



ASHLAND SQUARE

MANASSAS, VA - PRINCE WILLIAM COUNTY

Diana Shipley

Leasing Representative

301-986-7713

Diana.Shipley@saulcenters.com

 **Saul Centers**

ASHLAND SQUARE

GROSS LEASABLE AREA (GLA)

124,653 SF



Diana Shipley

Leasing Representative | 301-986-7713 | Diana.Shipley@saulcenters.com

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.

1 Mile 3 Mile 5 Mile



Population

2024:	8,312	59,109	173,429
2029:	8,312	59,109	173,429



Average
Household
Income

2024:	\$225,318	\$176,022	\$156,282
2029:	\$252,609	\$199,112	\$177,509

ramen 

Diana Shipley

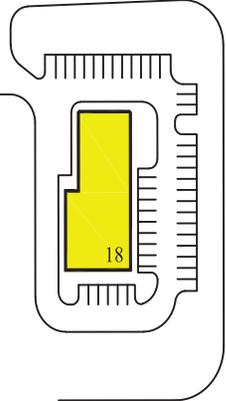
Leasing Representative | 301-986-7713 | Diana.Shipley@saulcenters.com

ASHLAND SQUARE | SITE PLAN

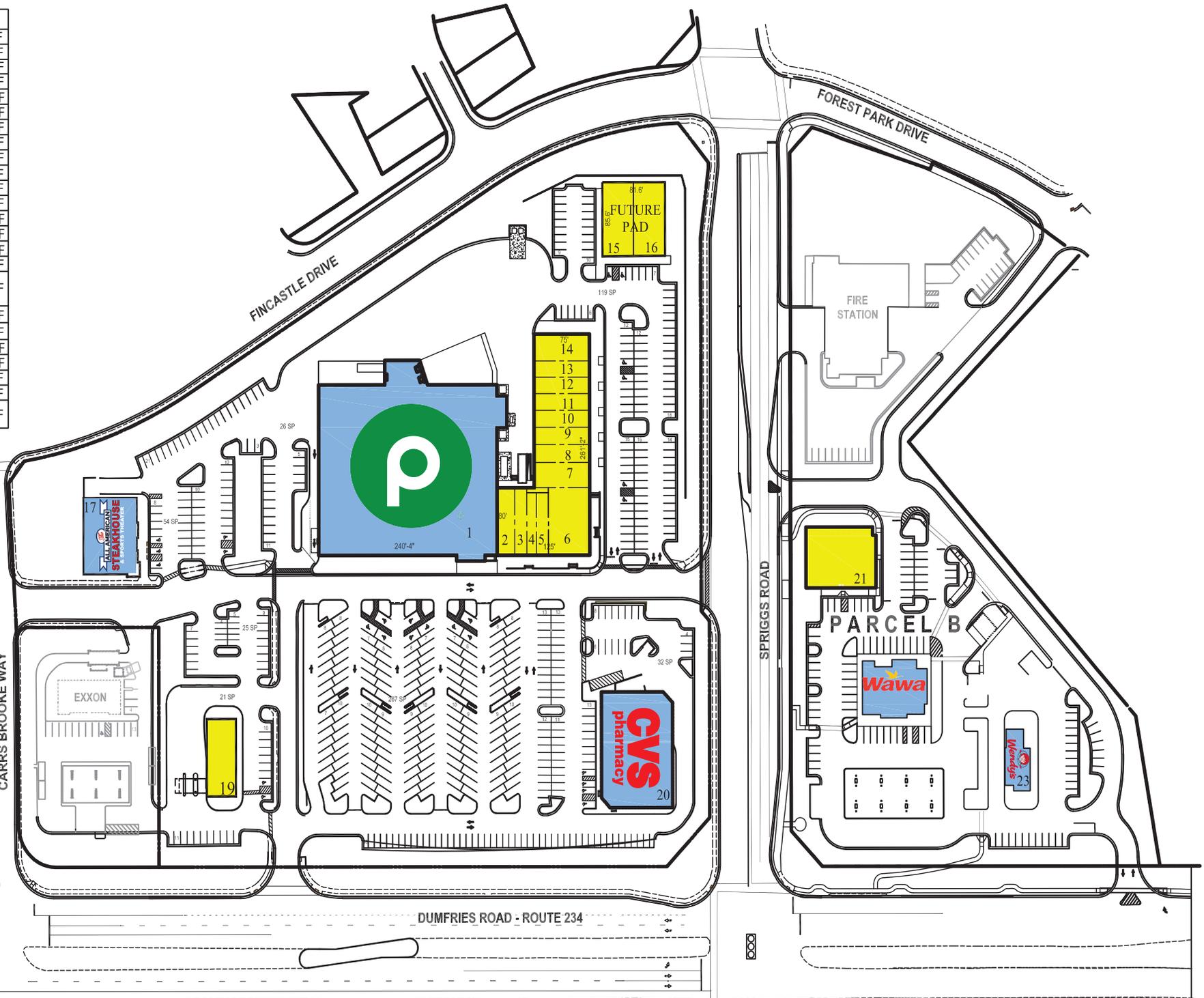
Tenant List

1 Publix	50,325 SF
2 Available	1,991 SF
3 Available	1,200 SF
4 Available	1,204 SF
5 Available	1,204 SF
6 Available	4,400 SF
7 Available	2,300 SF
8 Available	1,541 SF
9 Available	1,541 SF
10 Available	1,541 SF
11 Available	1,541 SF
12 Available	1,501 SF
13 Available	1,501 SF
14 Available	2,516 SF
15 Available	3,200 SF
16 Available	3,200 SF
17 All American Steakhouse	6,570 SF
18 Available	6,670 SF
19 Available	3,650 SF
20 CVS	12,900 SF
21 Available	6,816 SF
22 WaWa	5,015 SF
23 Wendy's	2,326 SF
TOTAL	124,653 SF

ASSATEAGUE PLACE



CARRS BROOKE WAY



DUMFRIES ROAD - ROUTE 234



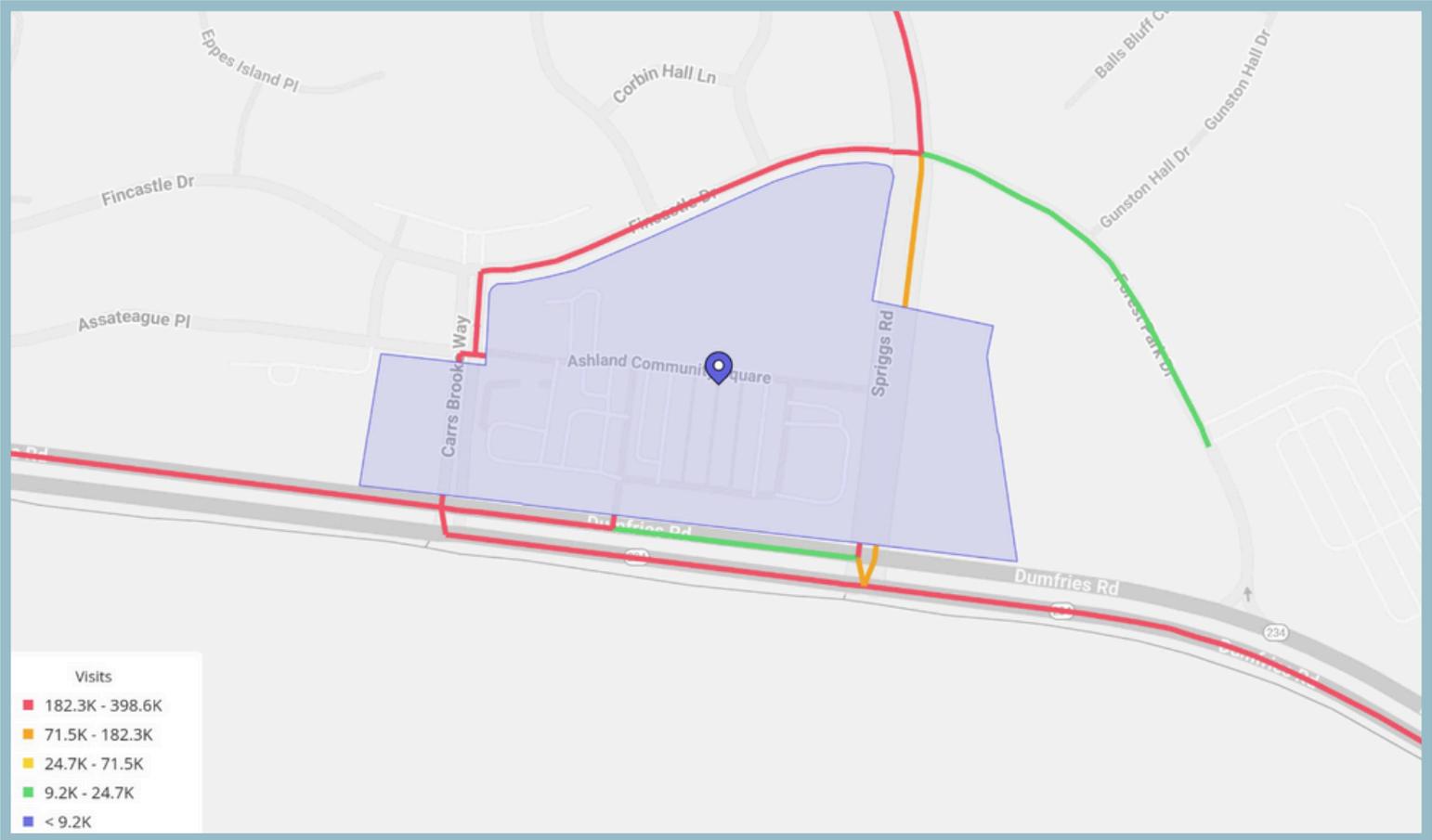
Ashland Square, a premier development by Saul Centers, Inc., is poised to become a cornerstone of retail and professional life in the heart of Prince William County, Virginia.

Strategically located at the intersection of Dumfries Road (Route 234) and Spriggs Road, this 165,000-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:



DIANA SHIPLEY

Leasing
Representative

301-986-7713

Diana.Shipley@saulcenters.com