



**COLDWELL BANKER**  
**COMMERCIAL**  
ELITE



**SITE**

**Richmond Hwy**  
**Route 1**  
**39,000 VPD**

**HIGH-VISIBILITY GROUND-LEASE OPPORTUNITY ON ROUTE 1**

# **PAD SITE FOR LEASE**

14428 Richmond Hwy, Woodbridge, VA 22191

Lease Rate:	\$175,000/Year
Land Area:	0.245 AC
Zoning:	B1



14428 Richmond Highway stands as a unique ground-lease opportunity—the last hard-lite retail pad on a dominant signalized corner with superior exposure, connectivity, and a well-heeled demographic catchment. Surrounded by anchor institutions and undergoing robust regional transformation, this site delivers a strategic platform for a high-visibility investment or brand extension in one of Northern Virginia’s fastest-growing corridors.

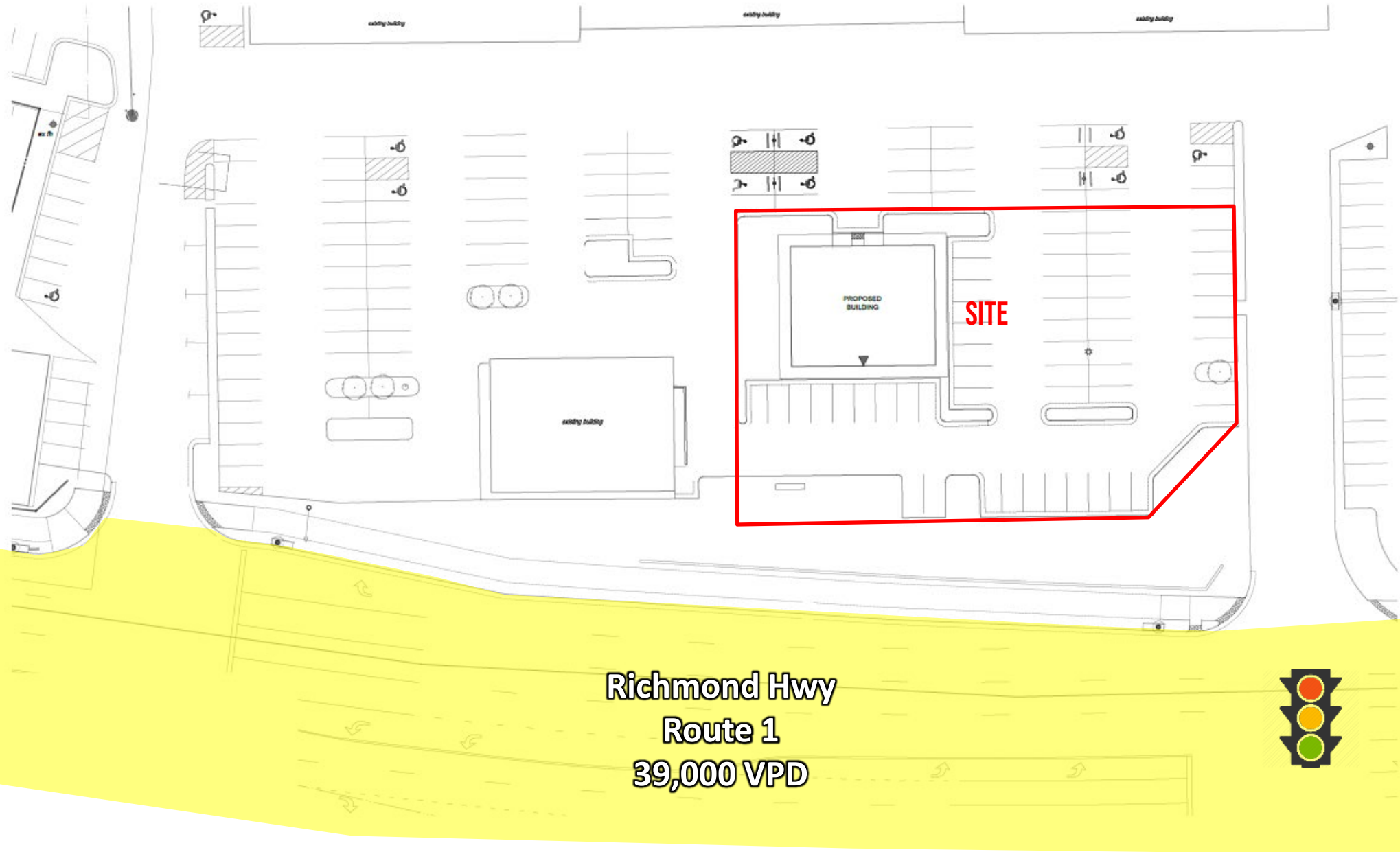
KEY HIGHLIGHTS:

- **Last Remaining Hard-Lite Site:** Exclusive opportunity at an intersection with full signal control and four access points—ideal for QSR, bank, or medical.
- **Premier Exposure:** Over 36,000 vehicles daily along Richmond Hwy plus substantial I-95 frontage nearby ensures elevated brand recognition.
- **Excellent Connectivity:** Under 1 mile from I-95 with signalized access at adjacent intersections; served by VRE, Amtrak, and local bus networks—including Woodbridge Station with 738 spaces.
- **Robust Demographics:** Nearly 100,000 residents within 3 miles; strong daytime population and above-average income levels.
- **Anchor-Rich Surroundings:** Located near Marumsco Plaza and just minutes from Stonebridge at Potomac Town Center (featuring Wegmans, Alamo Drafthouse cinema; acquired recently by Kimco Realty for \$173M).

LOCAL GROWTH MOMENTUM:

- **Belmont Logistics Campus:** 416,000 SF e-commerce warehouse on 36.6 ac off Richmond Hwy, first industrial addition to the I-95 corridor in 2024.
- **Jefferson Plaza Apartments:** 240 affordable multifamily units (~\$67.5 M value), transit-oriented redevelopment near the VRE station; delivery expected by September 2026.
- **Belmont Bay Final Phase:** \$550 M mixed-use waterfront district with 1,390 residential units and retail plaza—underway since 2022.
- **Transit-Oriented Future:** New Potomac Shores VRE station & garage under construction (~350 spaces), complementing improved commuter infrastructure

PROPERTY DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
2029 Projection	98,619	218,193	456,017
2024	95,428	212,940	450,002
2020	93,619	210,379	450,003
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2029 Projection	32,763	71,519	149,012
2024	31,870	69,775	147,136
2020	31,186	68,961	147,509
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$113,451	\$127,636	\$144,936







Bel Air Rd

Richmond Hwy (Route 1)  
39,000 VPD

Village Dr

planet fitness

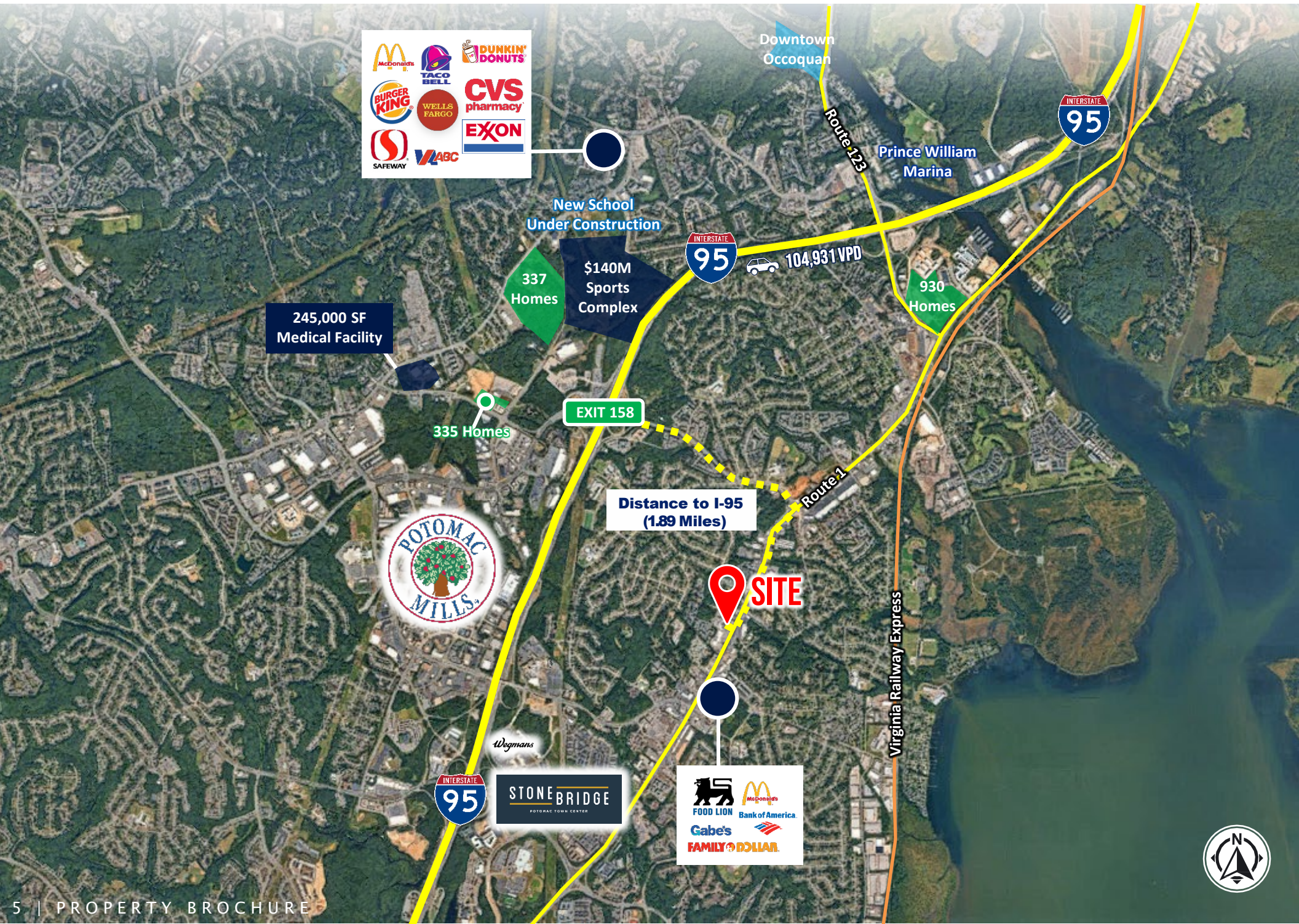
Rosedale Ct

SITE

Advance  
Auto Parts

T Mobile







PROPERTY BROCHURE

# HIGH-VISIBILITY GROUND-LEASE OPPORTUNITY ON ROUTE 1

14428 RICHMOND HWY | WOODBRIDGE, VA 22191

FOR MORE INFORMATION PLEASE CONTACT:



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