

SPRINGWOOD SHOPPING CENTER



**Springwood Shopping Center • 3069 Golansky Boulevard & Smoketown Rd • Woodbridge, VA
GLA: 82,220 SF • Total Avail: 2,400 square feet • Rent/SF/Yr + Svs: \$18.00/nnn**

Features / Building & Location / Area Amenities:

- Ample Parking & Abundant Free Surface Parking • Great Proximity To Major Highways & Minor Roadways
- Smoketown Rd & Prince William Pkwy Visibility • Pylon Sign & Building Signage Available • Major Signalized Intersection • Popular Springwood Shopping Center w/ Powerhouse Gym as an Anchor Tenant & located next to Home Depot, Lowes, Prince William Pkwy, & blocks away from Potomac Mills, AMC Potomac Mills 18 Theatres, Costco - Potomac Mills, Potomac Hospital, etc.
- Traffic Count: Prince William Pky / Golansky Blvd 51,000 & Smoketown Rd /Great Oaks Dr = 35,000 02 AADT
 - Available Immediately • Turnkey Spaces Ready For Immediate Use

For Leasing Information, please contact:

**Guy C. Travers, Principal Broker
(703) 339-0100 / gtravers@rltinc.net**

R. L. Travers & Associates, Inc.

www.rltinc.net

Disclaimer: We have in preparing this information, used our best endeavors to ensure that the information contained herein is true and accurate, and deemed to be a reliable reflection of market values or has been secured from sources we believe to be reliable, but we make no representation, guarantee or warranties, expressed or implied, as to the accuracy of the information complete, or reliable, current or error-free and assume no responsibility for any errors or omissions contained therein. All references to age, square footage, income, and expenses are approximate. This is not a survey, any pictures, images, or drawings are only for illustrative purposes. Any party should conduct their own independent investigations and rely solely on those results. *This is not intended as a listing solicitation for a property currently listed with another broker.*



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Springwood Shopping Center – Area Map:



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Springwood Shopping Center – Aerial / Satellite View: Three Mile Radius:



Springwood Shopping Center
3069 Golansky Blvd,
Woodbridge, VA 22192

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Springwood Shopping Center – Aerial / Satellite View: One Mile Radius:



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3041-3115 Golansky Boulevard, Woodbridge, VA 22192

Potomac Mills - Lakeridge / I-95 Corridor Submarket

<u>Street Address</u>	<u>Tenant Name</u>	<u>Website</u>	<u>Phone #</u>	<u>Fax #</u>
3041 Golansky Blvd, Woodbridge, VA	Flooring America		(703) 691-3100	(703) 691-3104
3061 Golansky Blvd, Woodbridge, VA	Bio-Medical		(703) 551-1313	(703) 580-8481
3065 Golansky Blvd, Woodbridge, VA	Painted Visions Comics		(703) 730-8457	N/A
3069 Golansky Blvd, Woodbridge, VA	Polaris Press, Inc.		(703) 680-6060	(703) 680-6087
3081 Golansky Blvd, Woodbridge, VA	Morgan's Sports Bar & Grill	http://www.morganssportsbarandlounge.com	(703) 670-8079	N/A
3085 Golansky Blvd, Woodbridge, VA	Kora, Inc.		(703) 919-0225	N/A
3089 Golansky Blvd, Woodbridge, VA	American Best Tae Kwan Do		(703) 680-2962	N/A
3093 Golansky Blvd, Woodbridge, VA	Smoketown Beauty		(703) 878-2034	N/A
3097 Golansky Blvd, Woodbridge, VA	The Perfect Touch		(703) 897-9992	N/A
3115 Golansky Blvd, Woodbridge, VA	Powerhouse Gym	http://www.powerhousegym.com/trainerfinder/websites/60053/woodbridge/	(703) 680-2992	N/A
3031 Golansky Blvd, Woodbridge, VA	El Paso Mexican Restaurant		(703) 878-2856	N/A
3131 Golansky Blvd, Woodbridge, VA	Korean Grill		(703) 680-3500	N/A
3135 Golansky Blvd, Woodbridge, VA	US Physical Therapy		(703) 580-5183	(703) 580-5186
3139 Golansky Blvd, Woodbridge, VA	Vocelli Pizza of Lakeridge	http://www.vocellipizza.com/lakeridge_va	(703) 580-8300	N/A
3143 Golansky Blvd, Woodbridge, VA	Z & S Halal Market		(703) 590-7171	N/A

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