



REAL ESTATE INVESTMENT AND MANAGEMENT

RETAIL FOR LEASE

3041 GOLANSKY BLVD. | WOODBRIDGE, VA 22192



PROPERTY FEATURES

Premier corner space near the intersection of Prince William Pkwy. and Smoketown Rd. Excellent visibility with 49,000 ADT. Plenty of surface parking and access points on Smoketown Rd. and Golansky Blvd. Building and pylon signage available.

Available: 2,955 sf
Price: \$26.00
NNN: \$5.18
Zoning: B-1
Ceiling height: 20' clear

AREA HIGHLIGHTS

Springwoods Shopping Center sits in the center of Woodbridge with easy access to I-95, Richmond Hwy. (Rt.1) and the Prince William Parkway. Less than 1-mile from Potomac Mills Mall and an abundance of surrounding national retailers.

Smoketown Road 21,000 (ADT)
 Prince William Pkwy. 49,000 (ADT)

FOR MORE INFORMATION

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BOOSALIS PROPERTIES | 13562 Richmond Highway, Suite 100 | Woodbridge, VA 22191 | www.BoosalisProperties.com

This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.

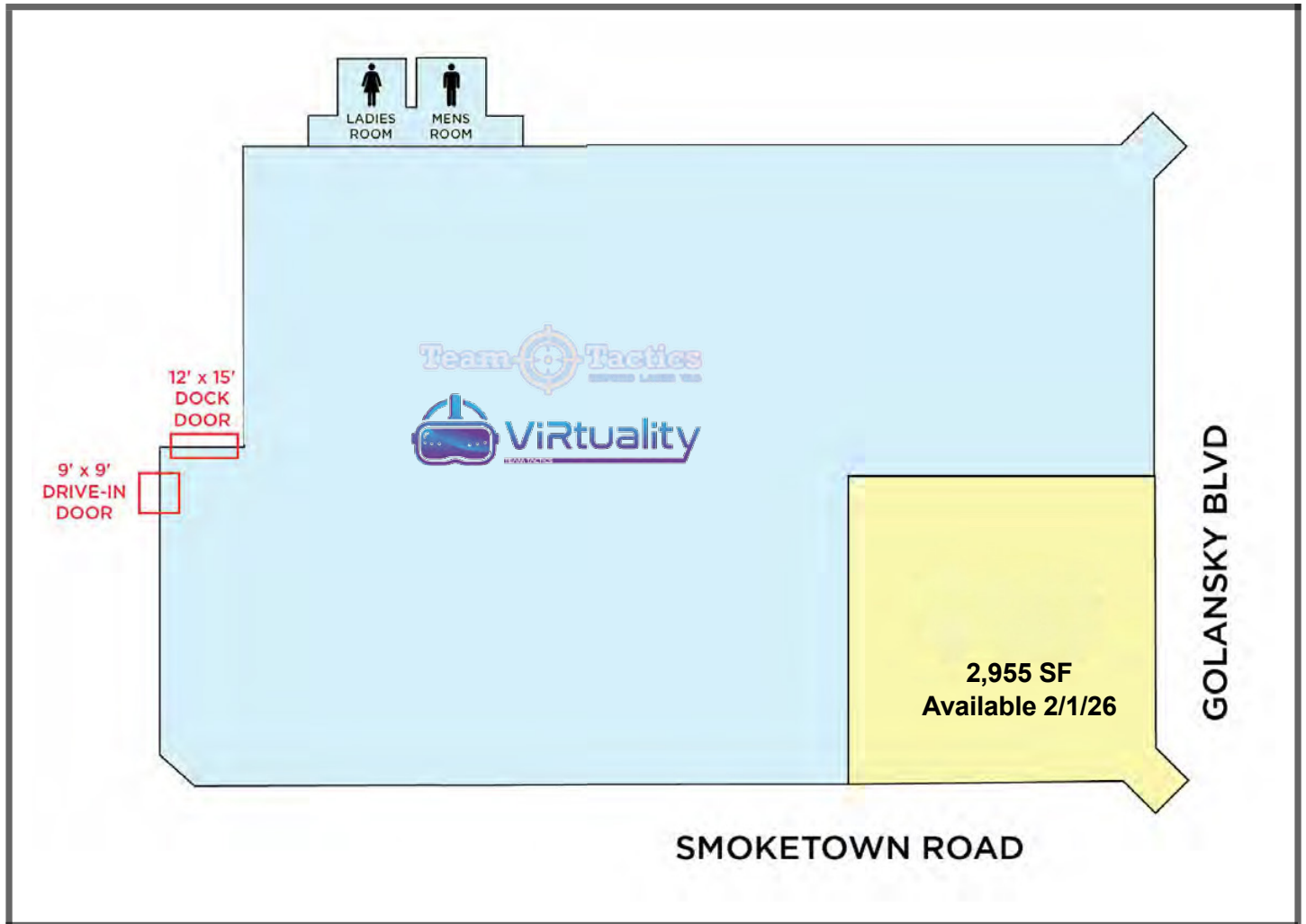


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FLOOR PLAN

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AERIAL

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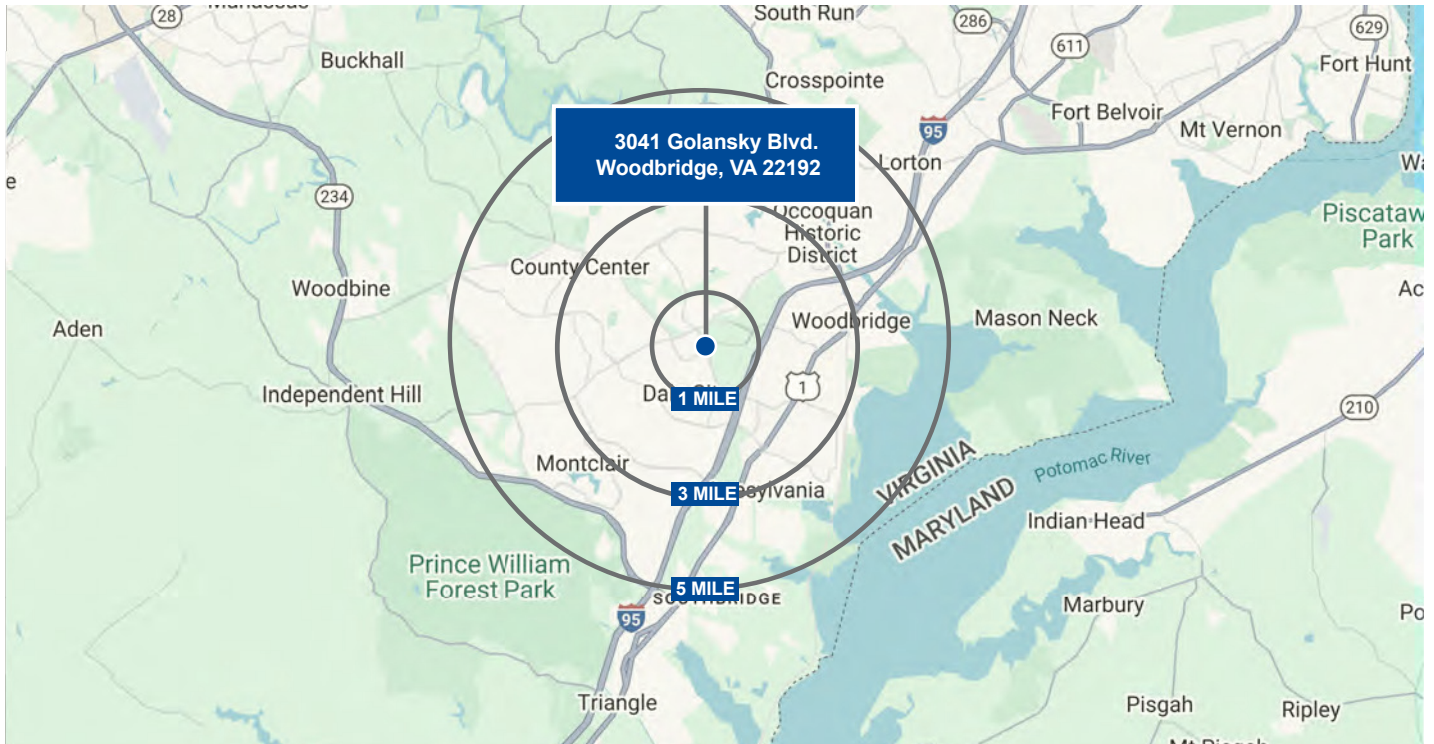
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	9,247	145,582	246,010
Households	2,974	47,055	80,035
Avg. HH Income	\$117,136	\$118,463	\$133,247
Median Home Value	\$383,103	\$367,952	\$408,213
Businesses	1,115	4,973	6,855
Employees	12,202	40,307	61,425

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