



MARKET AT OPITZ CROSSING

1920 - 2089 DANIEL STUART SQUARE
WOODBIDGE, VA 22191



**KLEIN
ENTERPRISES**



AVAILABILITIES:



- Space Available:
1,151 - 2,700 SF



PROPERTY HIGHLIGHTS:

- Total Square Feet: 157,724
- Zoning: B-1 (General Business District)
- Located at a signalized entrance
- ADT 47,000+ on Route 1
- Less than 1 mile from I-95 Exit #15
- Located in Prince William County 25 miles southwest of Washington, D.C.



DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|-----------------------|-----------|-----------|-----------|
| Population | 18,671 | 105,764 | 226,462 |
| Daytime Pop | 17,168 | 89,659 | 175,122 |
| Avg. HH Income | \$115,914 | \$128,666 | \$145,322 |

PRINCE WILLIAM
SQUARE



POTOMAC FESTIVAL
SAVERS SKY ZONE



POTOMAC MILLS



Walmart

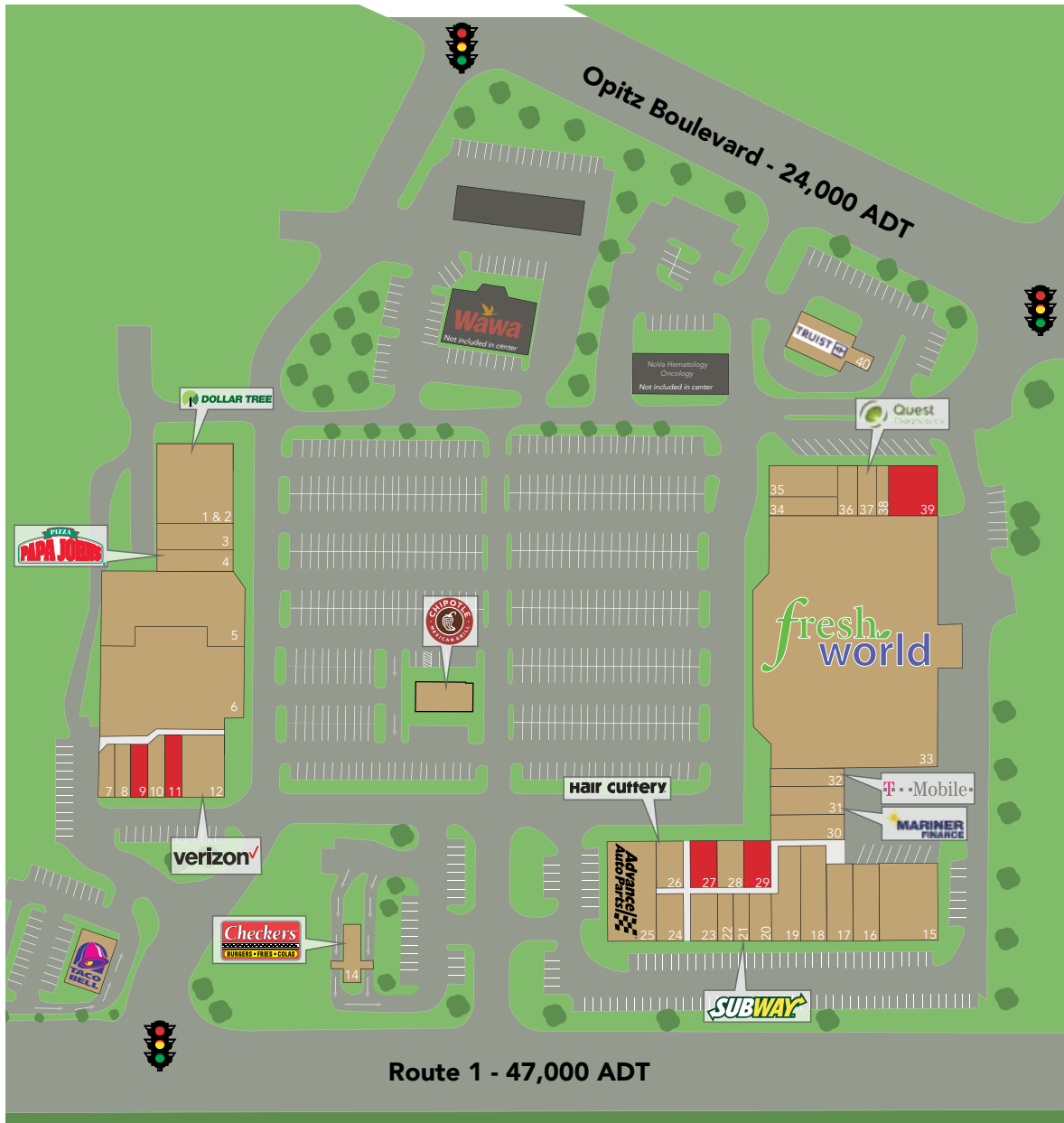


FLOOR
DECOR

Sentara

OPITZ BOULEVARD

JEFFERSON DAVIS HIGHWAY/RICHMOND HIGHWAY



TENANT DIRECTORY

| | | |
|-------|----------------------------|---------------------------|
| 0 | Chipotle | 1926 Daniel Stuart Square |
| 1 & 2 | Dollar Tree | 1991 Daniel Stuart Square |
| 3 | Reupcollection | 1983 Daniel Stuart Square |
| 4 | Papa John's Pizza | 1979 Daniel Stuart Square |
| 5 | Sweet Home Furniture | 1969 Daniel Stuart Square |
| 6 | Hibachi Grill | 1965 Daniel Stuart Square |
| 7 | California Wings | 1933 Daniel Stuart Square |
| 8 | LA Nails | 1937 Daniel Stuart Square |
| 9 | AVAILABLE: 1,151 SF | 1941 Daniel Stuart Square |
| 10 | H&R Block | 1945 Daniel Stuart Square |
| 11 | AVAILABLE: 1,317 SF | 1949 Daniel Stuart Square |
| 12 | Russell Cellular | 1953 Daniel Stuart Square |
| 13 | Taco Bell | 1921 Daniel Stuart Square |
| 14 | Checkers | 1920 Daniel Stuart Square |
| 15 | Yamasaki Academy | 1940 Daniel Stuart Square |
| 16 | Tobacco World | 1948 Daniel Stuart Square |
| 17 | MangoLina | 1952 Daniel Stuart Square |
| 18 | Metro Pawn | 1956 Daniel Stuart Square |
| 19 | Dr. Niles & Associates | 1960 Daniel Stuart Square |
| 20 | ACE Cash Express | 1964 Daniel Stuart Square |
| 21 | Subway | 1966 Daniel Stuart Square |
| 22 | Little Tapei | 1968 Daniel Stuart Square |
| 23 | 1+1 Hibachi Express | 1972 Daniel Stuart Square |
| 24 | B-Threads | 1976 Daniel Stuart Square |
| 25 | Advance Auto Parts | 2000 Daniel Stuart Square |
| 26 | Hair Cuffery | 2004 Daniel Stuart Square |
| 27 | AVAILABLE: 1,585 SF | 2008 Daniel Stuart Square |
| 28 | Senajoe | 2012 Daniel Stuart Square |
| 29 | AVAILABLE: 1,607 SF | 2016 Daniel Stuart Square |
| 30 | Escape Room | 2020 Daniel Stuart Square |
| 31 | Mariner Finance | 2024 Daniel Stuart Square |
| 32 | T-Mobile | 2026 Daniel Stuart Square |
| 33 | Fresh World | 2042 Daniel Stuart Square |
| 34 | Lifetime Pharmacy | 2068 Daniel Stuart Square |
| 35 | Dhansiri Restaurant | 2072 Daniel Stuart Square |
| 36 | Benchmark PT | 2076 Daniel Stuart Square |
| 37 | Quest Diagnostics | 2080 Daniel Stuart Square |
| 38 | Health Energy | 2084 Daniel Stuart Square |
| 39 | AVAILABLE: 2,700 SF | 2088 Daniel Stuart Square |
| 40 | Truist | 2089 Daniel Stuart Square |

CONTACT US:

Paul Weinberg

Leasing Associate

443.471.1663

pweinberg@kleinenterprises.com

Shannon Wissler

Leasing Associate

443.450.9150

swissler@kleinenterprises.com

kleinenterprises.com

1777 Reisterstown Road | Suite 165

Baltimore, MD 21208

410.902.0290



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