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RETAIL FOR LEASE



- Approximately 104,868 SF neighborhood center along Dale Blvd (29,185 ADT) in Dale City, VA
- Pad Site Available! Existing building is 6,220 SF with three drive-thru lanes. Seeking ground lease and will consider a build to suit.
- Strong demographics surrounding the center; 120,000 population and a median household income of \$110,221 within a 3-mile radius.
- Planned future renovations (new modern paint, parking lot upgrades, LED lighting, new signage program, etc.)

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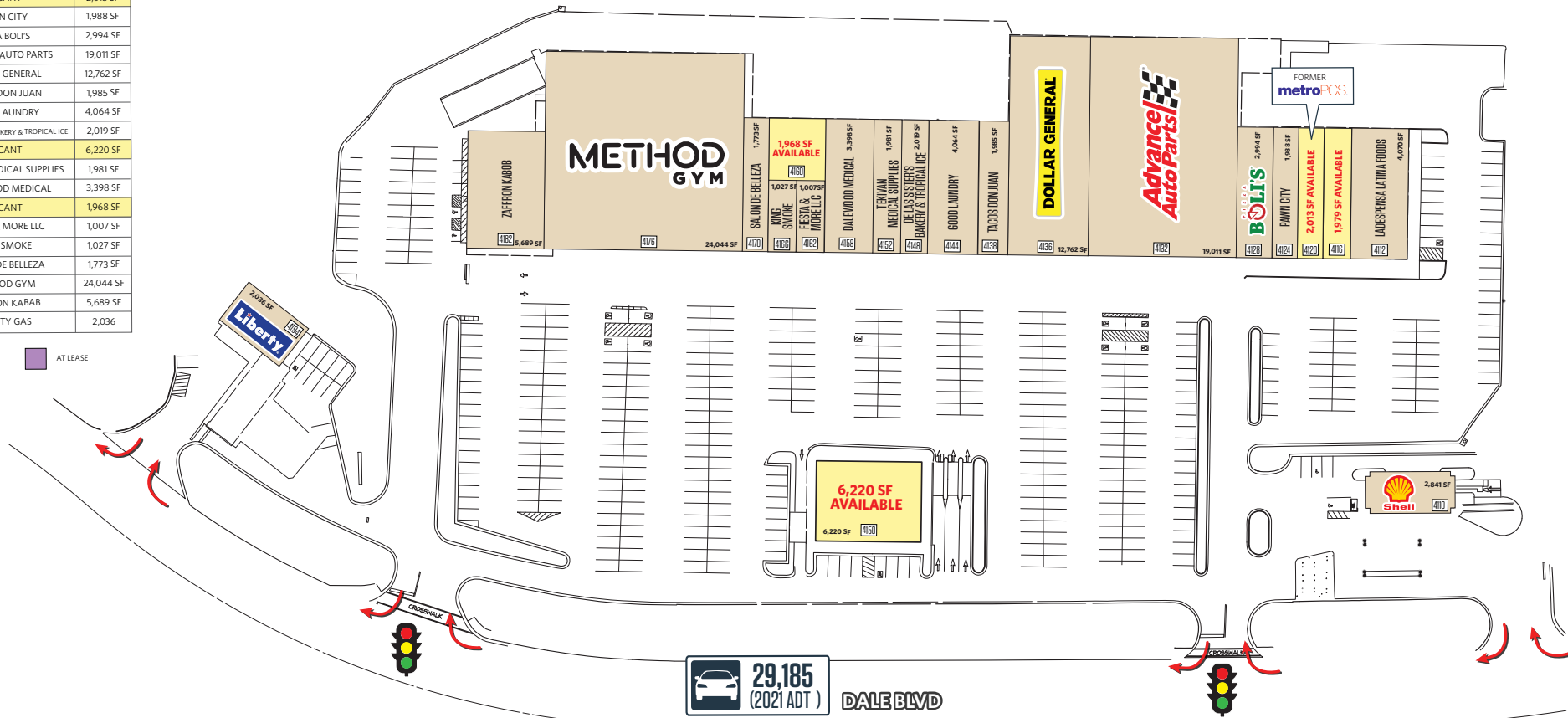
SITE PLAN

FORESTDALE PLAZA

4176 DALE BLVD, WOODBRIDGE, VA 22193, PRINCE WILLIAM COUNTY

ADDRESS	TENANT	SIZE
4110	SHELL	2,841
4112	LADESPENSA LATINA FOODS	4,070 SF
4116	VACANT	1,979 SF
4120	VACANT	2,013 SF
4124	PAWN CITY	1,988 SF
4128	PIZZA BOLI'S	2,994 SF
4132	ADVANCE AUTO PARTS	19,011 SF
4136	DOLLAR GENERAL	12,762 SF
4138	TACOS DON JUAN	1,985 SF
4144	GOOD LAUNDRY	4,064 SF
4148	DE LAS SISTER'S BAKERY & TROPICAL ICE	2,019 SF
4150	VACANT	6,220 SF
4152	TEKIVAN MEDICAL SUPPLIES	1,981 SF
4158	DALEWOOD MEDICAL	3,398 SF
4160	VACANT	1,968 SF
4162	FIESTA & MORE LLC	1,007 SF
4166	KING SMOKE	1,027 SF
4170	SALON DE BELLEZA	1,773 SF
4176	METHOD GYM	24,044 SF
4182	ZAFFRON KABAB	5,689 SF
4194	LIBERTY GAS	2,036

AVAILABLE
 LEASED
 AT LEASE



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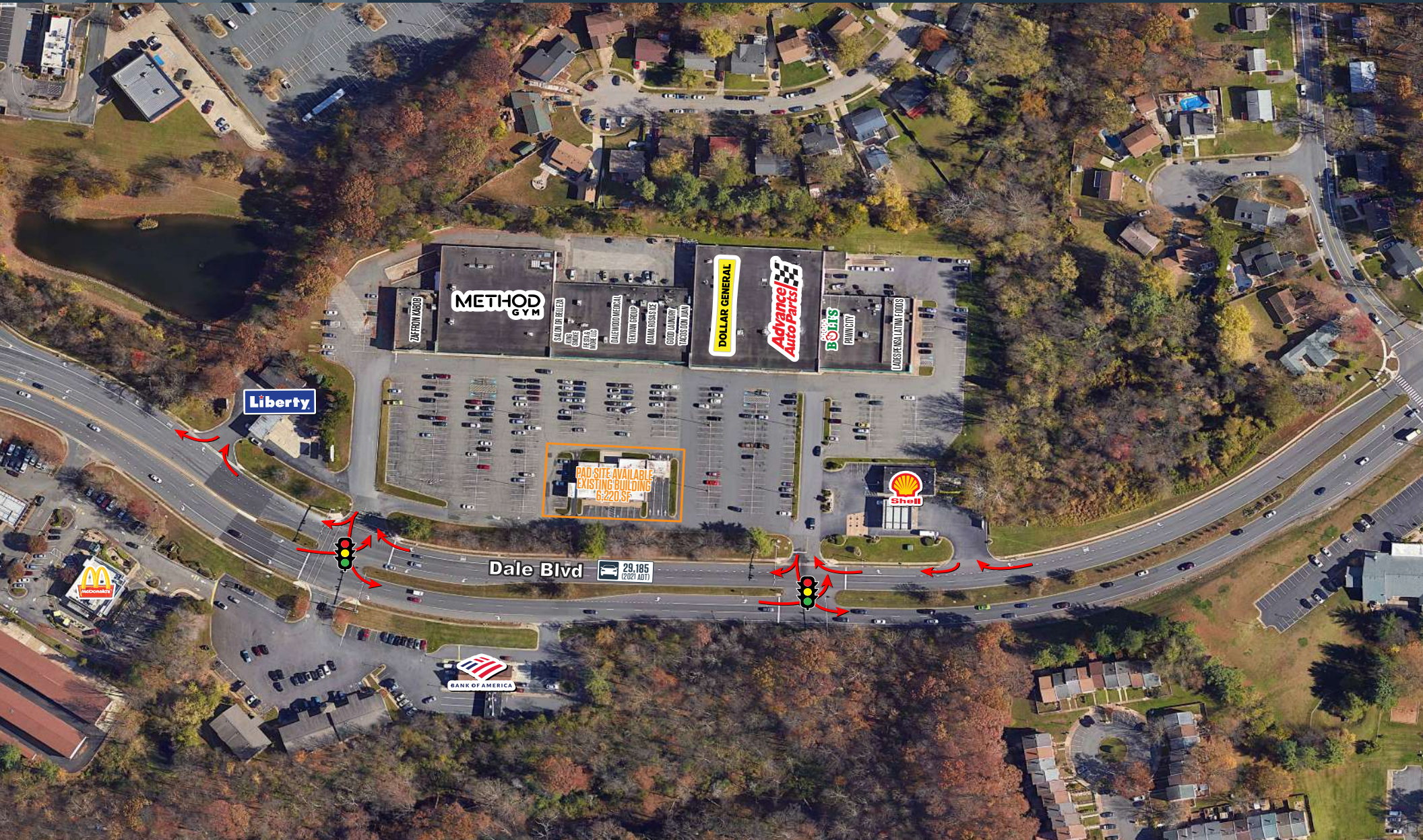
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CLOSE-UP

FORESTDALE PLAZA

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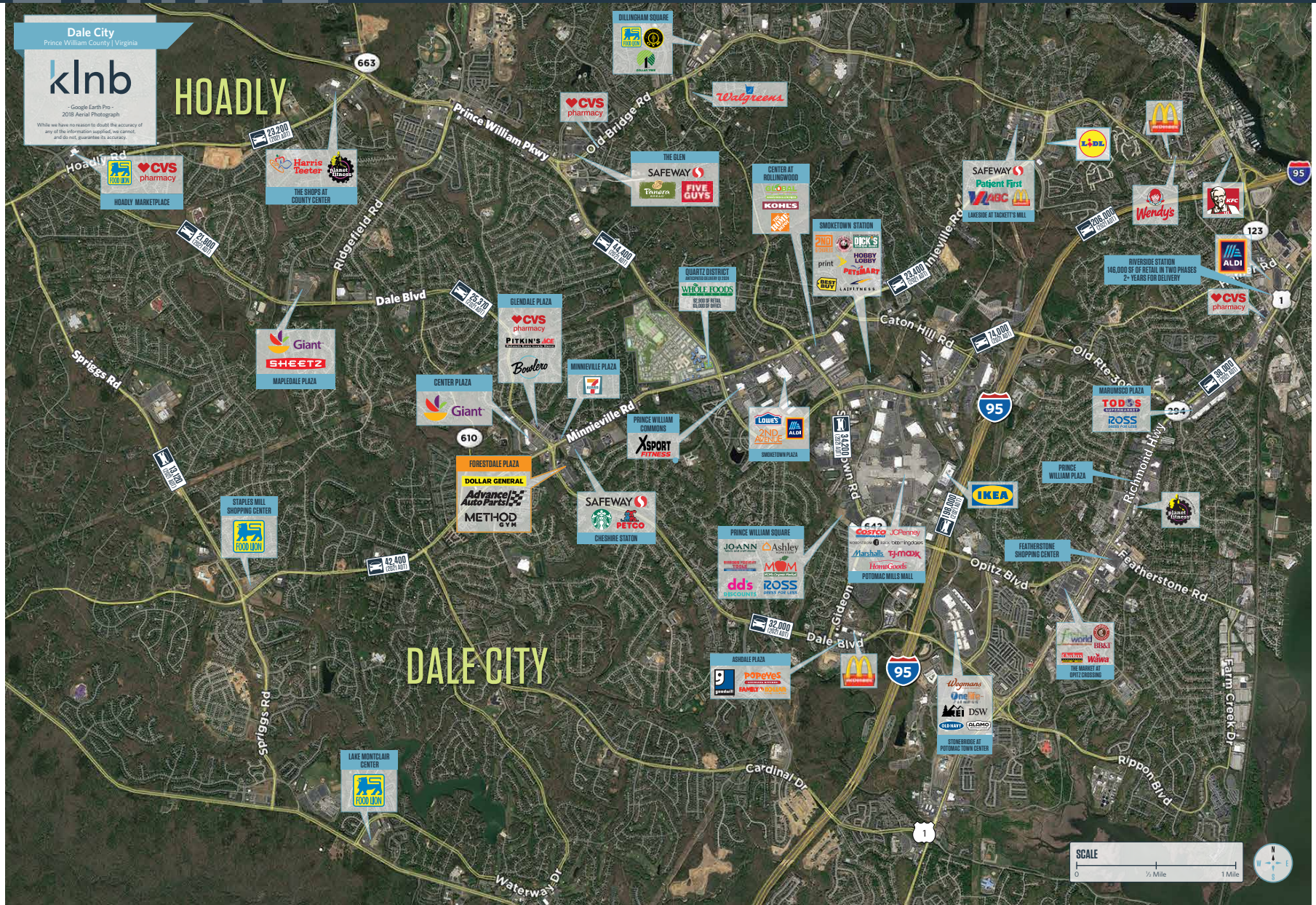
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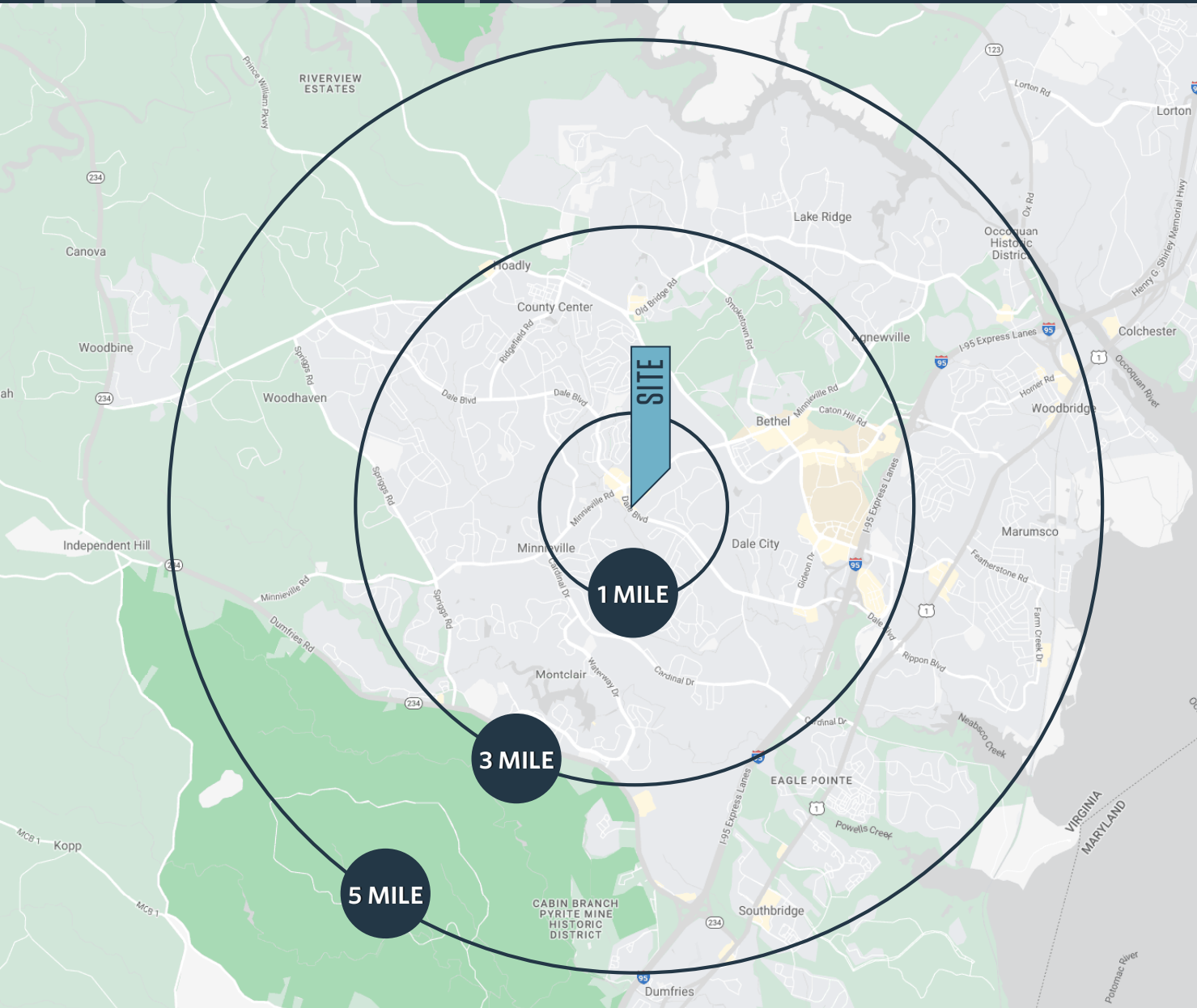
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LOCATION

FORESTDALE PLAZA

4176 DALE BLVD, WOODBRIDGE, VA 22193, PRINCE WILLIAM COUNTY



DEMOGRAPHICS | 2022:

1-MILE	3-MILE	5-MILE
Population		
18,795	115,413	257,642
Daytime Population		
13,981	98,653	211,900
Households		
5,929	34,955	82,441
Average HH Income		
\$111,172	\$145,578	\$139,642

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2021:

Dale Blvd	29,185 ADT
Minnieville Rd	42,400 ADT

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