



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



Population

2025:	8,285	59,001	174,161
2030:	8,357	59,813	177,797



Average
Household
Income

2025:	\$219,258	\$175,969	\$160,926
2030:	\$235,229	\$192,683	\$176,502

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Ashland Square

124,653 SF MANASSAS, VIRGINIA 20112

SAUL CENTERS, INC.

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Ashland Square
Dumfries Rd (VA Rte 234) and Spriggs Rd
Manassa, VA 20112

Tenant List

1	Publix	50,325 SF
2	Available	1,991 SF
3	Available	1,200 SF
4	Available	1,204 SF
5	Available	1,204 SF
6	Available	4,400 SF
7	Available	2,300 SF
8	Available	1,541 SF
9	Available	1,541 SF
10	Available	1,541 SF
11	Available	1,541 SF
12	Available	1,501 SF
13	Available	1,501 SF
14	Available	2,516 SF
15	Available	3,200 SF
16	Available	3,200 SF
17	All-American Steakhouse	6,570 SF
18	Pad	6,670 SF
19	Available	3,650 SF
20	CVS Pharmacy	12,900 SF
21	Pad	6,816 SF
22	WaWa	5,015 SF
23	Wendy's	2,326 SF
TOTAL		124,653 SF



Color Code -
Financial Inst.
Services
QSR/Rest.
Fitness Boutique
Specialty Uses



3-9-26

10.08.25

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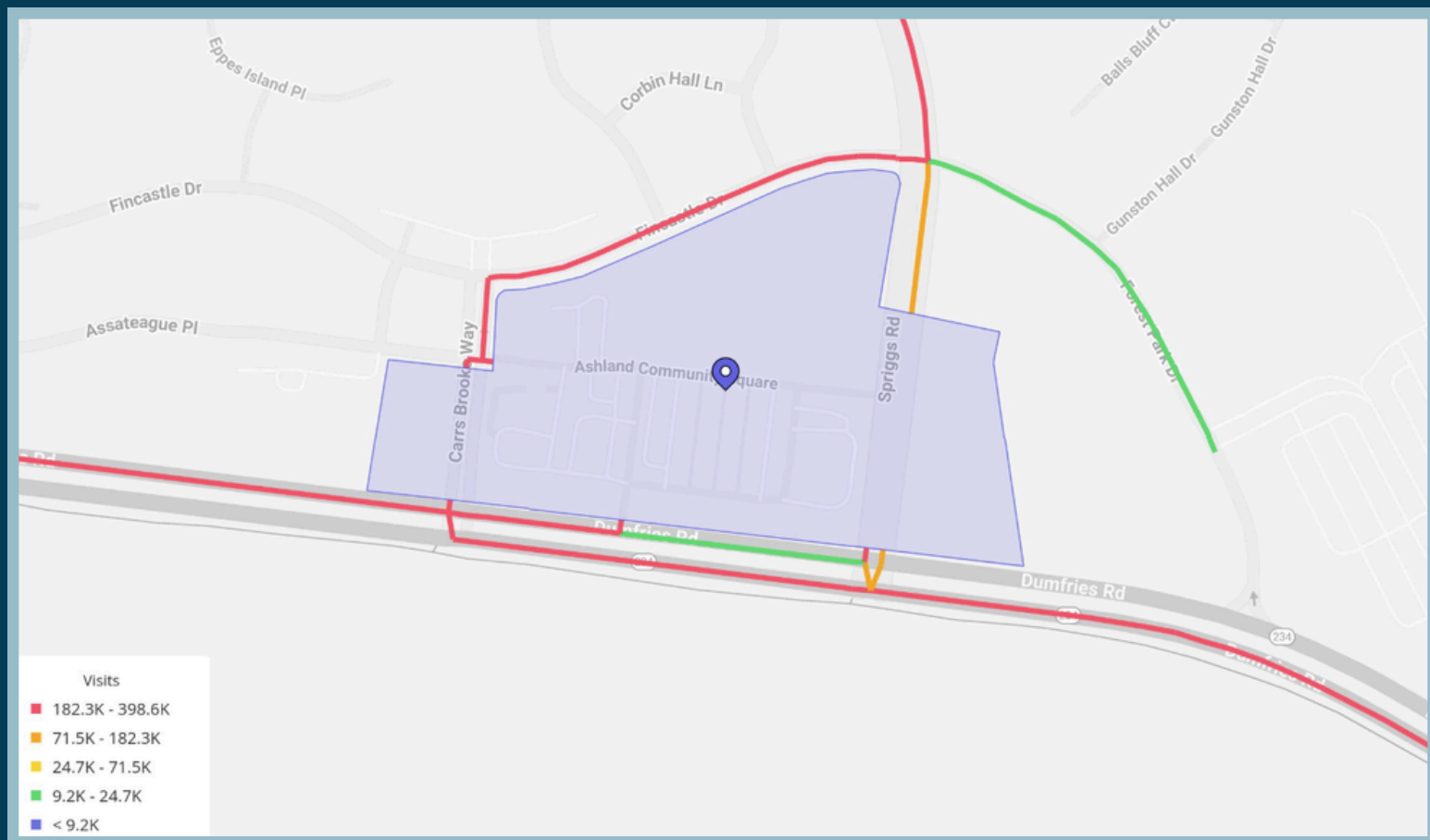
Ashland Square, a premier development by Saul Centers, Inc., is poised to become a cornerstone of retail and professional life in the heart of Prince William County, Virginia.

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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