



**ENGLE
RETAIL
ADVISORS**
AO RETAIL PROJECTS

RETAIL FOR LEASE

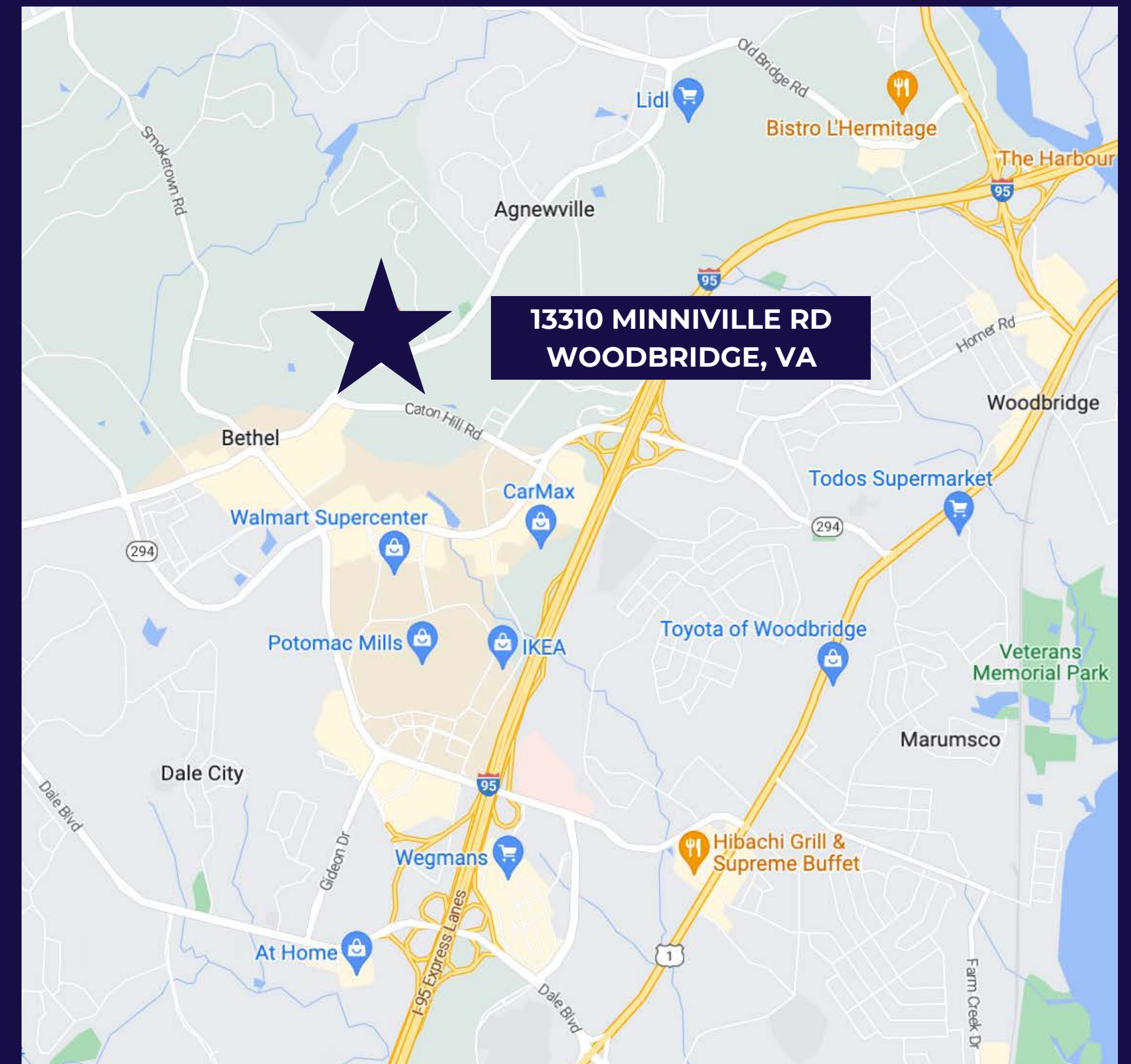
MINNIEVILLE SHOPPING CENTER

**WOODBIDGE, VIRGINIA
13310 MINNIVILLE RD**

NEW CONSTRUCTION

22,500 SF RETAIL AND MEDICAL BUILDING COMING SOON

- EASY ACCESS TO PRINCE WILLIAM PKWY, OLD BRIDGE RD, AND ROUTE 95
- STRONG RESIDENTIAL COMMUNITY
- FAST FOOD, AUTOMOTIVE, AND DAY CARE PAD SITES AVAILABLE
- ADJACENT TO BRAND NEW 300,000 SF KAISER PERMANENTE CAMPUS



POPULATION

1 MI 6,765

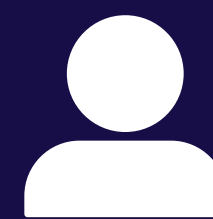
3 MI 126,615



MEDIAN HHI

1 MI \$103,612

3 MI \$86,263



MEDIAN AGE

1 MI 35.2

3 MI 34.6



EDUCATION (BACHELORS+)

1 MI 4,379

3 MI 82,696

**13310 Minnieville Rd
Woodbridge, VA**

AERIAL VIEW



STREET VIEW



LAKE RIDGE

13310 MINNIVILLE RD, WOODBRIDGE, VIRGINIA



SMOKETOWN STATION



TACKETT'S MILL CENTER



SMOKETOWN PLAZA



MINNIEVILLE RD SHOPPING CENTER

STAT



MARUMSCO



POTOMAC MILLS



POTOMAC FESTIVAL



STONEBRIDGE



LYNWOOD SHOPPING CENTER



13310 MINNIVILLE RD, WOODBRIDGE, VIRGINIA



MINNIEVILLE RD SHOPPING CENTER

Wawa

SMOKETOWN PLAZA



SMOKETOWN STATION



PARKWAY CROSSING WEST



CARMAX

[illegible]

KAISER PERMANENTE

(300,000SF OFFICE SPACE)

A photograph of the Kaiser Permanente building, a modern multi-story structure with a mix of glass and dark, textured panels. The building is situated at a street intersection. In the foreground, there's a traffic light pole with a 'YIELD' sign and a 'LEFT TURN' sign. A silver SUV is parked on the left side of the street. A construction sign with 'WT' is visible near the building. The sky is clear and blue.

NEW BUILDING
COMING SOON



UNIT #	TENANT	SF	USE
A 1	Prime Pizza	1,100	Pizza
A 2	Cigar Shop	1,500	Cigars
A 3	Unique Soles	1,620	Shoes
A 4	Blade's Barbershop	1,620	Barbershop
A 5&6	Fusion Spa & Nail	3,240	Spa/Salon
A 7	Rehab Massage	1,620	Massage
A 8-10	Justas Peruvian Chicken	4,860	Fast Casual
A 11-13	Eversmith Organics	4,860	
A 14	KLR Studios for Dance & Music	8,577	Dance
A 15	Chiropractor	1,620	Medical
A 16	AVAILABLE	1,620	
A 17-19	Sephora's	4860	
B 1	AVAILABLE	22,659	

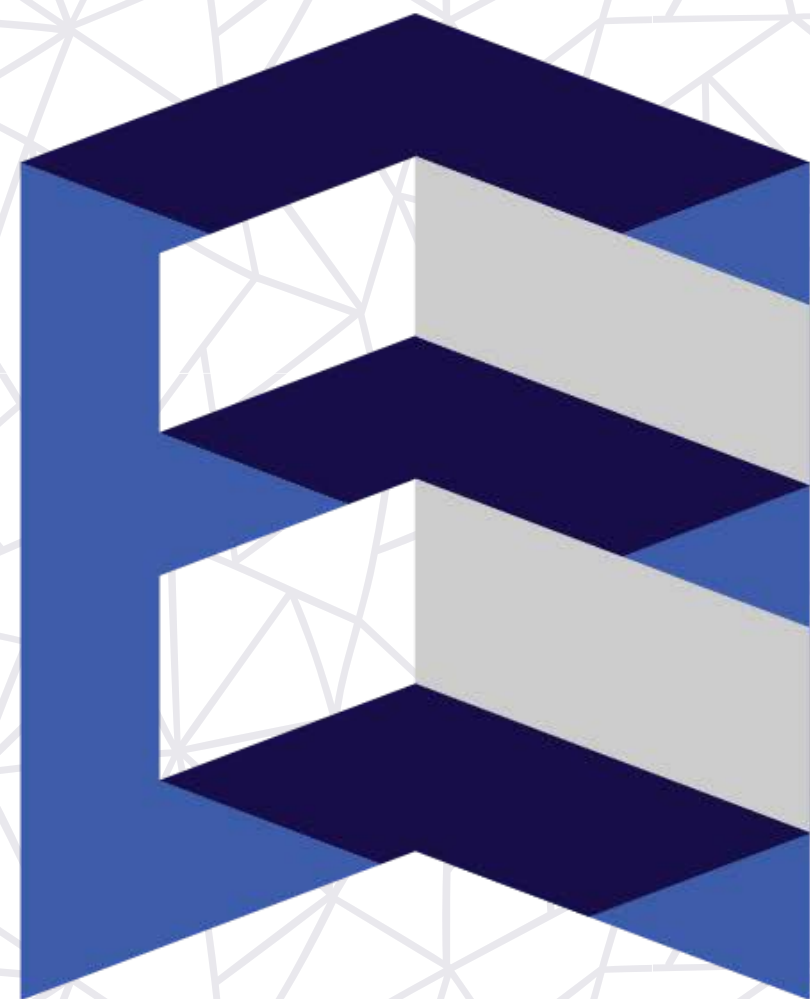
OUTPARCELS		
L 1	Outparcel - 2915 Garber Way	Available - 0.90 +/- Acres
L 2	Outparcel - 2905 Garber Way	Available - 1.15 +/- Acres
L 3	Outparcel - 2816 Garber Way	Available - 1.26 +/- Acres
	Jiffy Lube - 13300 Minnieville Rd Separately Owned - No Exclusive Agreement	0.75 +/- Acres

Leased
Available

PICTURES

PLANS

DOCUMENTS



**ENGLE
RETAIL
ADVISORS**

**INTERESTED IN LEARNING MORE?
CONTACT US.**

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