

CLARITY

Tenant Representation



Prince William Square Shopping Center

14400 Smoketown Rd, Woodbridge, VA 22192

SPACE FOR SUBLEASE

- 2,100 SF available now
- Warm shell condition
- \$28.50 NNN PSF (CAM ~ \$3.85 PSF)
- Term flexible through January 31, 2034







ABOUT

Prince William Square Shopping Center spans 239,239 square feet and sits prominently in the bustling retail hub of Woodbridge, VA. Nestled amidst a vibrant tenant ensemble, it enjoys proximity to numerous prominent shopping destinations and local centers.

Adjacent to renowned retailers such as Apple, Wegmans, REI, Wawa, Chipotle, Savers, Staples, Nordstrom Rack, Costco, IKEA, and Lowes, it stands as a cornerstone of the area's commercial landscape.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 Population	7,738	128,706	248,001
 Daytime Population	11,761	67,333	127,610
 Household Income	\$117,118	\$123,416	\$129,645
 Traffic Counts	52,000 on Smoketown Road		

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OTHER NOTABLE NEARBY BUSINESSES



PRINCE WILLIAM SQUARE SHOPPING CENTER



POTOMAC MILLS



POTOMAC MILLS CIRCLE

SMOKETOWN ROAD

OPITZ BLVD

I-95

POTOMAC FESTIVAL II



POTOMAC FESTIVAL I



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