

MINNIEVILLE SHOPPING CENTER

2860-2898 GARBER WAY, WOODBRIDGE, VA 22192



MINNIEVILLE
SHOPPING CENTER
WOODBRIDGE, VA



DELIVERY 2026

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

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	Sephora's 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

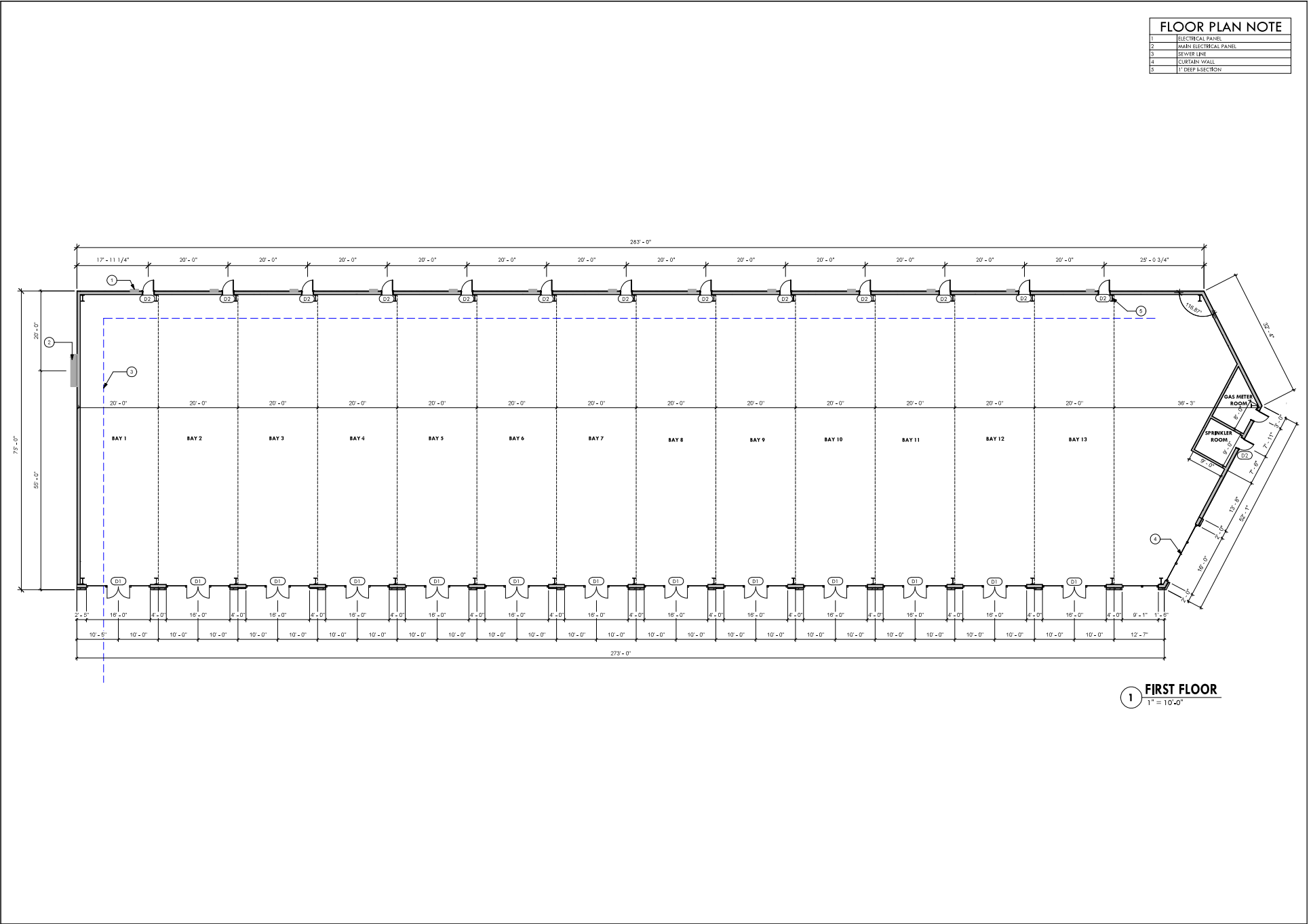
AKSOYLU
PROPERTIES

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

Leasing Site Plan
February 1, 2025

This Leasing Site Plan is not a representation, warranty, or guarantee as to the size, location, identity of any tenant, or to any other physical indicator or parameter of the property. Its use is for informational purposes only and is subject to changes, additions, and deletions as the property owner may dictate in their sole and absolute discretion.

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1 FIRST FLOOR
1" = 10'-0"

FLOOR PLAN NOTE	
1	ELECTRICAL PANEL
2	MAIN ELECTRICAL PANEL
3	SEWER LINE
4	CURTAIN WALL
5	DEEP SECTION

STAMP

AKSOYLU Bldg K Evergreen Village
Prince William Commerce Ctr
Manassas VA

13300 Manassas Rd, Woodbridge, VA 22192, United States

Bruno Vaughn Reich, AIA
LEED AP

10166 Via Park Lane, Columbia MD 21044
(410)984-7546 bvaughn@vrsz.net

PROJECT #:

06

DRAWN BY:

Author

09/10/2025

Revision Schedule		
Number	Description	Date

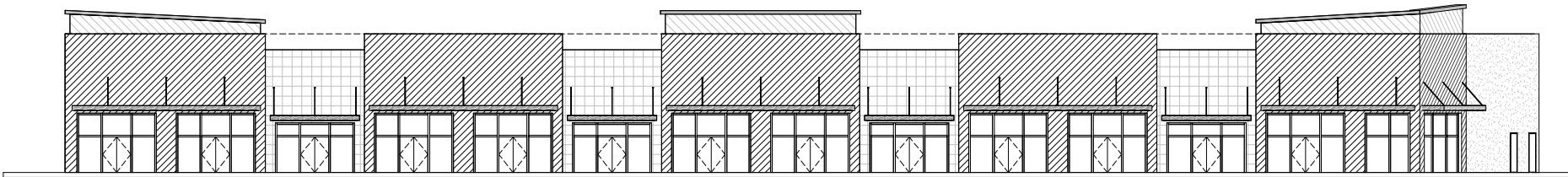
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FLOOR PLAN

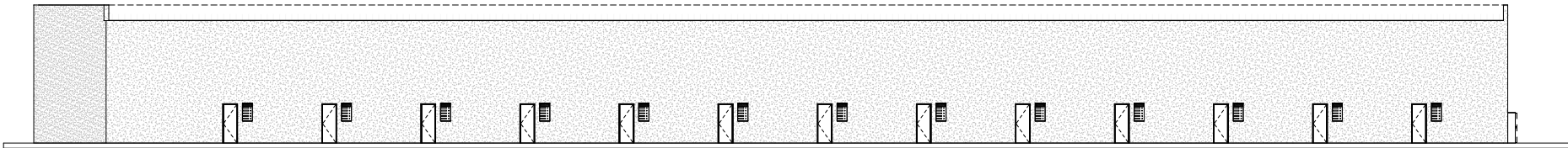
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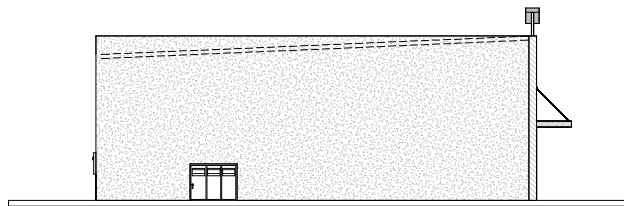
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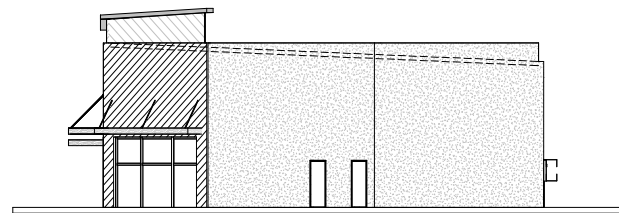
1 FRONT ELEVATION
1" = 10'-0"



2 REAR ELEVATION
1" = 10'-0"



3 LEFT VIEW
1" = 10'-0"



4 RIGHT VIEW
1" = 10'-0"

STAMP

Alsoy Bldg K Evergreen Village
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Manassas VA
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Revision Schedule		
Number	Description	Date

SHEET NAME

ELEVATION

SHEET NUMBER

A1.9