



publix  
FOOD & PHARMACY

# ASHLAND SQUARE

MANASSAS, VA - PRINCE WILLIAM COUNTY



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Saul Centers

# ASHLAND SQUARE

GROSS LEASABLE AREA (GLA)

124,653 SF



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# PROPERTY HIGHLIGHTS

- Fall 2027 Grocery Store.
- Development of 165,000 square feet of retail space
- In line space & pad buildings available.
- Located where Manassas, Dumfries & Woodbridge converge
- Adjacent to Forest Park High School, with 2,285 students & 125 teachers.

**1 Mile      3 Mile      5 Mile**

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Population

|              |              |               |                |
|--------------|--------------|---------------|----------------|
| <b>2025:</b> | <b>8,285</b> | <b>59,001</b> | <b>174,161</b> |
| <b>2030:</b> | <b>8,357</b> | <b>59,813</b> | <b>177,797</b> |



Average  
Household  
Income

|              |                  |                  |                  |
|--------------|------------------|------------------|------------------|
| <b>2025:</b> | <b>\$219,258</b> | <b>\$175,969</b> | <b>\$160,926</b> |
| <b>2030:</b> | <b>\$235,229</b> | <b>\$192,683</b> | <b>\$176,502</b> |

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# Ashland Square

124,746 SF MANASSAS, VIRGINIA 20112

SAUL CENTERS, INC.

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Suite 1500  
Bethesda, Maryland 20814-6522  
(301) 986-6200  
www.saulcenters.com

Tenant List

|              |                         |                   |
|--------------|-------------------------|-------------------|
| 1            | Publix                  | 50,325 SF         |
| 2            | Available               | 1,986 SF          |
| 3            | Available               | 1,306 SF          |
| 4            | Available               | 1,352 SF          |
| 5            | Available               | 1,204 SF          |
| 6            | Available               | 4,175 SF          |
| 7            | Available               | 2,300 SF          |
| 8            | Available               | 1,541 SF          |
| 9            | Available               | 2,376 SF          |
| 10           | Available               | 2,247 SF          |
| 11           | Available               | 1,500 SF          |
| 12           | Available               | 1,500 SF          |
| 13           | Available               | 2,587 SF          |
| 14           | Available               | 3,200 SF          |
| 15           | Available               | 3,200 SF          |
| 16           | All-American Steakhouse | 6,570 SF          |
| 17           | Pad                     | 6,670 SF          |
| 18           | Available               | 3,650 SF          |
| 19           | CVS Pharmacy            | 12,900 SF         |
| 20           | Pad                     | 6,816 SF          |
| 21           | Wawa                    | 5,015 SF          |
| 22           | Wendy's                 | 2,326 SF          |
| <b>TOTAL</b> |                         | <b>124,746 SF</b> |



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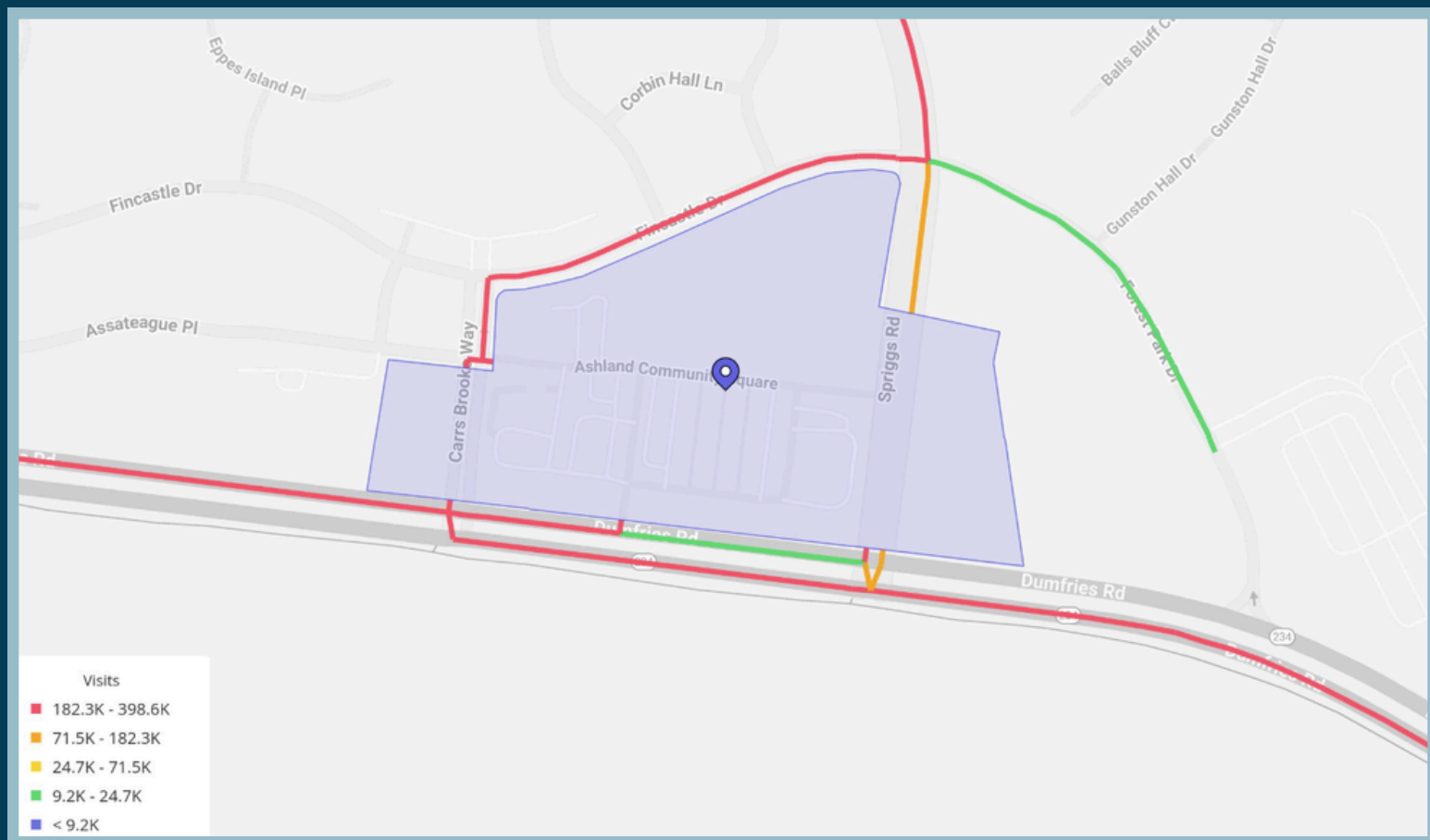
Ashland Square, a premier development by Saul Centers, Inc., is poised to become a cornerstone of retail and professional life in the heart of Prince William County, Virginia.

Strategically located at the intersection of Dumfries Road (Route 234) and Spriggs Road, this 124,653-square-foot mixed-use center offers an unparalleled opportunity for businesses to thrive amidst a rapidly growing and affluent community.



# STRATEGIC LOCATION

Situated in the vibrant corridor where Manassas, Dumfries, and Woodbridge converge, Ashland Square benefits from exceptional visibility and accessibility. The center is part of Phase 1 of the expansive 850-home Ashland residential planned unit development (PUD), ensuring a built-in customer base from day one. The surrounding area continues to flourish with additional single-family residential developments, signaling sustained growth and increased consumer demand.



# TRAFFIC & ACCESSIBILITY

Ashland Square boasts significant daily traffic counts, enhancing its appeal to businesses reliant on visibility and foot traffic:

- **Route 234 (Dumfries Road): Approximately 34,000 vehicles per day**
- **Route 643 (Spriggs Road): Approximately 33,000 vehicles per day**

Such high traffic volumes ensure that tenants benefit from consistent exposure to potential customers.



**For further information please contact:**



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