

Madison Farm

13350 MINNIEVILLE ROAD, WOODBRIDGE, VA 22192

OVERVIEW

Madison Farm is a 17,095 square foot retail center that is located minutes from Potomac Mills Mall in Woodbridge, Virginia. This convenient location has easy access to the Prince William County Parkway and Interstate 95.

SPACE AVAILABLE
Fully Leased

GROSS LEASABLE AREA
17,095 sq. ft.

TRAFFIC COUNT
Minnieville Rd – 23,000 VPD

CENTER TYPE
Convenience

COUNTY
Prince William

CURRENT RETAILERS

TAZO PIZZA
AFGHAN GRILL KABOB
NIEBAUER DENTAL

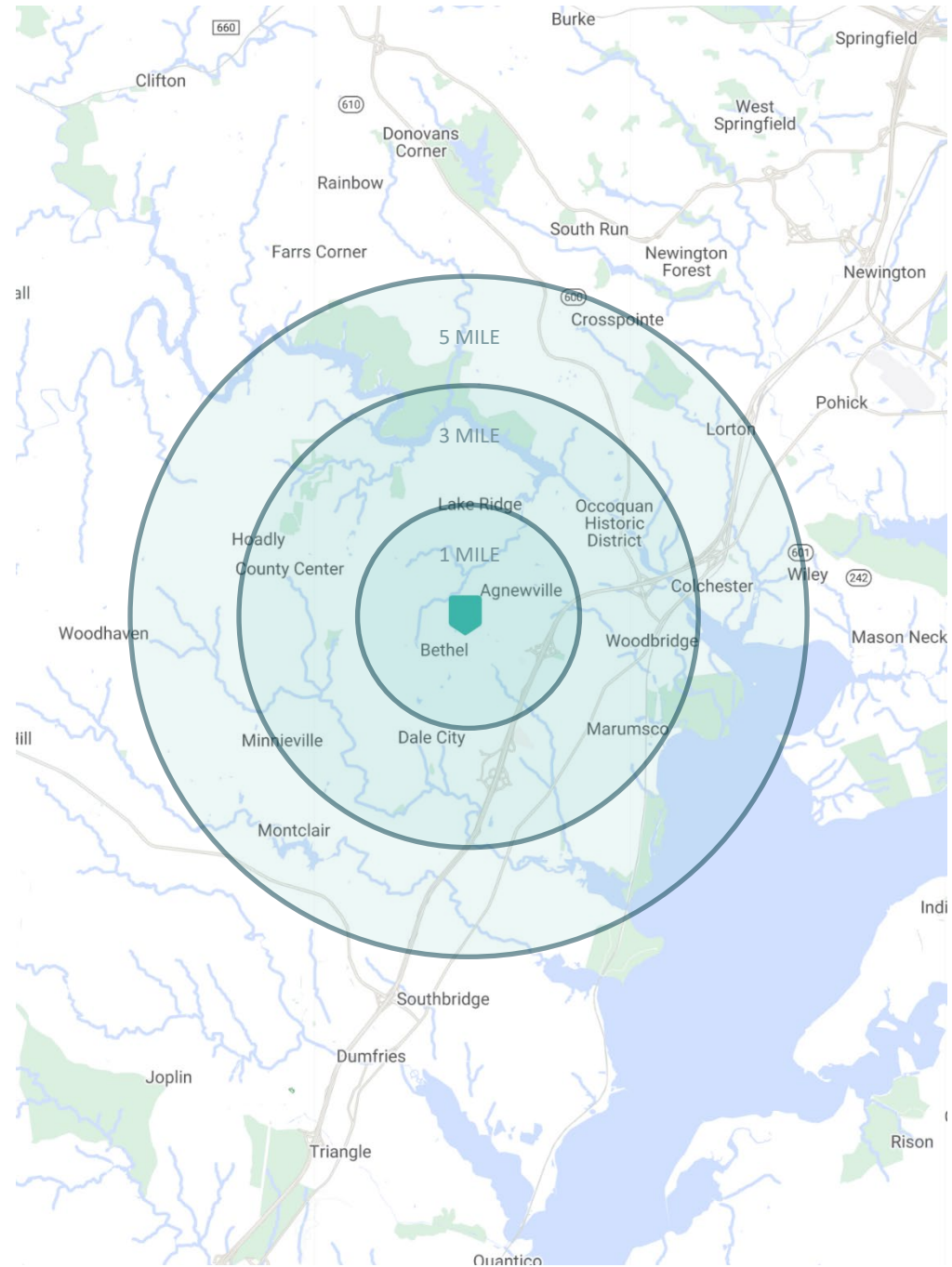
MADISON FARM

13350 MINNIEVILLE ROAD, WOODBRIDGE, VA 22192

CONTACT US

301.657.7330
leasing@willardretail.com
willardretail.com





DEMOGRAPHICS

1, 3, 5-MILE RADIUS



RADIUS



AVG HH INCOME



MEDIAN AGE



HOUSEHOLDS



POPULATION

RADIUS	AVG HH INCOME	MEDIAN AGE	HOUSEHOLDS	POPULATION
1 Mile	\$133,238	35.4	2,083	7,069
3 Mile	\$108,211	34.8	44,188	131,381
5 Mile	\$126,153	35.6	75,357	227,868

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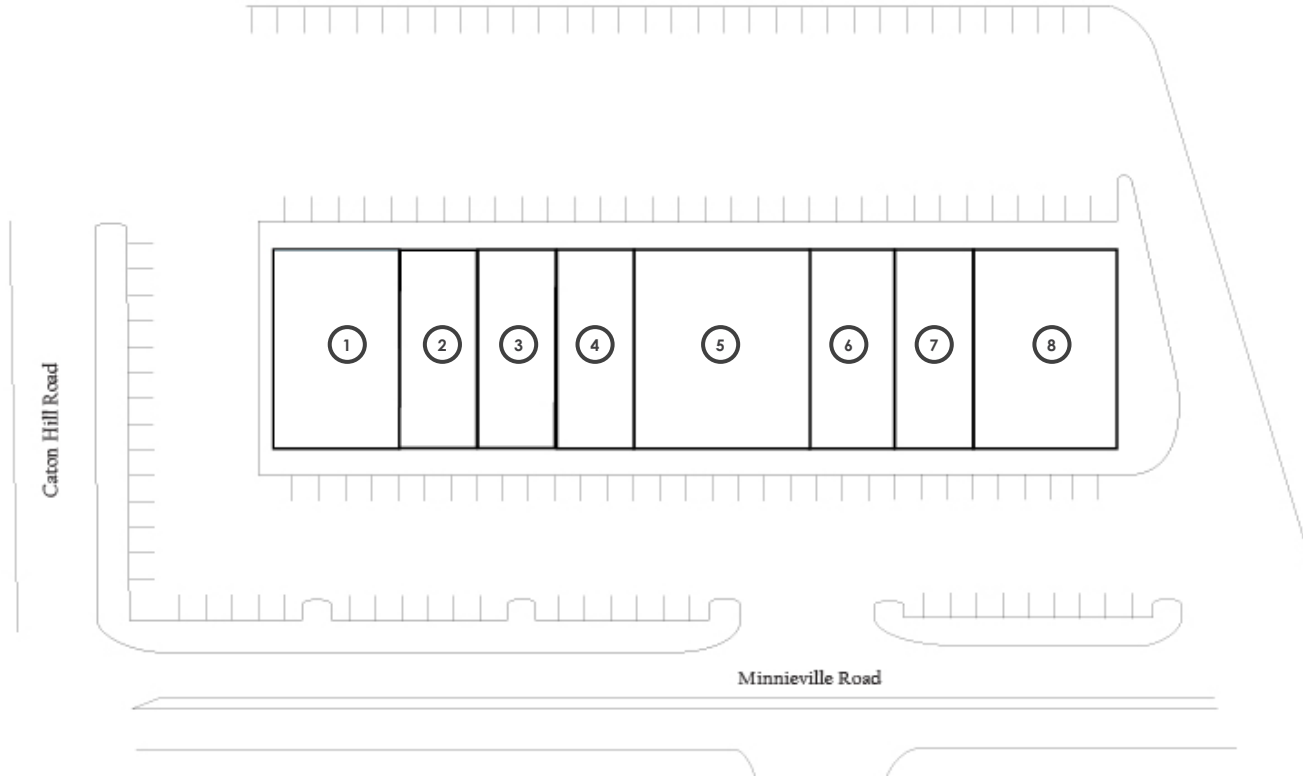
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SITE PLAN

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<u>SUITE</u>	<u>TENANT</u>	<u>SF</u>
1	KABABYAN FILIPINO GOURMET	3,446 SF
2	ORIENTAL MASSAGE	1,350 SF
3	POTOMAC EYE CARE	1,500 SF
4	TAZO PIZZA	1,500 SF
5	GRAND HALAL MARKET	2,999 SF
6	CINDY'S NAILS	1,500 SF
7	AFGHAN GRILL KABOB	1,500 SF
8	NEIBAUER DENTAL	3,309 SF

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TAZO PIZZA
AFGHAN GRILL KABOB
ECCO GREEN

MINNIEVILLE ROAD – 23,000 VPD

CENTRE AT ROLLINGWOOD

KOHL'S THE HOME DEPOT

CATON HILL ROAD – 23,000 VPD

SMOKETOWN CROSSING

LOWE'S IHOP

PARKWAY CROSSING EAST AND WEST

TARGET Panera BREAD Michaels

POTOMAC MILLS

Marshalls Burlington
IKEA COSTCO WHOLESALE
NORDSTROM rack HomeGoods

INTERSTATE 95 – 198,000 VPD

STONEBRIDGE AT POTOMAC TOWN CENTER

Wegmans REI CO-OP
ALAMO DRAFTHOUSE CINEMA
CAVA Apple

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WILLARD

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