

FOR LEASE

RIVERWALK

125 MILL ST OCCOQUAN, VA 22125



OFFERING SUMMARY

Available SF:	755 SF
Building Size:	15,963 SF
Zoning:	B-1
Market:	Washington DC
Submarket:	Woodbridge/I-95 Corridor
Parcel ID:	8393-74-2219

PROPERTY OVERVIEW

Riverwalk at Occoquan presents a rare retail opportunity in one of Northern Virginia's most distinctive historic settings. Unit 3 offers 755 SF of ground floor space with direct street frontage. The suite includes a large open area, one private office, and a restroom, making it well-suited for boutique retail or specialty services. The space is available with 2 weeks' notice and requires a minimum 3 year lease.

LOCATION OVERVIEW

Located in the heart of the Historic Town of Occoquan, Riverwalk at Occoquan enjoys a prime riverfront position surrounded by centuries-old architecture, cobblestone streets, and a thriving mix of artisan shops, galleries, and restaurants. The town is a well-known destination for day-trippers and tourists, hosting seasonal festivals, riverfront events, and steady weekend foot traffic. Its charming setting, combined with excellent access to Rt. 123 and I-95, makes it an ideal location for businesses looking to capture both local residents and visitors from across the region.

PRESENTED BY:

GEORGE CHARLTON
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Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

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RETAIL/OFFICE SPACE

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LEASE SPACES



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 3	755 SF	NNN (CAM Fees \$397.01/mo + Electric)	\$2,150 per month	1st Floor Retail Unit

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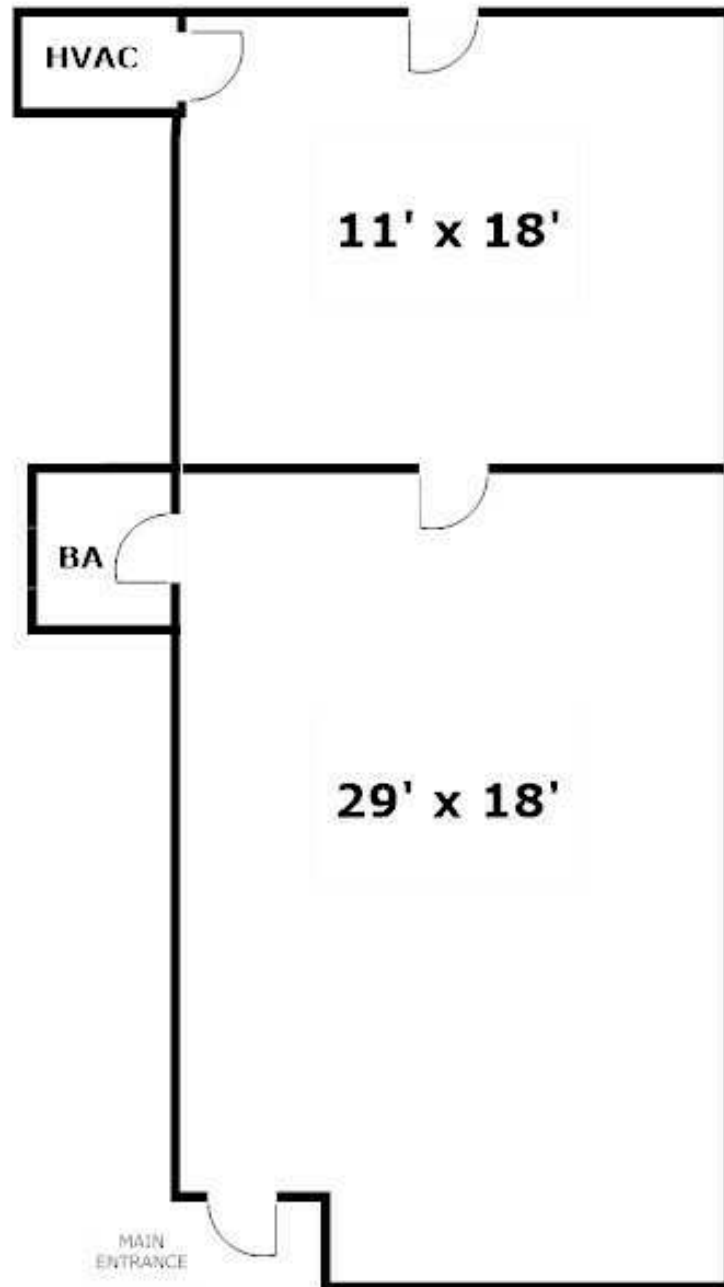
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FLOOR PLAN - UNIT 3

*Drawing not to scale. Measurements approx.



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ADDITIONAL PHOTOS - UNIT 3



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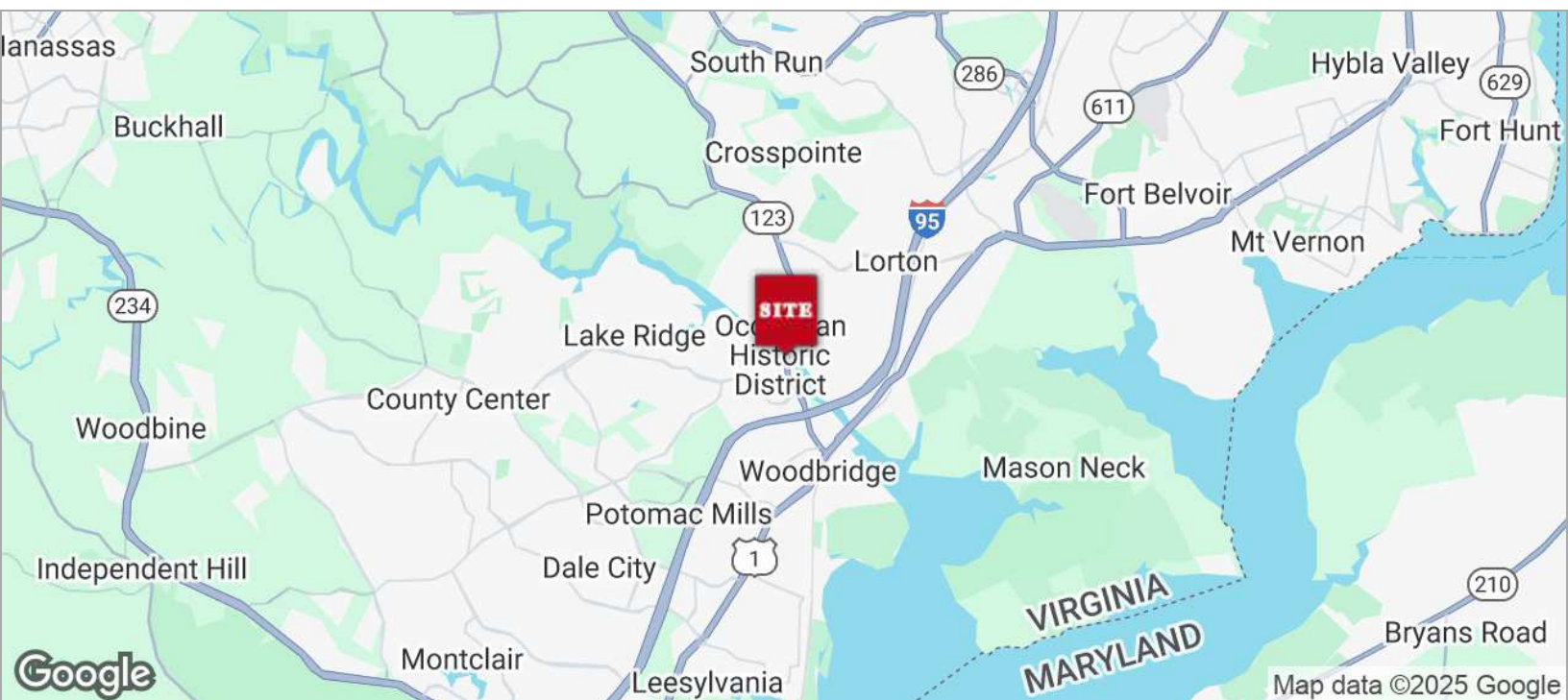
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LOCATION MAPS



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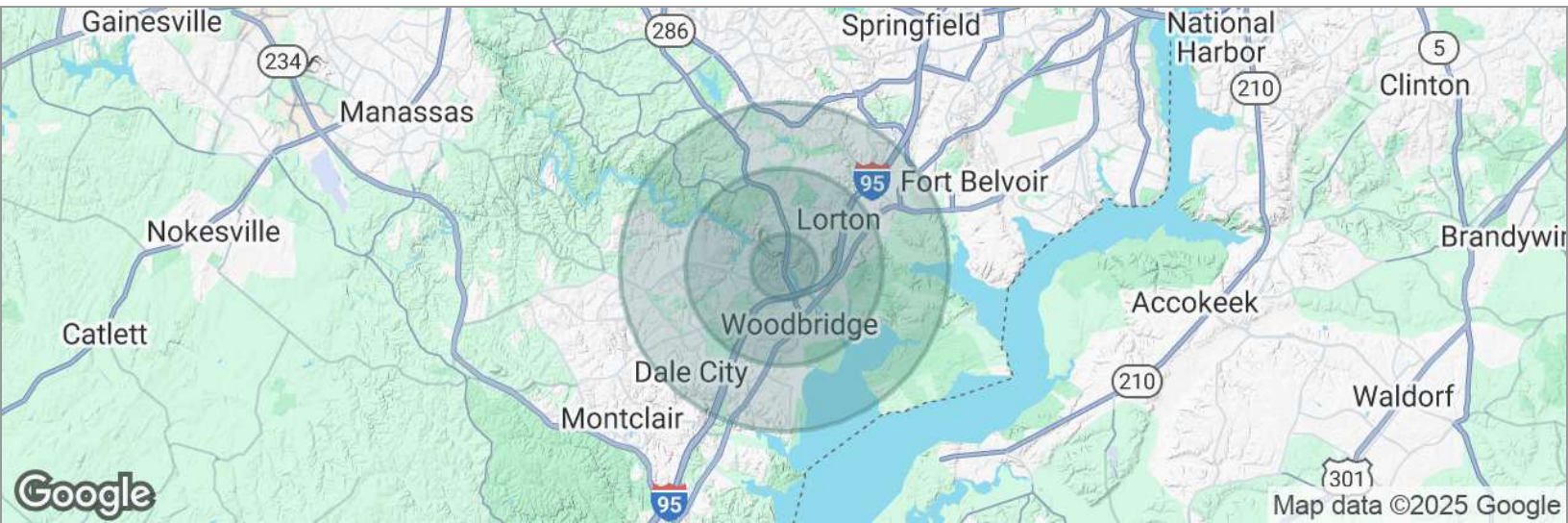
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,605	79,519	184,456
Median age	40	38	38
Median age (male)	39	37	37
Median age (Female)	41	38	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,914	27,023	61,979
# of persons per HH	2.5	2.9	3
Average HH income	\$119,057	\$141,397	\$154,402
Average house value	\$465,789	\$524,911	\$560,220

* Demographic data derived from 2020 US Census.

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ZONING INFORMATION

In the B-1 district, structures to be maintained or erected, or land to be used, shall be restricted to one or more of the following uses:

- (1) Home appliance services.
- (2) Bakeries.
- (3) Banks.
- (4) Barbershops and beauty shops.
- (5) Bed and breakfasts.
- (6) Clubs and lodges.
- (7) Drugstores.
- (8) Festivals, town sponsored.
- (9) Hotels.
- (10) Laundry facilities.
- (11) Libraries.
- (12) Machinery sales and service.
- (13) Medical uses.
- (14) Office buildings.
- (15) Places of assembly with less than 25 seats, as an accessory to the principal use.
- (16) Plumbing and electrical supply stores (with storage under cover).
- (17) Public utilities
- (18) Restaurants, eating places.
- (19) Retail food stores.
- (20) Retail stores.
- (21) Temporary Seasonal Display
- (23) Waterfront business activities:
 - a. Wholesale and retail marine, such as boat docks, piers, small boat docks, yacht clubs and servicing facilities;
 - b. Dock and areas for receipt, storage and transshipment of waterborne commerce; and
 - c. Recreational activities, primarily conducted on or about a waterfront. All such uses shall be contiguous to a waterfront.

[Click Here for the full Town of Occoquan Zoning Ordinance](#)

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