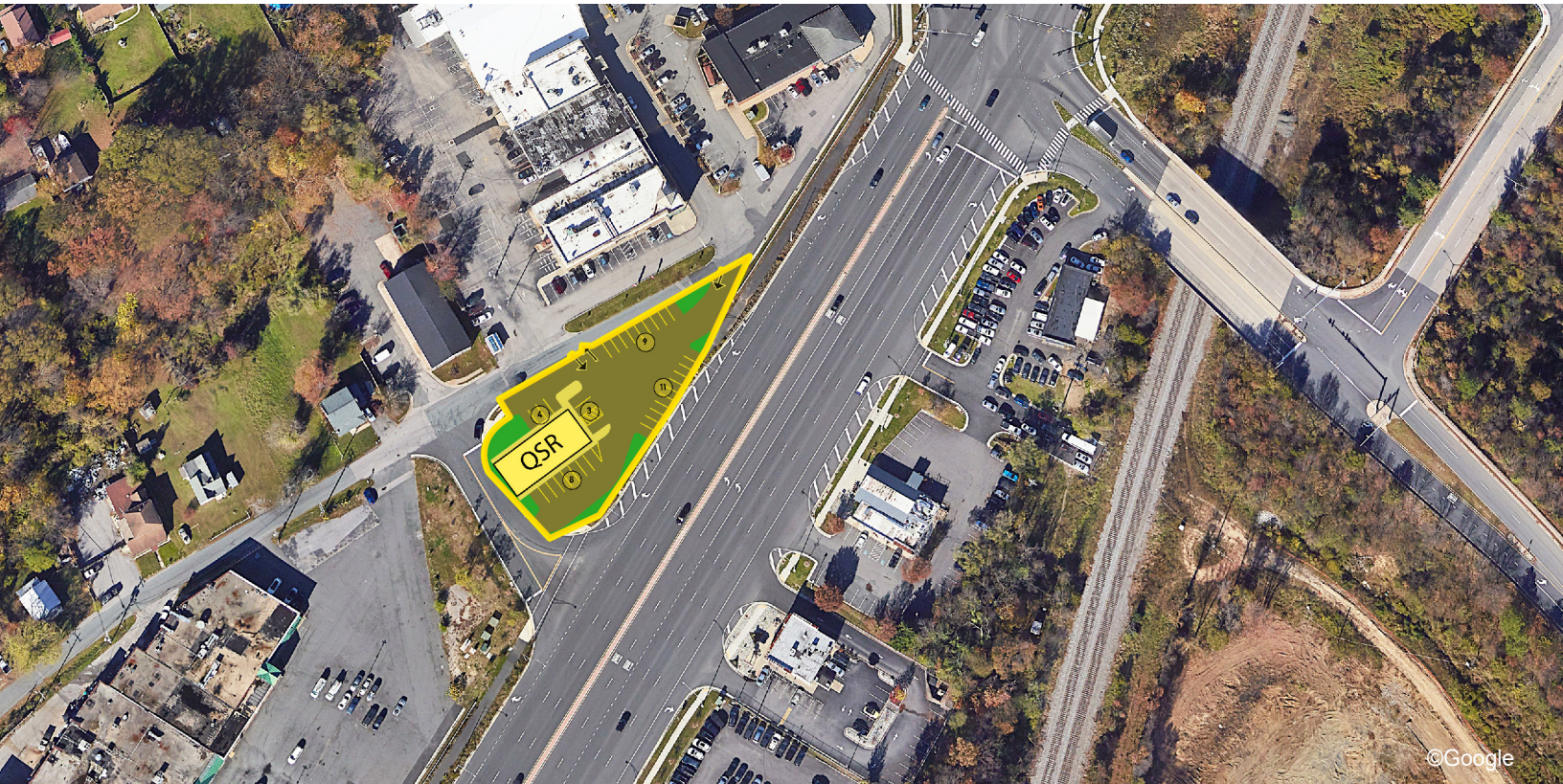




BOOSALIS PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

13608 RICHMOND HWY., WOODBRIDGE VA 22191
.6 ACRE - GROUND LEASE AVAILABLE



PROPERTY FEATURES

- Woodbridge Shopping center is located on the busy intersection of Rt. 1 and Occoquan Rd.
- The shopping center is adjacent to VRE/ Amtrak metro station
- Thousands of riders use this station, to travel to D.C. on a daily basis
- The Rt 1 widening project is the largest VDOT project in the state of VA
- Large traffic counts and great visibility make this pad site ideal for national tenants
- Possible drive thru may be available

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
POPULATION	16,232	68,722	185,328
MEDIAN HH INCOME	\$73,920	\$84,280	\$93,341
AVG AGE	33.1	34.7	35
MEDIAN HOME VALUE	\$274,638	\$288,969	\$330,940

TRAFFIC COUNTS

Richmond Hwy	41,300
Occoquan Rd.	14,500

FOR MORE INFORMATION

GEORGE BOOSALIS

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george@boosalisproperties.com
703.494.7691 office | 703.283.6071 cell

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