

For Lease or Sale
Retail/Service/Storage Space
3820 Prince William Parkway
Woodbridge, VA 22192



Offered by:

Trust Properties, Inc.

Patrick T. Sullivan II PSullivan@TrustPropertiesInc.com

Phone (703) 392-0002

www.TrustPropertiesInc.com

TRUST PROPERTIES

www.TrustPropertiesInc.com

14000 Silver Hill Rd • Sumerduck, VA 22742

Office (703) 392-0002

For LEASE or SALE: Retail/Service/Storage Space

- Area: Prince William County
Washington, DC Metropolitan Area
- Location: 3820 Prince William Parkway • Woodbridge, VA 22192
- GPIN: 8192-85-4995
- Lot Size: Approx 1.5858 acres
- Building SF: Approx 8,000 square feet
- Zoning: B-1, General Business District (Prince William County)
- Lease Term: Minimum of 5 years
- Comments:
- High visibility/high traffic location
 - Free surface parking
 - Approx. 4,000 sf of showroom retail space with full slat wall
 - Approx. 4,000 sf of service and storage space
 - Ceiling heights:
retail - 9' 2" to 10' 11" generally
service and storage - 11'8" generally
 - Valid Special Use Permit currently in place for motorcycle/ATV/
personal watercraft full-service dealership sales & service operations
 - Automotive uses cannot be accommodated.
 - Triple Net expenses (NNN) are estimated to be \$1.82 per square foot
for FY 2021
- Lease Rate: \$18.50 per square foot, NNN
- Sale Price: Two Million Five Hundred Dollars (\$2,500,000.00)
- *Property tours are by appointment only to financially pre-qualified
tenant prospects*
- Contact:** **Office: 703-392-0002**
Patrick T. Sullivan II PSullivan@TrustPropertiesInc.com

**Agent licensed in Virginia*

Information concerning this listing and contained herein has been obtained from the owner of the property or from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, and changes of price, terms, or withdrawal without notice. The prospective tenant/purchaser should carefully verify each item and all other information herein.

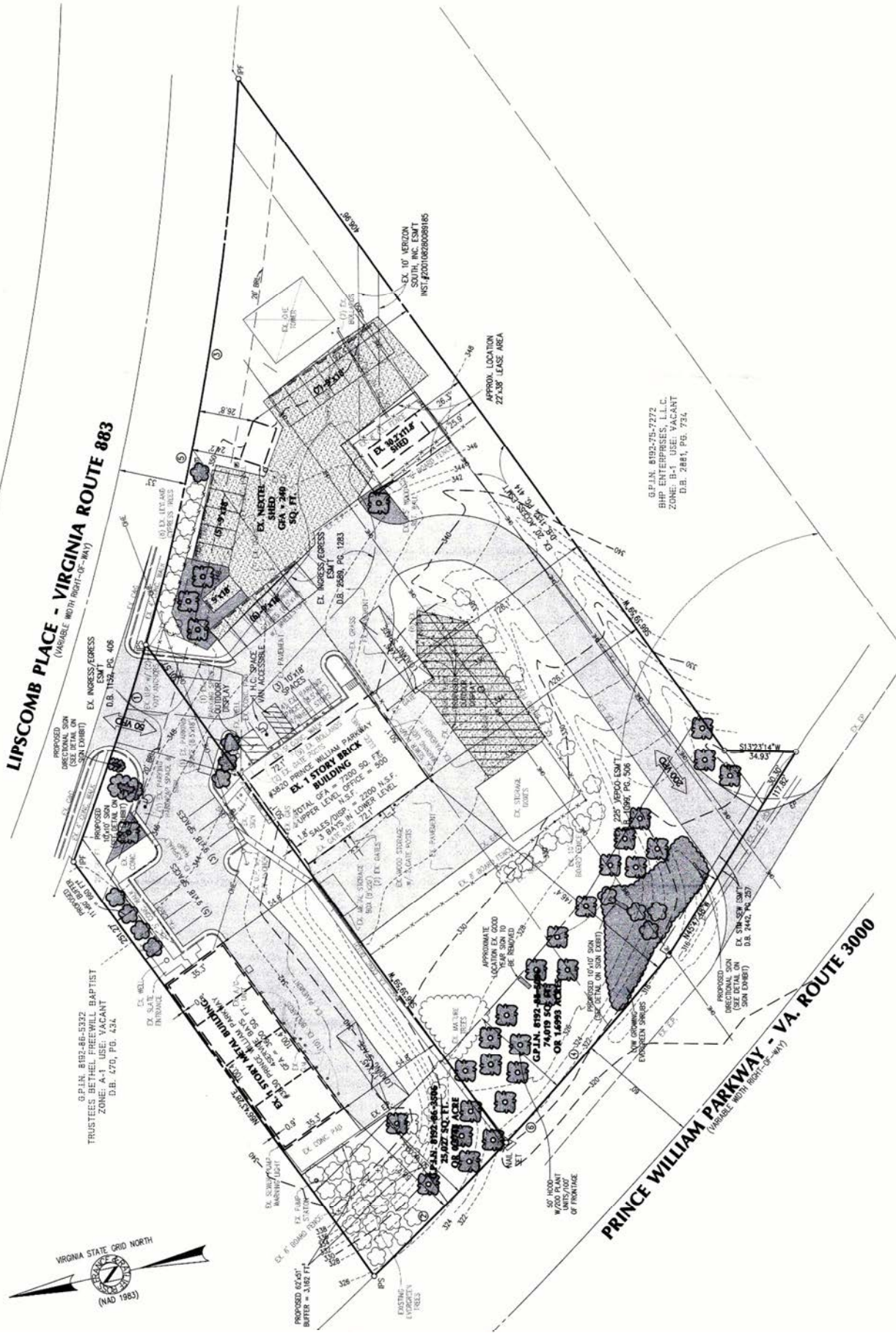
Rev Sep.28.2023



TAX MAP

3820 Prince William Parkway
Woodbridge, VA 22192

TRUST PROPERTIES
703-392-0002
www.TrustPropertiesInc.com



LIPSCOMB PLACE - VIRGINIA ROUTE 883
(VARIABLE WIDTH RIGHT-OF-WAY)

PRINCE WILLIAM PARKWAY - VA. ROUTE 3000
(VARIABLE WIDTH RIGHT-OF-WAY)



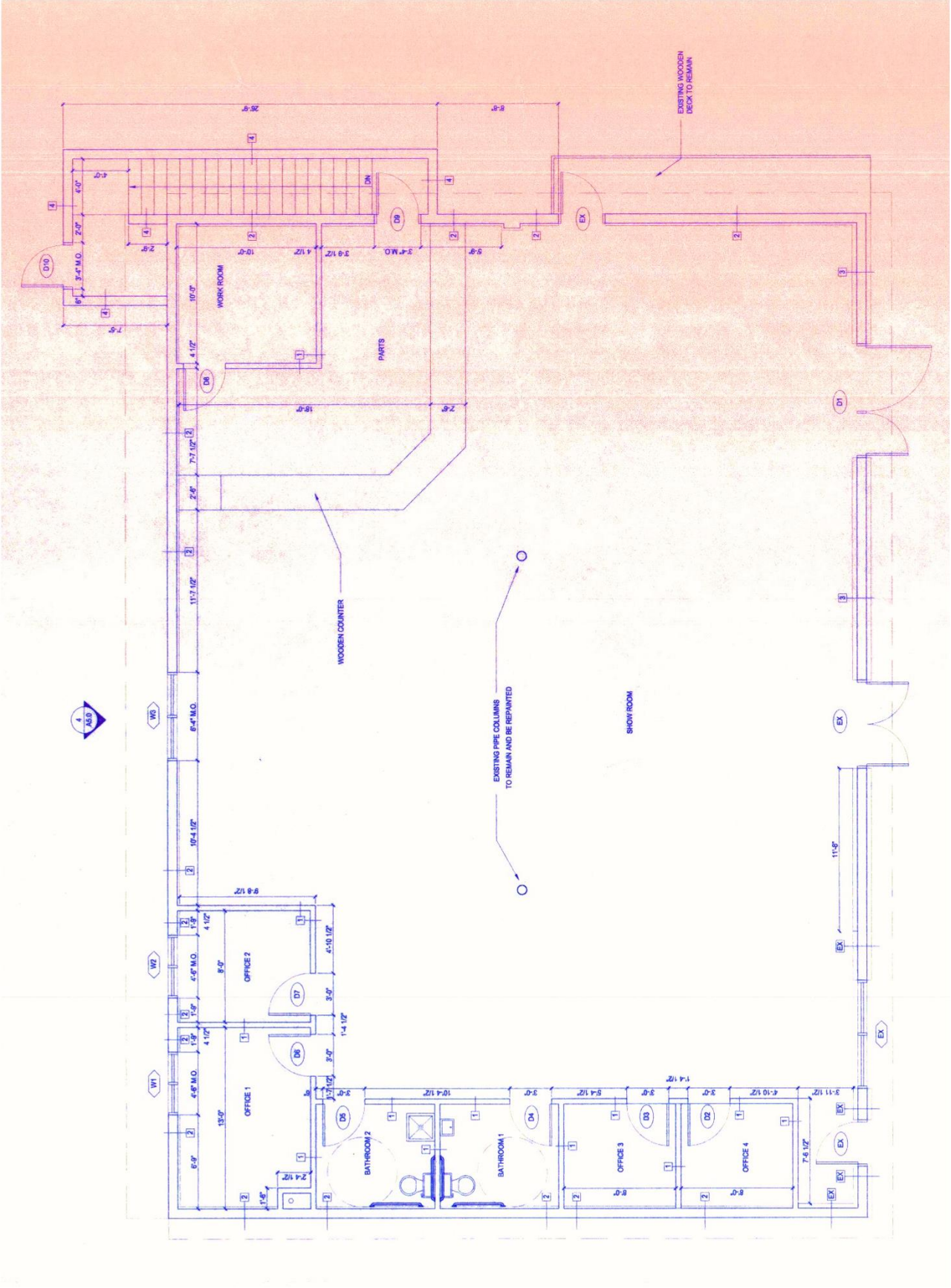
G.P.L.N. 8192-66-5522
TRUSTEES BETHEL FREEMAN BAPTIST
CHURCH
ZONE: B-1 USE: VACANT
D.B. 470, PG. 43A

G.P.L.N. 8192-75-7272
BHP ENTERPRISES, L.L.C.
ZONE: B-1 USE: VACANT
D.B. 2881, PG. 73A

TRUST PROPERTIES
703-392-0002
www.TrustPropertiesInc.com

3820 Prince William Parkway
Woodbridge, VA 22192

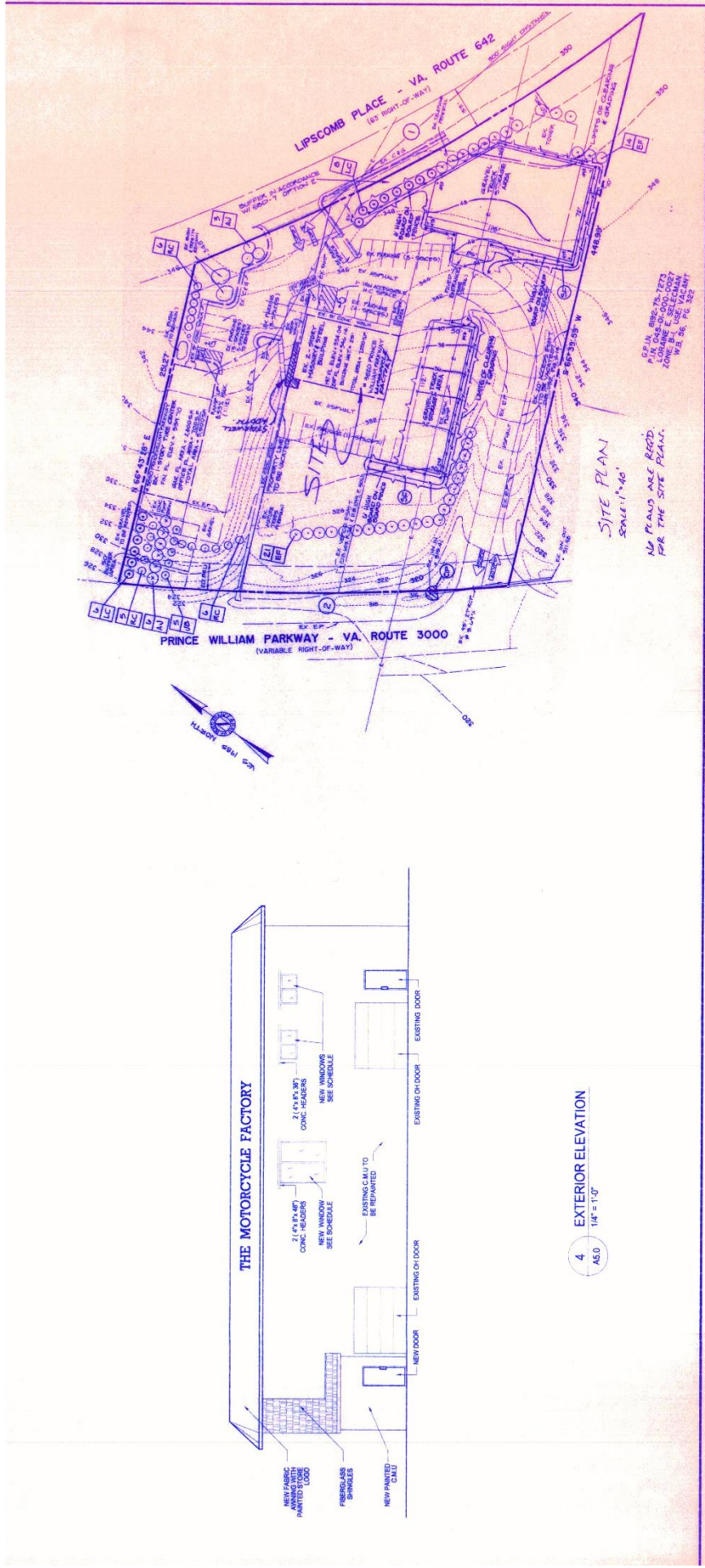
SITE PLAN



TRUST PROPERTIES
703-392-0002
 www.TrustPropertiesInc.com

3820 Prince William Parkway
 Woodbridge, VA 22192

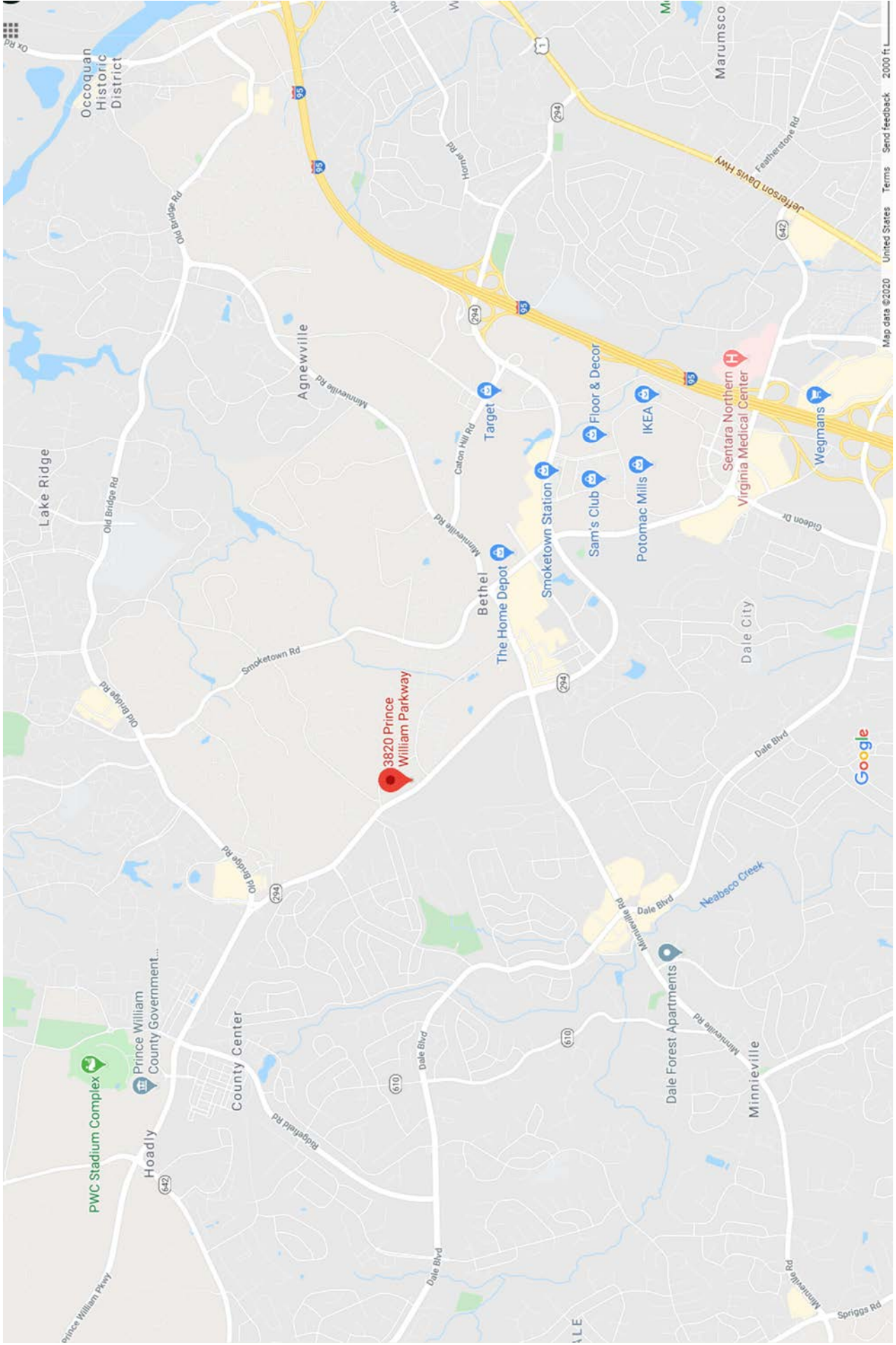
2nd FLOOR PLAN



EXTERIOR ELEVATION

3820 Prince William Parkway
Woodbridge, VA 22192

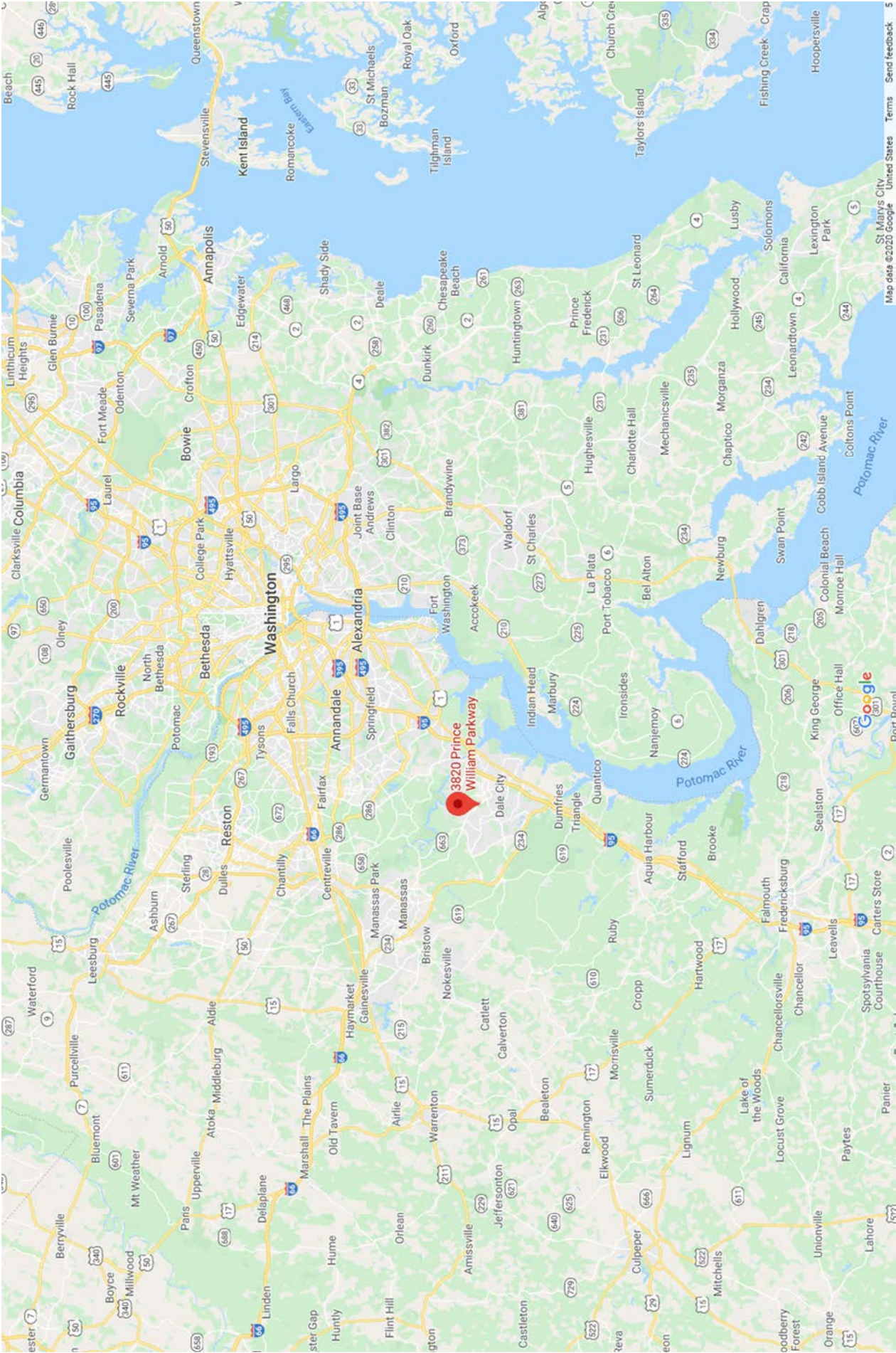
TRUST PROPERTIES
703-392-0002
 www.TrustPropertiesInc.com



LOCATION MAP

3820 Prince William Parkway
Woodbridge, VA 22192

TRUST PROPERTIES
703-392-0002
www.TrustPropertiesInc.com



REGIONAL MAP

3820 Prince William Parkway
Woodbridge, VA 22192

TRUST PROPERTIES
703-392-0002
www.TrustPropertiesInc.com

TRUST PROPERTIES
703-392-0002
www.TrustPropertiesInc.com

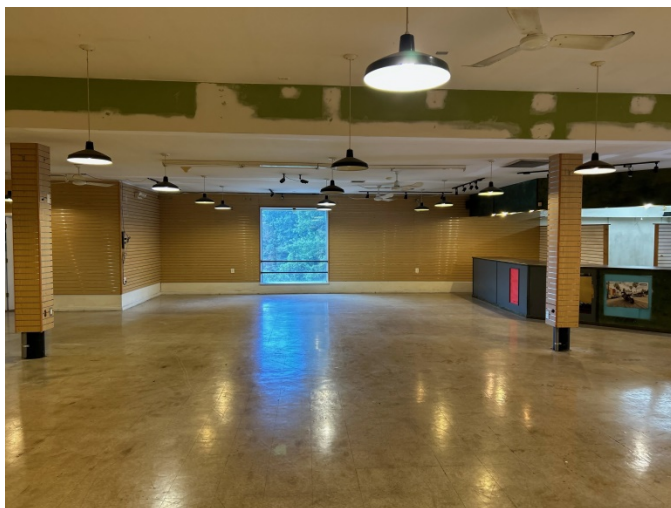
PICTURES: UPPER LEVEL

3820 Prince William Parkway
Woodbridge, VA 22192



PICTURES: UPPER LEVEL

3820 Prince William Parkway
Woodbridge, VA 22192



PICTURES: LOWER LEVEL

3820 Prince William Parkway
Woodbridge, VA 22192



B-1 Zoning (Prince William County)

Source: Municode.com, current as of Oct-05-2021

Sec. 32-401.10. B-1, General Business District; purpose and intent.

The B-1 District is intended to implement the regional commercial center and general commercial land use classifications of the Comprehensive Plan. It is generally intended to provide areas for community-scale retail, office, and institutional uses in appropriate areas. The purpose of this district is to also promote retail employment opportunities and to enhance the tax base of Prince William County. The B-1 District is not designed to implement the non-retail employment based land uses reflected in the Comprehensive Plan; non-retail uses, however, are permitted within the district to complement and support the retail purposes.

(Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09; Ord. No. 12-22, Attch., 3-13-12)

Sec. 32-401.11. Uses permitted by right.

The following uses shall be permitted by right in the B-1 District:

1. Adult day-care facility.
2. Alarm systems operations, office.
3. Ambulance service (commercial).
4. Assisted living facility.
5. Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only).
6. Business school.
7. Cafeteria/lunchroom/snack bar/automat.
8. Catering—Commercial (off premises).
9. Catering—Commercial (on or off premises).
10. Child-care facility.
11. Civic club.
12. College, university or seminary.
13. Commercial artist or photographer's studio.
14. Commercial bus station.
15. Computer and network services.
16. Craft brewery (not to exceed production of 10,000 barrels per year. May or may not be associated with a restaurant).
17. Cultural arts center.
18. Dry cleaning/garment processing facility, retail, less than 3,000 square feet.
19. Dry cleaning pick-up facility.
20. Event center/meeting hall.
21. Financial institution.
22. Garden center.

-
23. Greenhouse or nursery.
 24. Hospital.
 25. Hotel or motel.
 26. Household equipment and appliance service.
 27. Institute for special education and training.
 28. Interior design and decorating shop.
 29. Laundromat.
 30. Lawn mower service.
 31. Locksmith.
 32. Medical or dental laboratory.
 33. Medical or dental office and clinic.
 34. Mortuary, funeral home (except in shopping centers or shopping malls).
 35. Motor vehicle parts, retail.
 36. Nursing or convalescent care facility.
 37. Office.
 38. Office equipment sales, lease and service.
 39. Optical and eye care facility.
 40. Package, telecommunications and courier service.
 41. Pet store, in accordance with the provisions of section 32-400.24.
 42. Photographic processing laboratory.
 43. Place of religious worship or assembly.
 44. Private school (no boarding).
 45. Quick service food store.
 46. Radio or TV broadcasting station.
 47. Recording studio.
 48. Recreation facility, commercial (indoor).
 49. Recycling collection points, subject to the standards in section 32-250.84.
 50. Religious institution.
 51. Restaurant.
 52. Restaurant, carry-out.
 53. Retail store, less than 80,000 square feet.
 54. School of special instruction.
 55. Shoe repair.
 56. Shopping center A, B, C or D (See Part 100).

-
57. Tailor, seamstress shop.
 58. Theater (drive-in).
 59. Theater (indoor).
 60. Tool and equipment rental (minor).
 61. Trade, conference or convention center.
 62. Trade, technical and vocational school.
 63. Travel agency.
 64. Veterinary hospital.
 65. Wedding Chapel (except in shopping centers or shopping malls).

(Ord. No. 94-1, 1-11-94; Ord. No. 97-74, 7-22-97; Ord. No. 98-30, 4-21-98; Ord. No. 99-50, 7-6-99; Ord. No. 03-52, 7-1-03; Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09; Ord. No. 11-40, Attch. A, 9-13-11; Ord. No. 14-60, Attch., 11-18-14; Ord. No. 14-65, Attch., 12-16-14; Ord. No. 16-21, Attch., 5-17-16)

Sec. 32-401.12. Secondary uses.

The following uses shall be permitted by right in the B-1 District only in conjunction with and secondary to a permitted principal use, either existing or proposed for concurrent construction in accordance with the provisions of section 32-400.14:

1. Fraternity, sorority, secondary to college, university or seminary (on campus only).
2. Helistop.
3. Watchman's dwelling.
4. Live entertainment in accordance with the provisions of section 32-400.15.

(Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09)

Sec. 32-401.13. Special uses.

The following uses shall be permitted in the B-1 District with a Special Use Permit:

1. Ambulance service, maintenance facility.
2. Boarding/kenneling of pets accessory to a pet store.
3. Boat sales (excluding non-motorized), rental or lease, storage, service, or repair.
4. Car wash (manned or self-service).
5. Commercial kennel.
6. Commercial parking.
7. Company vehicle service facility.
8. Continuing care retirement community.
9. Crematory, secondary to a hospital, mortuary, or funeral home.
10. Data Center.

-
11. Donated materials collection center.
 12. Farmer's market.
 13. Flea market.
 14. Heliport.
 15. Marina.
 16. Medical care facility, specialized.
 17. Mobile home or office sales, lease or service.
 18. Motorcycle sales, rental or lease, service or repair.
 19. Motor vehicle fuel station, retail.
 20. Motor vehicle impoundment yard.
 21. Motor vehicle parts, with service.
 22. Motor vehicle repair, machine shop.
 23. Motor vehicle sales, rental or lease (limited).
 24. Motor vehicle sales, rental or lease (recreational).
 25. Motor vehicle service.
 26. Motor vehicle towing.
 27. Pet care facility, in accordance with the provisions of section 32-400.24.
 28. Racetrack (equestrian).
 29. Racetrack (motorized vehicles).
 30. Railroad passenger station.
 31. Range, shooting (indoor).
 32. Recreation facility, commercial (outdoor); paintball facilities prohibited.
 33. Restaurant, drive-in/drive-up, or drive-through, except as provided in Sec. 32.400.07.
 34. Recreational vehicle park/camp ground.
 35. Retail use exceeding 80,000 square feet of gross floor area.
 36. Self-storage center; in accordance with the provisions of section 32-400.16.
 37. Solar energy facility.
 38. Stadium or arena, indoor or outdoor.
 39. Taxi or limousine dispatching or service facility.
 40. Truck stop with related facilities.
 41. Water transportation facility.

(Ord. No. 94-1, 1-11-94; Ord. No. 97-74, 7-22-97; Ord. No. 98-30, 4-21-98; Ord. No. 99-50, 7-6-99; Ord. No. 00-78, 10-17-00; Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09; Ord. No. 12-22, Attch., 3-13-12; Ord. No. 14-65, Attch., 12-16-14; Ord. No. 16-21, Attch., 5-17-16; Ord. No. 17-84, Attch., 10-17-17; Ord. No. 18-15, Attch., 4-10-18)

Sec. 32-401.14. Development standards.

The following standards shall apply in the B-1 District:

1. There shall be no minimum lot size.
2. There shall be no minimum lot width or depth.
3. The maximum lot coverage shall be 85 percent, with 15 percent required minimum open space.
4. The maximum floor area ratio (FAR) shall be 0.40, except as permitted pursuant to section 32-400.04.
5. The maximum height for all structures shall be 45 feet, except as permitted pursuant to section 32-400.03.

(Ord. No. 04-78, 12-21-04)

Editor's note(s)—Former § 32-401.14 derived from Ord. No. 91-127, adopted Oct. 22, 1991, amended pursuant to Ord. No. 92-46 enacted Apr. 21, 1992, Ord. No. 92-68 enacted June 23, 1992, Ord. No. 94-76 enacted Nov. 1, 1994, Ord. No. 98-30 enacted Apr. 21, 1998, Ord. No. 98-62 enacted July 7, 1998, Ord. No. 99-50 enacted July 6, 1999 and Ord. No. 00-78, enacted Oct. 17, 2000, and pertained to provisional uses in the B-1 District. Since the provisional use sections were repealed pursuant to Ord. No. 04-78, adopted Dec. 21, 2004, the uses have been relocated to by-right or special use sections. Former §§ 32-401.15 and 32-401.16 have been renumbered accordingly.

Sec. 32-401.15. Setbacks.

1. All buildings and structures shall be set back at least 20 feet from any street right-of-way, except when specifically otherwise provided for. In the event the provisions of subsection 32-400.03(5) operate to impose a greater setback than this section, they shall prevail.
2. Except where other provisions of this chapter operate to impose a greater setback, a minimum setback of 25 feet from the common property line for all structures and uses shall be required when the side or rear of a lot within a B-1 District abuts an agricultural or residential district.

(Ord. No. 94-67, 10-4-94; Ord. No. 04-78, 12-21-04)

Editor's note(s)—Former § 32-401.16 renumbered as set out herein pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.