

Market at Opitz Crossing

2141 Opitz Boulevard, Woodbridge, VA 22192
Prince William County



KLEIN ENTERPRISES

DEVELOPMENT • ACQUISITIONS • BROKERAGE • MANAGEMENT

Generations of experience, decades of success.

RETAIL SPACE AVAILABLE STARTING AT 1,195 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.



Featuring the Following Retailers:



**Advance/
Auto Parts**

PRICE RITE



DOLLAR TREE

Market at Opitz Crossing: Market Aerial



SMOKETOWN PLAZA

LOWE'S ALDI

HOBBY LOBBY Party City

THE HOME DEPOT

Walmart LAIFITNESS. EVERY SEASON STARTS AT DICK'S SPORTING GOODS

SAM'S CLUB

PARKWAY CROSSING EAST

BABIES R US Michaels

BED BATH & BEYOND Office DEPOT

MARUMSCO PLAZA S/C

BIG LOTS! RAC Furniture • Appliances • Electronics • Computers • More & More

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 Every Day Matters Starbucks

HONDA

DODGE Jeep

TOYOTA

FEATHERSTONE PLAZA

Gabe's FOOD LION

SENTARA NORTHERN VIRGINIA MEDICAL CENTER

POTOMAC FESTIVAL

SAVERS STAPLES

MATTRESS FIRM

MARKET AT OPITZ CROSSING

PRICE RITE DOLLAR TREE

Advance Auto Parts CHIPOTLE MEXICAN GRILL

ASHDALE PLAZA S/C

goodwill POPEYES LOUISIANA KITCHEN

FAMILY DOLLAR

STONEBRIDGE AT POTOMAC TOWN CENTER

Wegmans

Starbucks

PF CHANG'S CHINA BISTRO

DSW OLD NAVY

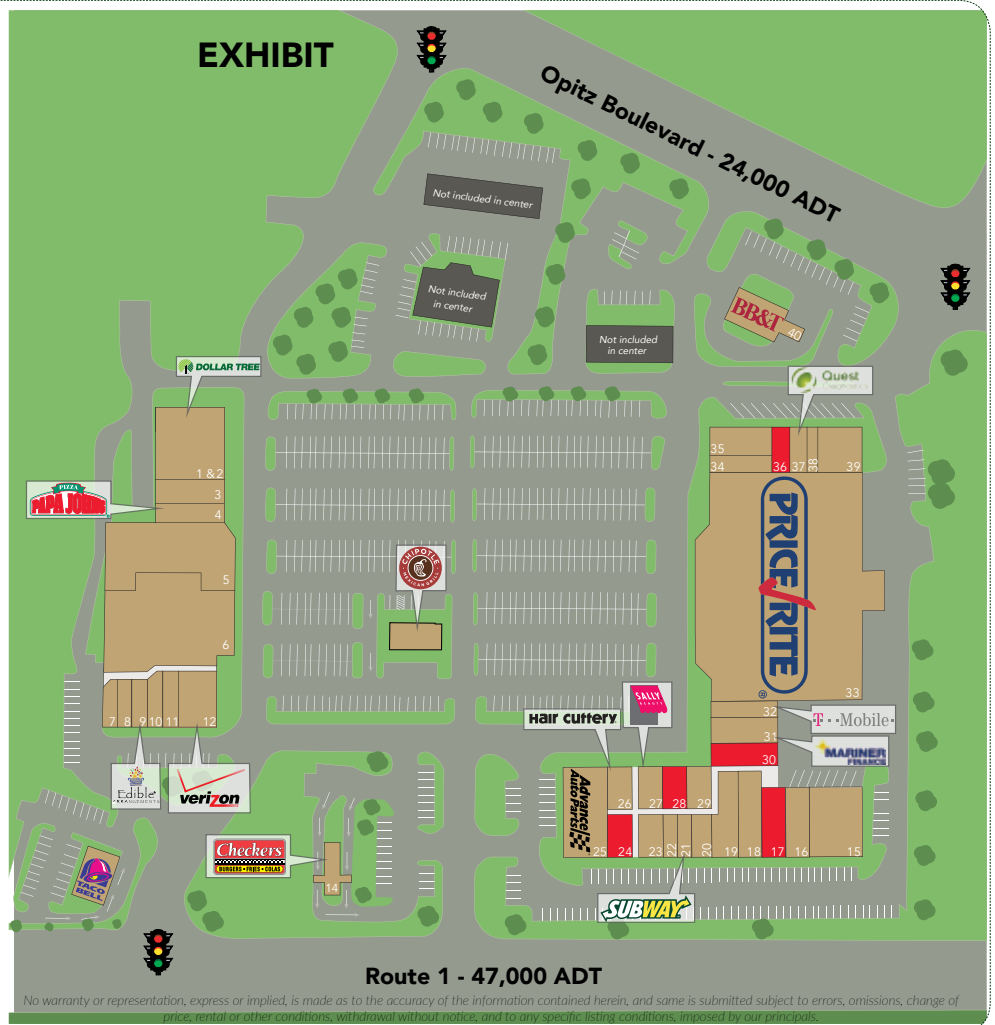
FREEDOM HIGH SCHOOL

2017 Demographics	1 mile	3 miles	5 miles
Population	23,678	98,694	213,173
Avg. Household Income	\$115,487	\$107,123	\$115,215
Employees	8,063	34,957	58,210

Site Plan

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 **AVAILABLE: 1,195 SF**
- 25 Advance Auto Parts
- 26 Hair Cuttery
- 27 Sally Beauty
- 28 **AVAILABLE: 1,607 SF**
- 29 Bob's Cleaners
- 30 **AVAILABLE: 2,516 SF**
- 31 Mariner Finance
- 32 T-Mobile
- 33 PriceRite
- 34 Regal Pharmacy
- 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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