



### PROPERTY FEATURES:

- 6,722 SF 2ND GEN RESTAURANT SPACE FOR LEASE
- Located at the intersection of Minnieville Rd and Smoketown Rd, two major commuter and transportation corridors with combined traffic counts of over 52,000 VPD
- Easy access to I-95
- Center is the retail node of Potomac Mills Mall which encompasses over 200 stores
- Shadow anchored by:



**KOHL'S**  
expect great things®

	Population	Avg HH Income	Daytime Population
1 Mile	9,260	\$106,247	12,380
3 Miles	140,547	\$109,539	46,127
5 Miles	244,207	\$123,913	61,327





# ROSENTHAL

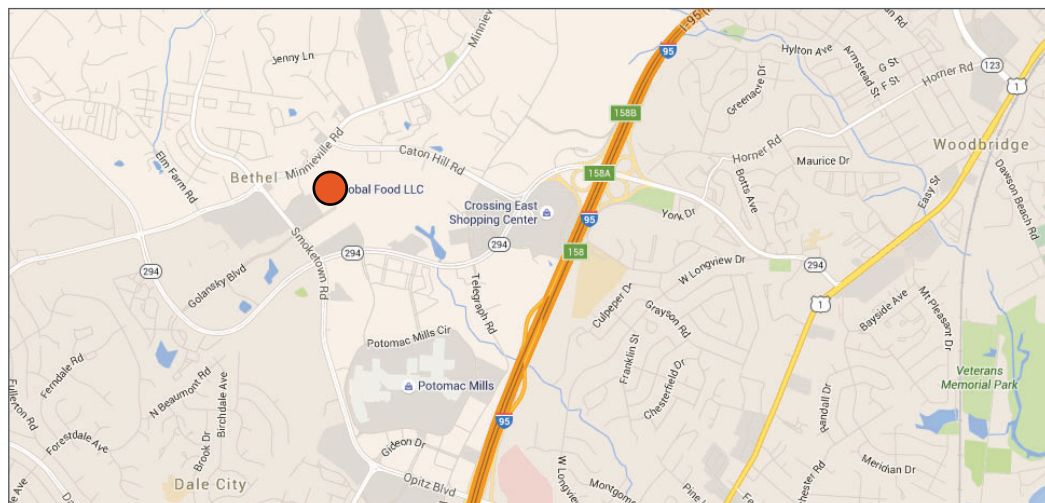
## ROLLINGWOOD CENTER

Foulger Square, Woodbridge, Virginia

[www.rosenthalproperties.com](http://www.rosenthalproperties.com)



UNIT	SQ FT	TENANT
13560	6,300	Hallmark
13580	2,700	DC Charcoal Chicken
13600	4,500	NY Pizza & Kabob
13630	5,000	TD Bank
13870	6,242	Carrabba's
13813	56,301	Global Food
13817	4,000	Burn Boot Camp
13825	3,200	Shine Nails
13849	4,000	Armed Services
<b>14000</b>	<b>6,722</b>	<b>AVAILABLE</b>
PAD	+/-8,000	AutoZone



### CONTACT

Nora Foley or Billy Orlove | Phone: 703.893.5141 | Email: [leasing@rosenthalproperties.com](mailto:leasing@rosenthalproperties.com)