ROSS DRESS FOR LESS**

**IKEA**

**POTOMAC MILLS**  
**COSTCO WHOLESALE** **sears**  
**JCPenney** **Starbucks**

**HONDA**  
**DODGE Jeep**  
**TOYOTA**

**FEATHERSTONE PLAZA**  
**Gabe's** **FOOD LION**

**SENTARA NORTHERN VIRGINIA MEDICAL CENTER**

**POTOMAC FESTIVAL**  
**SAVERS** **STAPLES**  
**MATTRESS FIRM**

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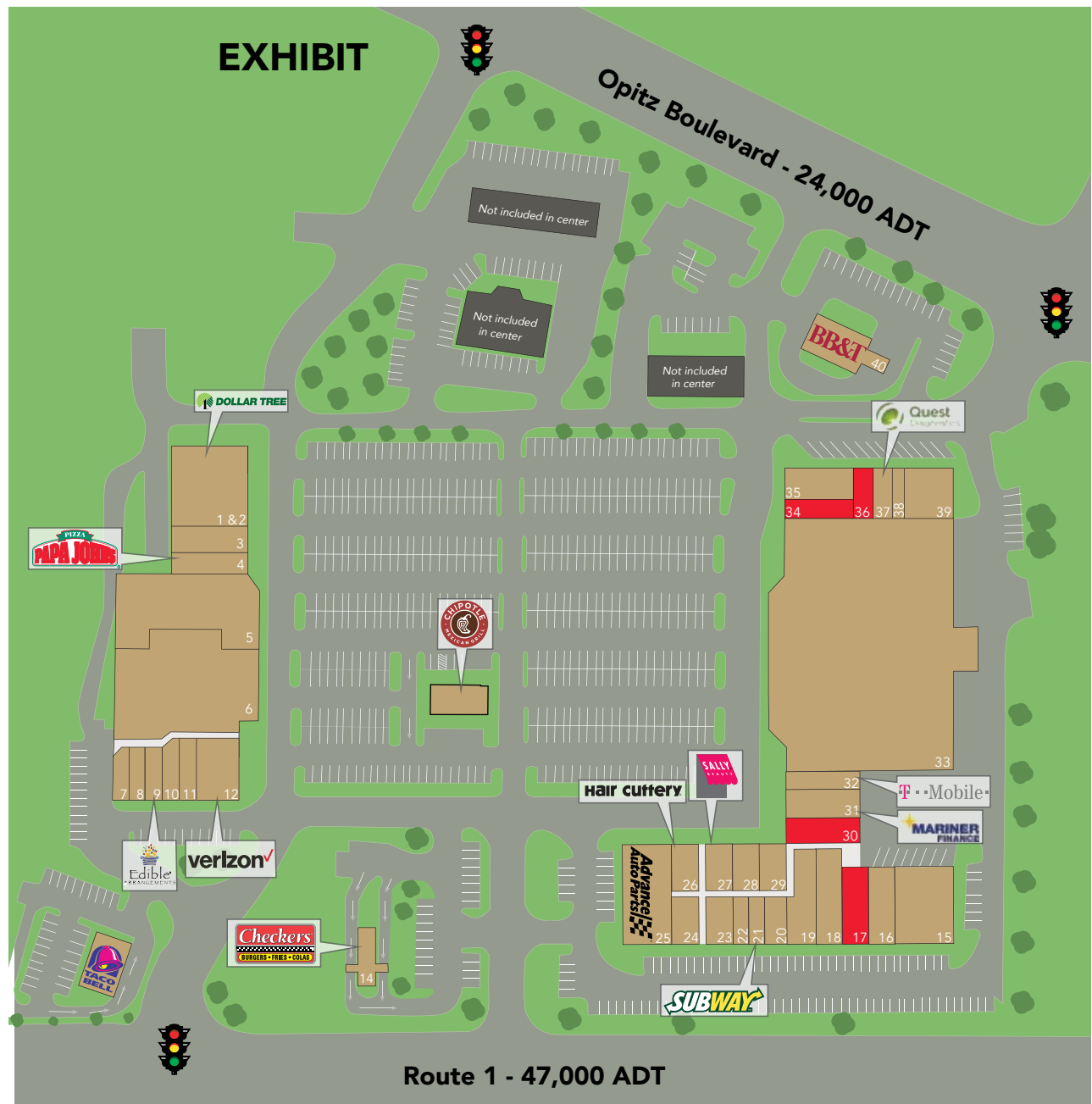
**ASHDALE PLAZA S/C**  
**goodwill** **POPEYES LOUISIANA KITCHEN**  
**FAMILY DOLLAR**

**STONEBRIDGE AT POTOMAC TOWN CENTER**  
**Wegmans** **Starbucks** **Apple**  
**PF. CHANG'S**  
**DSW** **OLD NAVY**

**FREEDOM HIGH SCHOOL**

TENANT DIRECTORY

- 0 Chipotle
- 1 & 2 Dollar Tree
- 3 Parish Blu Hair Salon
- 4 Papa John's Pizza
- 5 Sweet Home Furniture
- 6 Hibachi Grill & Supreme Buffet
- 7 Gina's Carryout
- 8 LA Nails
- 9 Edible Arrangements
- 10 H&R Block
- 11 Groomingdale's Pet Salon
- 12 The Wireless Center
- 13 Taco Bell
- 14 Checkers
- 15 Tiger Den Martial Arts
- 16 Tobacco World
- 17 **AVAILABLE: 2,175 SF**
- 18 Metro Pawn
- 19 Dr. Niles & Associates
- 20 ACE America's Cash Express
- 21 Subway
- 22 Little Tapei
- 23 Laban Grille
- 24 B-Threads
- 25 Advance Auto Parts
- 26 Hair Cuttery
- 27 Sally Beauty
- 28 Senajoe Clothing & Hair Braid-  
ing
- 29 Bob's Cleaners
- 30 **AVAILABLE: 2,516 SF**
- 31 Mariner Finance
- 32 T-Mobile
- 33 25,000 - 52,000 SF
- 34 **AVAILABLE: 1,860 SF**
- 35 Buffalo Philly
- 36 **AVAILABLE: 1,780 SF**
- 37 Quest Diagnostics
- 38 Vivia's Hair Gallery
- 39 Rebel Fit
- 40 BB&T



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