



AVAILABLE PAD SITE FOR SALE!

1.16 ACRES

RIPPON MIDDLE SCHOOL

NEARBY POINTS OF INTEREST

- RIPPON MIDDLE SCHOOL (0.2 MI)
- THE FLATS AT NEABSCO: 358 UNITS (1.9 MI)
- MINNIELAND ACADEMY AT RIPPON (0.7 MI)
- NORTHERN VIRGINIA COMMUNITY COLLEGE - WOODBRIDGE CAMPUS (2.4 MI)
- MARY G. PORTER TRADITIONAL SCHOOL (1 MI)
- STONE POINTE: 288 UNITS (0.6 MI)
- THE SUTTON APARTMENTS: 420 UNITS (1.3 MI)
- MISTY RIDGE APARTMENTS: 409 UNITS (0.5 MI)
- FREEDOM HIGH SCHOOL (1.9 MI)
- POTOMAC COMMUNITY LIBRARY (1.3 MI)
- ENCLAVE AT POTOMAC CLUB APARTMENTS: 406 UNITS (1.5 MI)

PAD SITE FOR SALE

- Size: 1.16 Acres
- Zoning: B-1 (General Business)
- Located in close proximity to I-95 (210,418 ADT) and Route 1 (37,313 ADT).

SALE TERMS

PAD SIZE	PRICE	DELIVERY CONDITION	TIMING OF AVAILABILITY
1.16 ACRES	\$450,000	"AS-IS"	IMMEDIATE

SELECTED USES PERMITTED WITHIN B-1 ZONING:

- ADULT DAY CARE FACILITY
- CHILD CARE FACILITY
- MEDICAL OR DENTAL OFFICE
- BREWERY AND BOTTLING ASSOCIATED WITH RESTAURANT
- DATA AND/OR COMPUTER SERVICES
- RESTAURANT
- FINANCIAL INSTITUTIONS

FORREST H. MORRILL

f Morrill@klnb.com | 703-268-2707

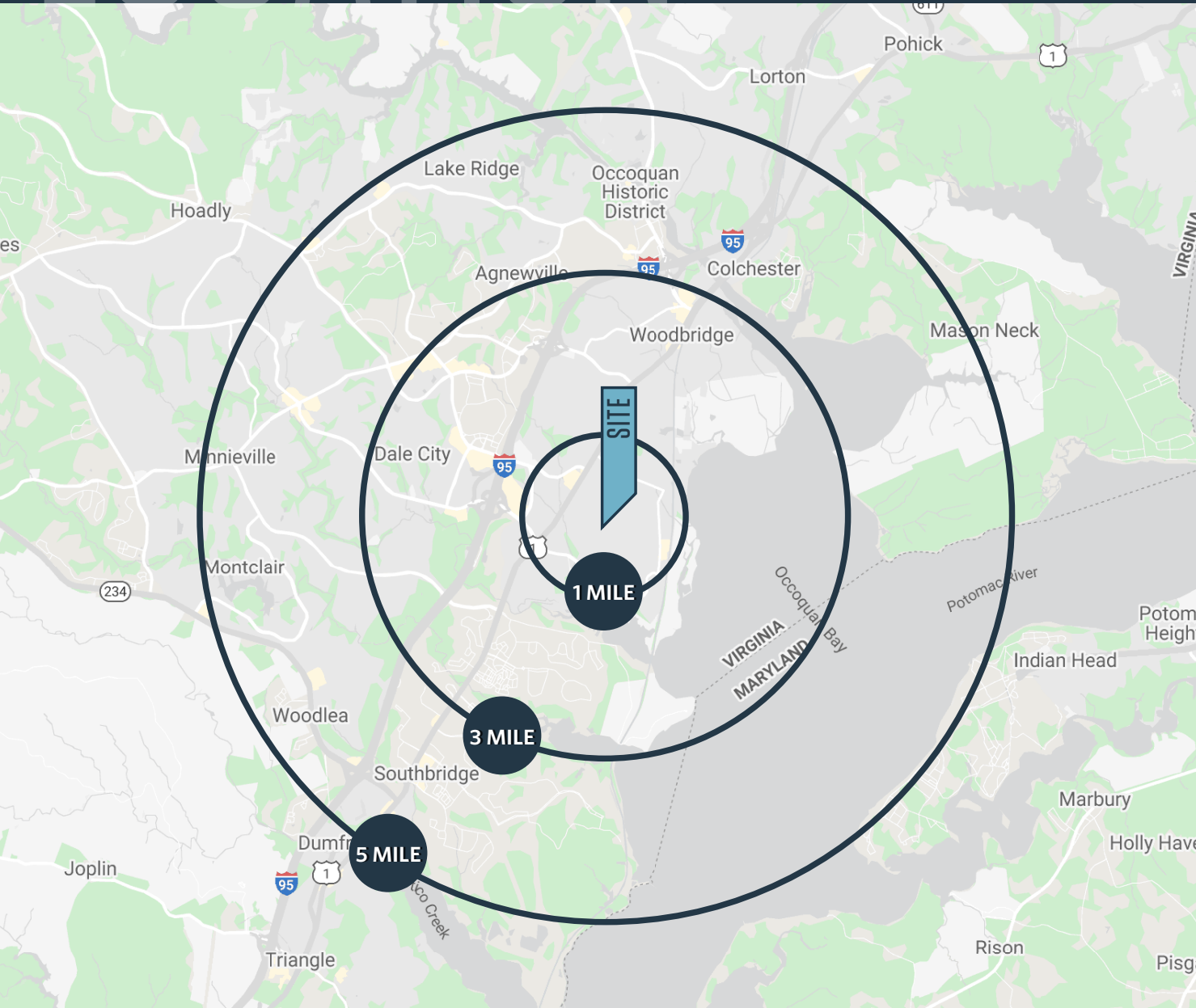
DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

LOCATION

WOODBIDGE DAYCARE/MEDICAL OFFICE PAD

15077 BLACKBURN ROAD, WOODBRIDGE, VA 22191, PRINCE WILLIAM COUNTY



DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE	
Population	20,662	88,543	194,663
Daytime Population	4,495	32,499	60,111
Households	7,423	29,027	63,970
Average HH Income	\$120,574	\$123,573	\$135,625
Median HH Income	\$89,750	\$98,533	\$104,759

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Blackburn Rd	5,243 ADT
Rippon Blvd	11,652 ADT
Route 1	37,313 ADT

FORREST H. MORRILL
fmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY
dcheney@klnb.com | 703-268-2703

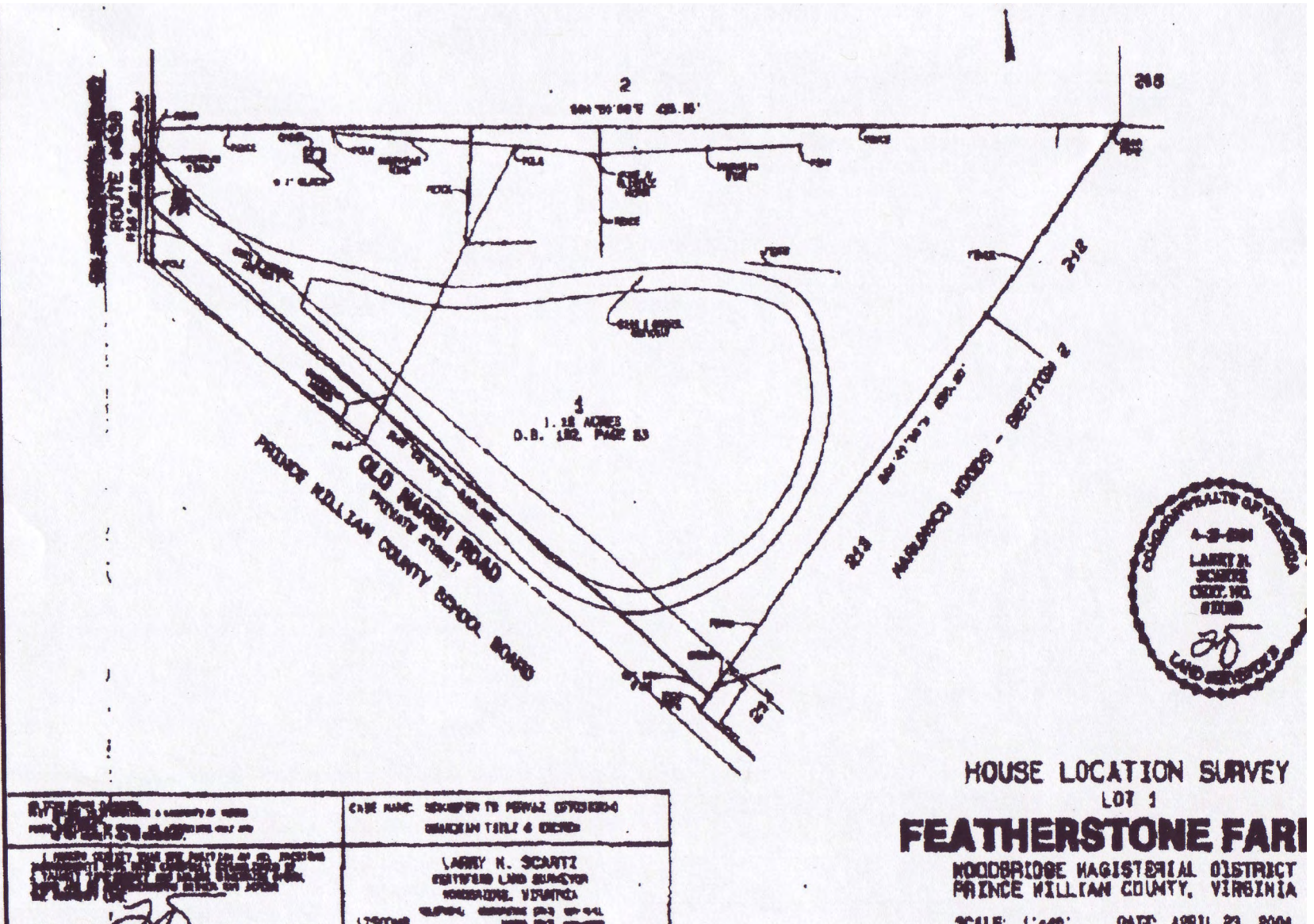


SITE PLAN

WOODBIDGE DAYCARE/MEDICAL OFFICE PAD

15077 BLACKBURN ROAD, WOODBRIDGE, VA 22191, PRINCE WILLIAM COUNTY

SITE PLAN



<p>DATE: APRIL 23, 2004</p> <p>BY: LARRY N. SCARTZ</p>	<p>CASE NAME: HOUSE FOR FEATHERSTONE FARMS</p> <p>DEPARTMENT TITLE & NUMBER:</p> <p>LARRY N. SCARTZ</p> <p>CERTIFIED LAND SURVEYOR</p> <p>WARRINGTON, VIRGINIA</p> <p>PHONE: (703) 268-2700</p> <p>FAX: (703) 268-2700</p>
--	--

HOUSE LOCATION SURVEY
 LOT 1
FEATHERSTONE FARMS
 WOODBRIDGE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 SCALE: 1"=40' DATE: APRIL 23, 2004

CLOSE-UP

WOODBIDGE DAYCARE/MEDICAL OFFICE PAD

15077 BLACKBURN ROAD, WOODBRIDGE, VA 22191, PRINCE WILLIAM COUNTY



1.16
ACRES

RIPPON
MIDDLE SCHOOL

FORREST H. MORRILL

fморрил@klnb.com | 703-268-2707

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

klnb

AERIAL

WOODBIDGE DAYCARE/MEDICAL OFFICE PAD

15077 BLACKBURN ROAD, WOODBRIDGE, VA 22191, PRINCE WILLIAM COUNTY



FORREST H. MORRILL
fmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY
dcheney@klnb.com | 703-268-2703





WOODBIDGE DAYCARE/MEDICAL OFFICE PAD

15077 BLACKBURN ROAD, WOODBRIDGE, VA 22191, PRINCE WILLIAM COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

FORREST H. MORRILL

fmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.