

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  |

## 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

Join these retailers:

**Wawa**

**The ALL AMERICAN STEAKHOUSE**

**CVS pharmacy**

For more information,  
Please contact:

**Diana Shipley**

301-986-7713

Diana.Shipley@saulcenters.com

[www.saulcenters.com](http://www.saulcenters.com)

**Saul Centers**

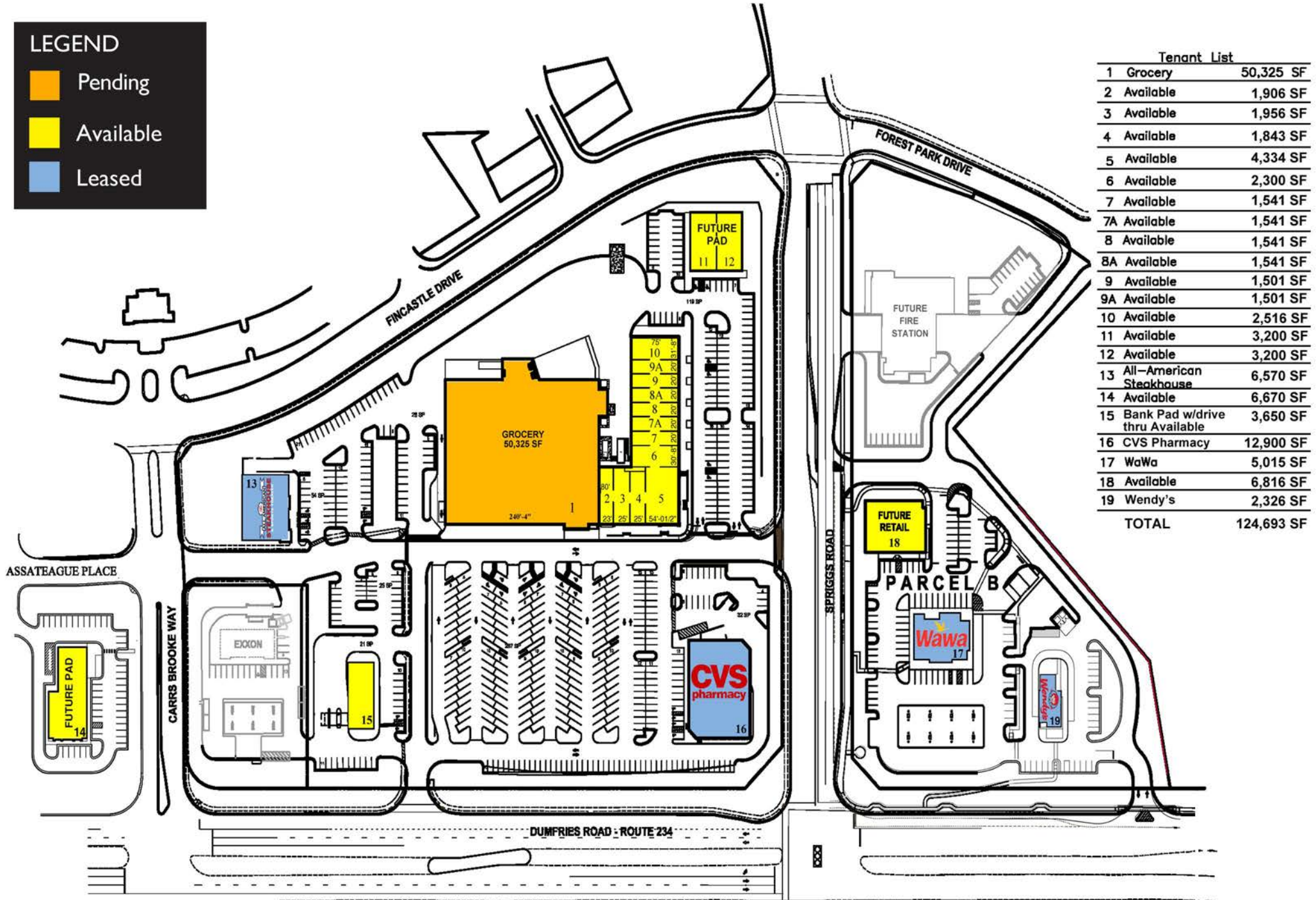


Find us on Facebook:

[www.facebook.com/SaulCentersInc](https://www.facebook.com/SaulCentersInc)

## LEGEND

- Pending
- Available
- Leased



| Tenant List |                                 |            |
|-------------|---------------------------------|------------|
| 1           | Grocery                         | 50,325 SF  |
| 2           | Available                       | 1,906 SF   |
| 3           | Available                       | 1,956 SF   |
| 4           | Available                       | 1,843 SF   |
| 5           | Available                       | 4,334 SF   |
| 6           | Available                       | 2,300 SF   |
| 7           | Available                       | 1,541 SF   |
| 7A          | Available                       | 1,541 SF   |
| 8           | Available                       | 1,541 SF   |
| 8A          | Available                       | 1,541 SF   |
| 9           | Available                       | 1,501 SF   |
| 9A          | Available                       | 1,501 SF   |
| 10          | Available                       | 2,516 SF   |
| 11          | Available                       | 3,200 SF   |
| 12          | Available                       | 3,200 SF   |
| 13          | All-American Steakhouse         | 6,570 SF   |
| 14          | Available                       | 6,670 SF   |
| 15          | Bank Pad w/drive thru Available | 3,650 SF   |
| 16          | CVS Pharmacy                    | 12,900 SF  |
| 17          | Wawa                            | 5,015 SF   |
| 18          | Available                       | 6,816 SF   |
| 19          | Wendy's                         | 2,326 SF   |
| TOTAL       |                                 | 124,693 SF |