



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	18,810	111,200	233,527
Daytime Pop	17,770	90,479	175,413
Avg. HH Income	\$133,839	\$136,579	\$150,757



PRINCE WILLIAM
SQUARE
MOM'S PLACE
ASHLEY FURNITURE INDUSTRIES, INC.
ROSS HARBOR FREIGHT
DRESS FOR LESS
POTOMAC FESTIVAL
SAVERS SKY ZONE
MATTRESS FIRM
STAPLES

POTOMAC MILLS
COSTCO WHOLESALE
Marshall's
HomeGoods
JCPenney

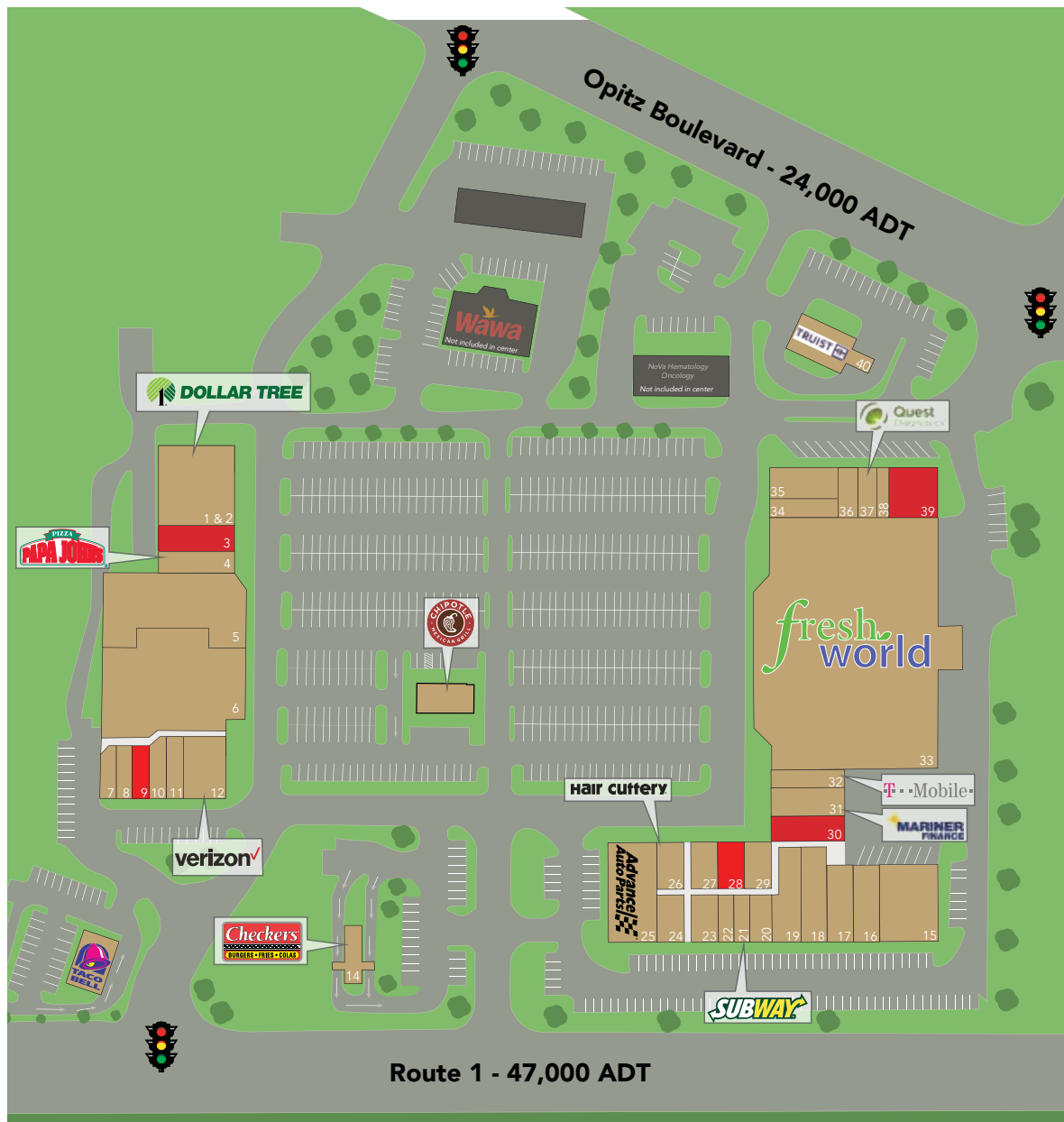
Walmart
Sams Club
EVERY SEASON STARTS AT
DICK'S SPORTING GOODS

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	AVAILABLE: 1,628 SF	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	Chicken & Waffles	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	A&A Art Frame	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	Joya Threading	1976 Daniel Stuart Square
25	Advance Auto Parts	2000 Daniel Stuart Square
26	Hair Cuttery	2004 Daniel Stuart Square
27	Cell Hub Fix	2008 Daniel Stuart Square
28	AVAILABLE: 1,607 SF	2012 Daniel Stuart Square
29	Cozy Corner Laundry	2016 Daniel Stuart Square
30	AVAILABLE: 2,516 SF	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

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