

MINNIEVILLE ROAD CENTER

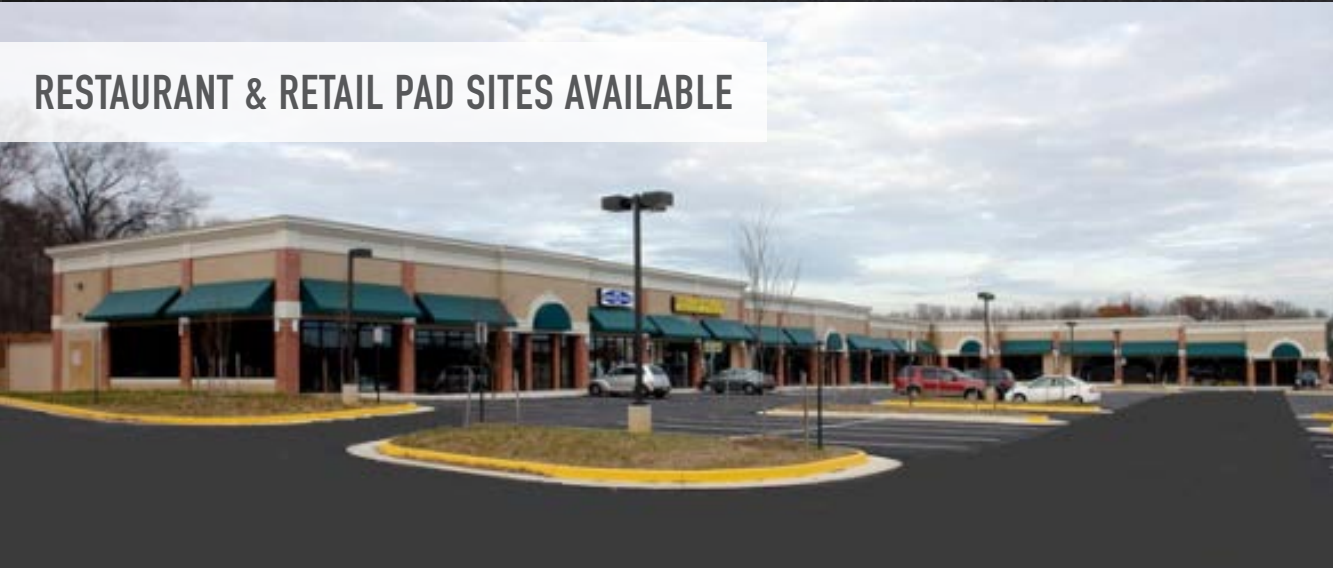
2860-2898 Garber Way
WOODBIDGE, VA

streetsense.

SITE DETAILS

- Newly constructed 70,000sf shopping center with three (3) pad sites available
- Great access to Prince William Pkwy and Old Bridge Rd
- Strong residential development area with 3,000 new housing units coming soon

RESTAURANT & RETAIL PAD SITES AVAILABLE



AUTOMOTIVE PAD SITE
AVAILABLE

STREET FACTS

NEIGHBORING RETAILERS INCLUDE



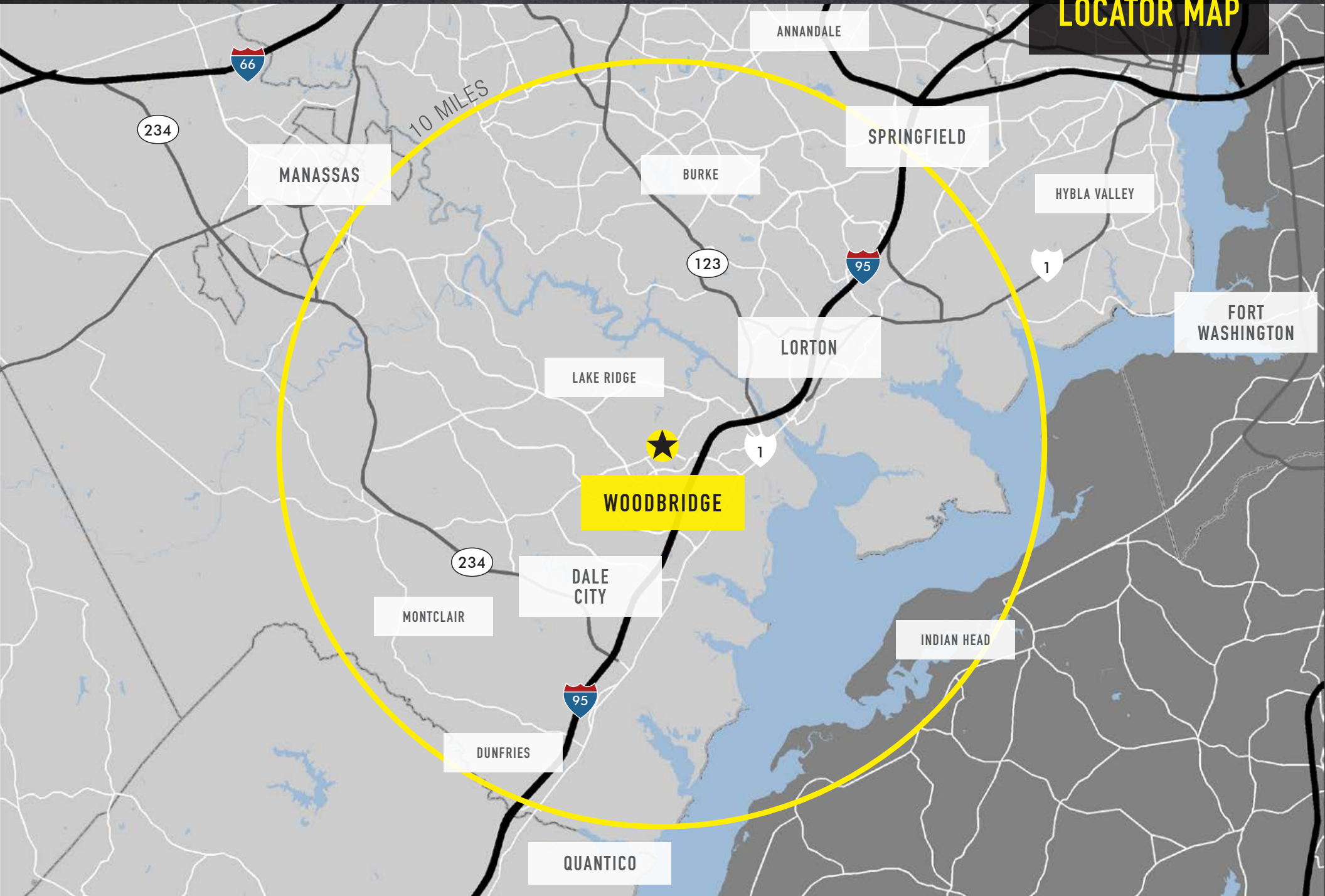
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	6,636	116,516	211,139
HOUSEHOLDS	1,934	38,223	67,950
AVERAGE HH INCOME	\$161,035	\$109,071	\$120,296

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LOCATOR MAP



AERIAL OVERVIEW



SITE PLAN



UNIT # TENANT SF USE

A-1	Prime Pizza	1,100	Pizza
A-2	Cigar Shop	1,500	Cigars
A-3	C&C Life, Inc.	1,600	Wellness Center
A-4	Barber	1,680	Barber
A-5&6	Fusion Spa & Nail	3,240	Spa/Salon
A-7	Rehab Massage	1,620	Massage
A-8	AVAILABLE	1,620	Contiguous Space
A-9	AVAILABLE	1,620	
A-10	AVAILABLE	1,620	
A-11-13	Pie Factory	4,860	Baked Goods
A-14	KLR Studios for Dance & Music	8,577	Dance
A-15	AVAILABLE	1,620	
A-16-19	Home Store Furniture	6,480	Furniture
B1	AVAILABLE	33,000	
RETAIL CENTER SQUARE FOOTAGE		70,137	

OUT PARCELS

L-1	Outparcel - 2915 Garber Way	Available - 0.90 +/- Acres
L-2	Outparcel - 2905 Garber Way	Available - 1.15 +/- Acres
L-3A	Outparcel - 2816 Garber Way	Available - 0.51 +/- Acres
L-4A	Outparcel - 2806 Garber Way	Available - 0.75 +/- Acres
Jiffy Lube - 13300 Minnieville Rd		0.75 +/- Acres