

PAD SITE AVAILABLE



ASHLAND SQUARE

Dumfries Rd. (Rte. 234) & Spriggs Rd. | Manassas, VA | 20112

PRINCE WILLIAM COUNTY

PROPERTY HIGHLIGHTS

Ashland Square our new development is projected to open 2027 Spring/Summer, is positioned at one of the most dynamic intersections in Prince William County, Virginia

This center is Highly Visible, with strong residential growth, and limited retail saturation in the area.

This center is poised to be the go-to retail destination for daily needs and convenience shopping to nearby communities like Ashland, Montclair and Prince William Estates and near Four Season retirement community.

The center totals approximately 124,769sf with few pads to be developed.

Adjacent to Forest Park High School w/2,285 students & 125 teachers, a new fire department building to be built and more.



GLA : 124,769 SF

Traffic Counts : Dumfries Road (Rte. 234) | ±34,000 ADT
Spriggs Road (Rte. 643) | ±33,000 ADT

Join these retailers:



DEMOGRAPHICS

Population

	1 Mile	3 Mile	5 Mile
2024	8,343	61,227	172,847
2029	8,475	62,265	177,000

Average Household Income

	1 Mile	3 Mile	5 Mile
2024	\$215,634	\$165,942	\$148,331
2029	\$236,036	\$183,763	\$165,409

Source: ESRI, 2024 Estimates

For more information,
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Saul Centers



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LEGEND

- Pending
- Available
- Leased

