



publix
FOOD & PHARMACY

ASHLAND SQUARE

MANASSAS, VA - PRINCE WILLIAM COUNTY



Diana Shipley
Vice President Leasing
301-986-7713
Diana.Shipley@saulcenters.com

Saul Centers

ASHLAND SQUARE

GROSS LEASABLE AREA (GLA)

124,653 SF



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PROPERTY HIGHLIGHTS

- Fall 2027 Grocery Store.
- Development of 165,000 square feet of retail space
- In line space & pad buildings available.
- Located where Manassas, Dumfries & Woodbridge converge
- Adjacent to Forest Park High School, with 2,285 students & 125 teachers.



Population

	1 Mile	3 Mile	5 Mile
2025:	8,285	59,001	174,161
2030:	8,357	59,813	177,797



Average
Household
Income

2025:	\$219,258	\$175,969	\$160,926
2030:	\$235,229	\$192,683	\$176,502

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Ashland Square

124,746 SF MANASSAS, VIRGINIA 20112

Ashland Square
Dumfries Rd (VA Rte 234) and Spriggs Rd
Manassa, VA 20112

All Addresses
Ashland Community Sq.
unless noted:
*Assateague Place
**Ashland Village Sq.

7501 Wisconsin Avenue
Suite 1500
Bethesda, Maryland 20814-6522
(301) 986-6200
www.saulcenters.com

Tenant List

5566	Publix	50,325 SF
5564	Available	1,986 SF
5562	Available	1,306 SF
5560	Available	1,352 SF
5558	Available	1,204 SF
5554	Available	4,175 SF
5546	Available	2,300 SF
5544	Available	1,541 SF
5540/	Available	2,376 SF
5542		
5538	Available	2,247 SF
5536	Available	1,500 SF
5534	Available	1,500 SF
5532	Available	2,587 SF
5524	Available	3,200 SF
5522	Available	3,200 SF
5594	All-American Steakhouse	6,570 SF
5545*	Pad	6,670 SF
5575	Available	3,650 SF
5515	CVS Pharmacy	12,900 SF
5371**	Pad	6,816 SF
5361**	WaWa	5,015 SF
5351**	Wendy's	2,326 SF
TOTAL		124,746 SF

All addresses Ashland
Community Sq. except as
noted:
*Assateague Place
**Ashland Village Sq.





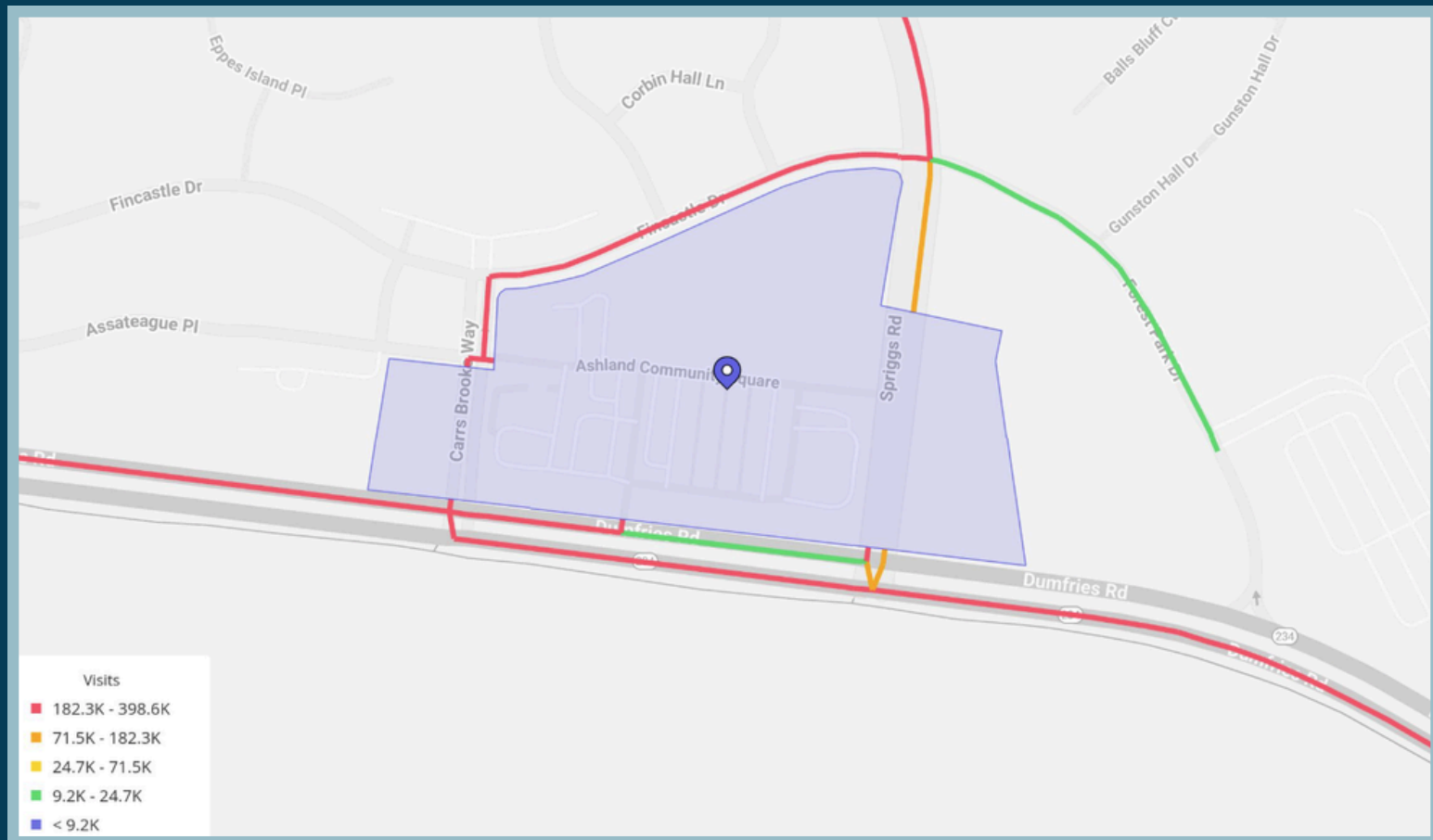
Ashland Square, a premier development by Saul Centers, Inc., is poised to become a cornerstone of retail and professional life in the heart of Prince William County, Virginia.

Strategically located at the intersection of Dumfries Road (Route 234) and Spriggs Road, this 124,653-square-foot mixed-use center offers an unparalleled opportunity for businesses to thrive amidst a rapidly growing and affluent community.



STRATEGIC LOCATION

Situated in the vibrant corridor where Manassas, Dumfries, and Woodbridge converge, Ashland Square benefits from exceptional visibility and accessibility. The center is part of Phase 1 of the expansive 850-home Ashland residential planned unit development (PUD), ensuring a built-in customer base from day one. The surrounding area continues to flourish with additional single-family residential developments, signaling sustained growth and increased consumer demand.



TRAFFIC & ACCESSIBILITY

Ashland Square boasts significant daily traffic counts, enhancing its appeal to businesses reliant on visibility and foot traffic:

- **Route 234 (Dumfries Road): Approximately 34,000 vehicles per day**
- **Route 643 (Spriggs Road): Approximately 33,000 vehicles per day**

Such high traffic volumes ensure that tenants benefit from consistent exposure to potential customers.



For further information please contact:



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