



**13885 Hedgewood, Suite 133,
Woodbridge, VA 22193**

SRG Commercial is pleased to present **13885 Hedgewood Drive, Unit #133**, a rare opportunity to acquire an **800 SF ground-floor retail condo** within the highly sought-after Prince William Commons Business Center in Woodbridge, Virginia. Positioned at the high-traffic intersection of Prince William Parkway and Minnieville Road, the property offers excellent visibility and accessibility—just 2.4 miles from Potomac Mills and 2.9 miles from I-95.

Zoned PBD, the business center accommodates a wide variety of retail and professional uses, making this unit ideal for small businesses, boutique retailers, service providers, or investors seeking a stable foothold in a dense, amenity-rich corridor.

Ground-floor units in this complex are exclusively retail, with office condos occupying the second and third floors. As such, ground-floor availability is extremely limited, with the last comparable retail unit selling over four years ago in an adjacent building.

The property offers ample surface parking and strong daily traffic driven by nearby residential neighborhoods, government facilities, and major regional retail anchors. **Condo dues are \$450 per month and includes utilities (water and electric) & building maintenance.**

The current owner is willing to lease back until June 2026, delivering immediate income and ensuring a seamless transition for the buyer. A profitable on-site business is also available for purchase for an additional **\$45,000**, generating approximately **\$210,000 in annual revenue and \$17,000 in net profit**—a turnkey option for buyers interested in acquiring both the real estate and the operation.

This is a unique opportunity to secure a well-positioned retail asset in one of Prince William County's most established and high-demand commercial districts.



800 sqft



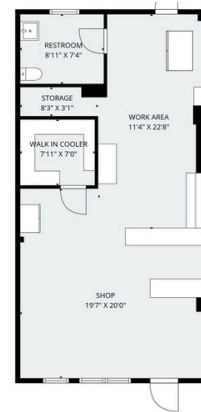
**Condo fees cover
utilities and building
maintenance**



**Intersection of Prince William
Parkway and Minnieville Rd
(2.4 miles from Potomac Mills)**



**Zoned PBD | Retail Uses
(salons, professional,
cafe's)**



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