

MINNIEVILLE SHOPPING CENTER

2860-2898 GARBER WAY, WOODBRIDGE, VA 22192



For LEASE

DEMOGRAPHICS

Daily Traffic Counts: 24,000 cars

Daytime Population: 1 mile 7,437 - 3 miles 48,650

Residential Population: 1 mile 7,162 - 3 miles 119,982

Median Household Income: 1 mile \$116,000 - 3 miles \$86,716

CONTACT: Don Stedham - leasing@aksoyluproperties.com



DELIVERY 2026

Newly constructed shopping center with 2 pad sites available

Great access to Prince William Pkwy., Old Bridge Rd. & I 95

Fast food, automotive, medical, retail and daycare space available

Strong residential development area

New building delivery by 2026

New pylon sign coming soon

AKSOYLU
PROPERTIES



aerial overview



close in aerial



MINNIEVILLE SHOPPING CENTER

Woodbridge, Virginia 22192



Space	Tenant	SF
Shops A		
A01	Prime Pizza	1,100
A02	Tobacco Time	1,500
A03	Unique Soles	1,620
A04	Blades Barber Shop	1,620
A06	Fusion Nails and Spa	3,240
A07	Classic Massage	1,620
A08	Kikiriki Grille	4,860
A13	EverSmith Organics	4,860
A14	Sapphire Events	8,577
A15	Kamper Chiropractic	1,620
A16	Alayssami Dental	1,620
A17	Available	1,620
A18	Sephos Market	3,240

Space	Tenant	SF
Outparcels		
OP1	Available	3,040
OP2	Available	8,340
OP3	Tommy's Car Wash	10,916

Space	Tenant	SF
Shops B		
B01	Available	1,450
B02	Available	1,450
B03	Available	1,450
B04	Available	1,450
B05	Available	1,450
B06	Available	1,450
B07	Available	1,450
B08	Available	1,450
B09	Available	1,450
B10	Available	1,450
B11	Available	1,450
B12	Available	1,450
B13	Available	1,450
B14	Available	1,450
B15	Available	2,130

Available

Leased

Phase II

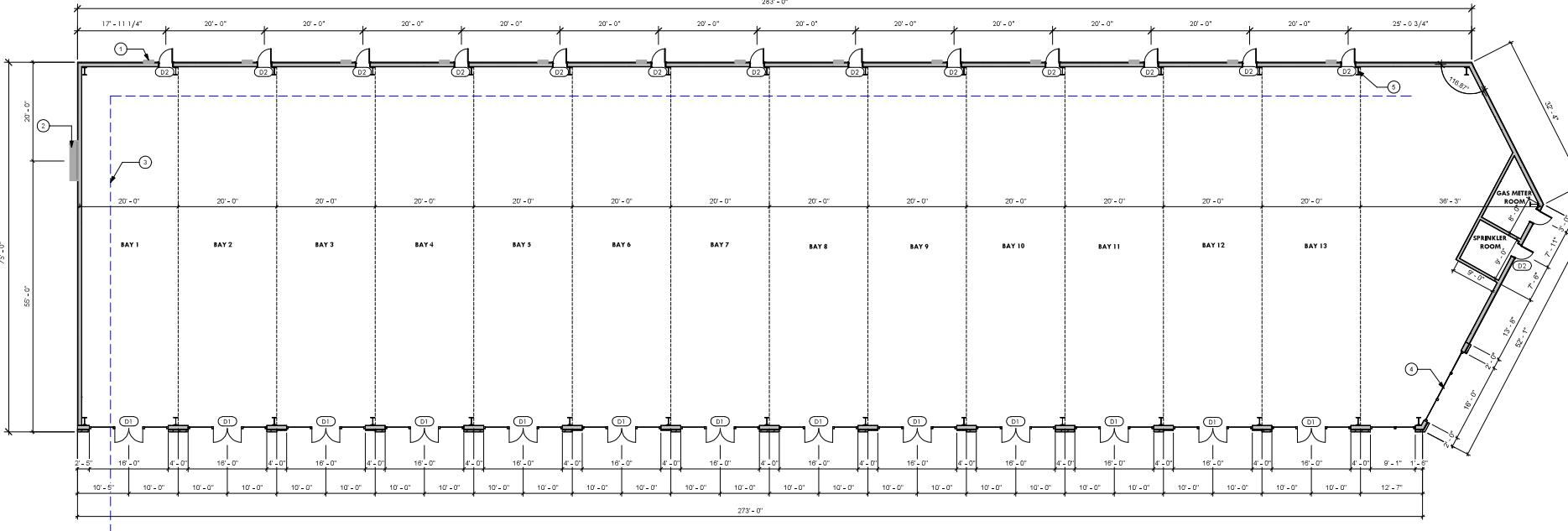
Not A Part

AKSOYLU

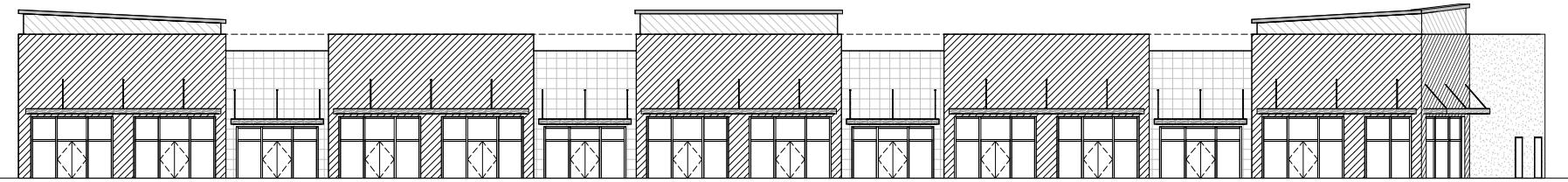
Leasing Inquiries | (703) 335-6060 | leasing@aksoyluproperties.com

Leasing Site Plan

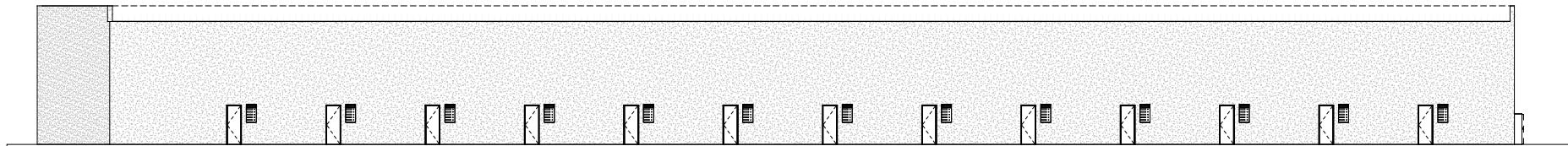
February 1, 2025



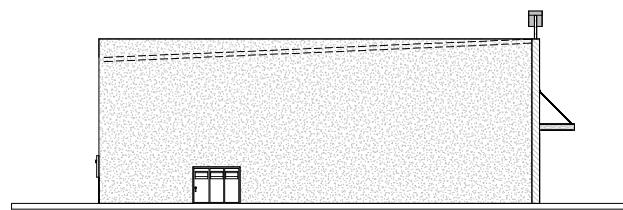
STAMP		
Aksoyul Bldg K Evergreen Village Prince William Commerce Ctr Manassas VA		
3300 Minniville Rd, Woodbridge, VA 22192, United States		
Bruno Vaughn Reich, AIA LEED AP		
10106 Hyla Brook Rd, Columbia MD 21044 (410)984-7546 bvrreich@zirion.net		
PROJECT #: 06		
DRAWN BY: Author		
09.10.2025		
Revision Schedule		
Number	Description	Date
SHEET NAME		
FLOOR PLAN		
SHEET NUMBER		
A1.1		



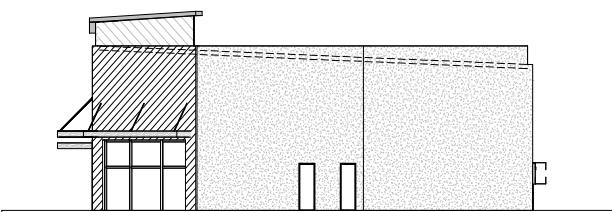
1 FRONT ELEVATION
1" = 10'-0"



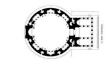
2 REAR ELEVATION
1" = 10'-0"



3 LEFT VIEW
1" = 10'-0"



4 RIGHT VIEW
1" = 10'-0"



PROJECT #: 06
DRAWN BY: Author
09.10.2025

Revision Schedule		
Number	Description	Date

SHEET NAME

ELEVATION

SHEET NUMBER

A1.9

STAMP

Aksoylu Bldg K Evergreen Village
Prince William Commerce Ctr
Manassas VA
3300 Minniville Rd, Woodbridge, VA 22192, United States

Bruno Vaughn Reich, AIA LEED AP
10106 Hyia Brook Rd, Columbia MD 21044
(410)984-7546 bvrreich@verizon.net