

FREESTANDING
2ND GENERATION
RESTAURANT
FOR SALE OR LEASE

2601

PRINCE WILLIAM
PARKWAY

WOODBIDGE, VA



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Property Overview

This freestanding second-generation restaurant opportunity offers exceptional visibility and access along Prince William Parkway, one of Northern Virginia's premier retail corridors. The property sits within a thriving commercial node anchored by Potomac Mills and benefits from immediate proximity to multiple established shopping centers.

Property Highlights

- Prime +5,226 SF freestanding restaurant opportunity
- 1.85-acre parcel (80,586 SF) with ample surface parking
- Exceptional visibility along Prince William Parkway (45,373 VPD)
- Immediate proximity to Potomac Mills Mall and major retail anchors
- Turnkey restaurant infrastructure with full kitchen and bar facilities



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 AVG HH INCOME	\$185,780	\$217,222	\$235,519
 POPULATION	19,736	159,332	339,768
 TOTAL EMPLOYEES	5,717	181,670	252,680
 EDU + Degree	70.8%	72.5%	71.1%
 Median Age	36.8	38.5	39.4

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