



ASHLAND SQUARE

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

PRINCE WILLIAM COUNTY

PROPERTY HIGHLIGHTS

- Future development of 165,000 square feet of retail space
- Single user & multi-user pad sites & pad buildings to be developed
- Located where Manassas, Dumfries & Woodbridge converge
- Adjacent to Forest Park High School, with 2,285 students & 125 teachers

GLA

161,720 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
2022	8,391	53,229	111,551
2027	8,547	54,588	115,099

Average Household Income

	1 Mile	3 Mile	5 Mile
2022	\$215,373	\$153,758	\$135,605
2027	\$238,273	\$180,160	\$156,097

Source: ESRI, 2022 Estimates

Join these retailers:



For more information,
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ASHLAND SQUARE | SITE PLAN



Available

Leased

1 Available	6,240 SF
2 Available	61,100 SF
3 Available	3,200 SF
4 Available	3,200 SF
5 Available	3,200 SF
6 Available	3,200 SF
7 Available	3,200 SF
8 Available	3,200 SF
9 Available	3,200 SF
10 Available	3,200 SF
11 Available	4,160 SF
12 All-American Steakhouse	6,570 SF
13 Available	6,500 SF
14 Capital One Bank	3,650 SF
15 CVS Pharmacy	12,900 SF
16 Available	6,816 SF
17 Wawa	6,000 SF
18 Available	5,074 SF

