

RETAIL SPACE FOR LEASE IN WOODBRIDGE  
FREESTANDING BUILDING  
WITH 6 DRIVE-THRU LANES

**9,794 SF**  
**1.13 AC**



1701 Financial Loop  
Woodbridge, VA



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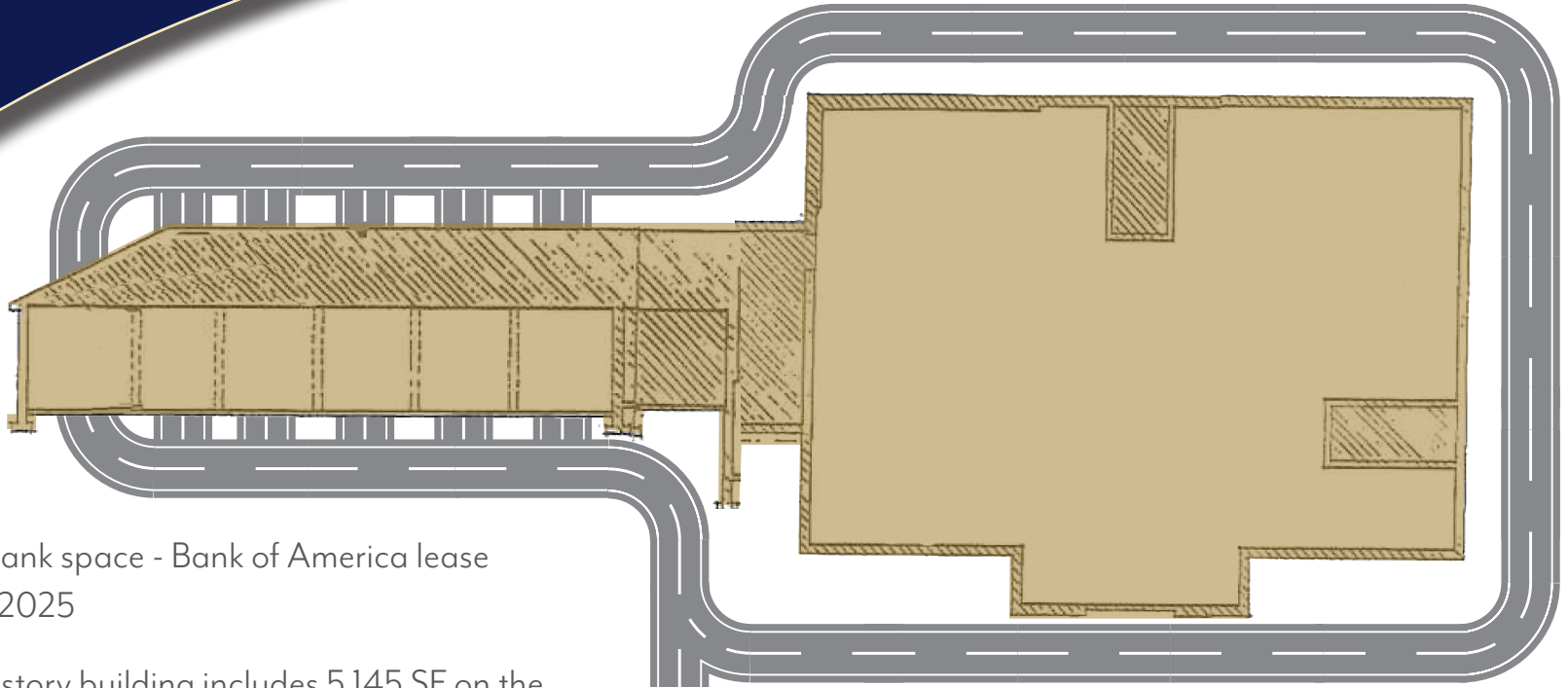
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# 1701 Financial Loop

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## PROPERTY LAYOUT



Old Bridge Road

- Fully built out bank space - Bank of America lease expires Jan. 31, 2025
- 1.13 Acres. Two story building includes 5,145 SF on the ground floor and 4,649 SF of lower level basement space, as well an expansive 6 lane wrap around drive thru and a drive up ATM
- Boasts outstanding visibility, frontage, and access from Old Bridge Road (51K ADT), just one mile from the heavily-trafficked Interstate 95 and Route 123
- 20 parking spots available on premises

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# NEARBY RETAIL

1701 FINANCIAL LOOP



# AERIAL



**DILLINGHAM SQUARE**

- AutoZone
- TRUIST
- Starbucks
- Taco Bell
- Food Lion
- DQ
- Paisano's

**TACKETTS MILL**

- SAFEWAY
- Patient First
- McDonald's
- Wells Fargo
- Burger King
- Dunkin'
- CVS pharmacy

**Bottle Stop**

- Food Lion
- Wells Fargo
- Starbucks

294 641

**MERCHANT PLAZA**

- SAFEWAY
- CVS pharmacy
- Smoothie King
- WABC
- Five Guys
- Dantheory
- Powers

56,000 ADT 51,000 ADT 640

**CENTRE AT ROLLINGWOOD**

- AutoZone
- Home Depot
- SUNOCO

**GORDON PLAZA**

- REGENCY Furniture Showrooms
- Better Appliance
- The Salvation Army
- ALDI

**GLENDALE PLAZA**

- 7-Eleven
- CVS pharmacy
- Taco Bell
- Bowlero
- Subway
- Pizza Hut
- CHASE

**SMOKETOWN PLAZA**

- ALDI
- LOWE'S
- sweetFrog
- DUNKIN'

**STATION PLAZA**

- FOOD LION
- ASTORIA PIZZA & SUBS
- West Marine

**CENTER PLAZA**

- Giant
- DQ
- Little Caesars Pizza
- Wells Fargo
- Long John Silver's

QUARTZ DISTRICT

**POTOMAC MILLS**

- COSTCO WHOLESALE
- Walmart
- Sam's Club
- IKEA
- CARMAX
- 200+ RETAILERS IN POTOMAC MILLS MALL

**POTOMAC PLAZA**

- Aaron's
- El Volcane Moya

Woodbridge

BELMONT BAY

Dale City

**SPRINGWOOD SHOPPING CENTER**

- Reico
- VOCELLI PIZZA
- Kabul

MARUMSCO

**MARUMSCO PLAZA**

- Sherwin Williams
- Walgreens
- tropical CAFE
- Campero
- Wells Fargo

640

**Public Storage**

- McDonald's

**CHESHIRE STATION PLAZA**

- SAFEWAY
- DOLLAR GENERAL
- Wendy's
- petco
- Advance Auto Parts
- Starbucks

**MARKET AT OPITZ**

- Wawa
- hair cutters
- DOLLAR TREE
- fresh world
- Advance Auto Parts

Jefferson Davis Highway

Featherstone

610

**STONEBRIDGE**

- Wegmans
- Apple
- ALAMO
- Starbucks
- Duck Donuts
- UPS
- Nando's
- REI
- carhartt
- OLD NAVY

STONEBRIDGE AT POTOMAC TOWN CENTER

**FEATHERSTONE SQUARE**

- FOOD LION
- McDonald's
- FAMILY DOLLAR
- Enterprise
- Cabe's
- Bank of America

RIPPON LANDING

Occoquan Bay



# DEMOGRAPHICS

1, 3, 5 MILE RADIUS



## Population

14,806 / 80,158 / 211,587



## Daytime Population

12,042 / 74,117 / 173,137



## Households

5,629 / 27,077 / 70,805



## Average Income

\$123,402 / \$136,622 / \$152,467



## Employee Population

5,513 / 37,206 / 79,864



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