# BOOSALIS
## PROPERTIES
### REAL ESTATE INVESTMENT AND MANAGEMENT

# 12741 Marblestone Drive, Woodbridge VA 22192
# Commercial Pad Site Ground Lease



## PROPERTY FEATURES

- Located in PW Town Center
- Zoned PMD
- 24,175 sf finished land bay - building-ready
- 2 signalized entrances to Town Center
- Approved for a 6,000 sf restaurant
- Other allowable uses include daycare and freestanding commercial

## DEMOGRAPHIC SNAPSHOT

|  | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| POPULATION | 11,009 | 92,361 | 188,185 |
| HOUSEHOLDS | 3,399 | 29,826 | 61,185 |
| AVERAGE HH INCOME | $90,030 | $94,723 | $96,622 |

## TRAFFIC COUNTS

| | |
|---|---|
| Prince William Parkway | 47,000 VPD |
| Ridgefield Road | 15,000 VPD |

## FOR MORE INFORMATION

**GEORGE BOOSALIS**
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**BOOSALIS PROPERTIES**
13562 Richmond Hwy., Suite 100
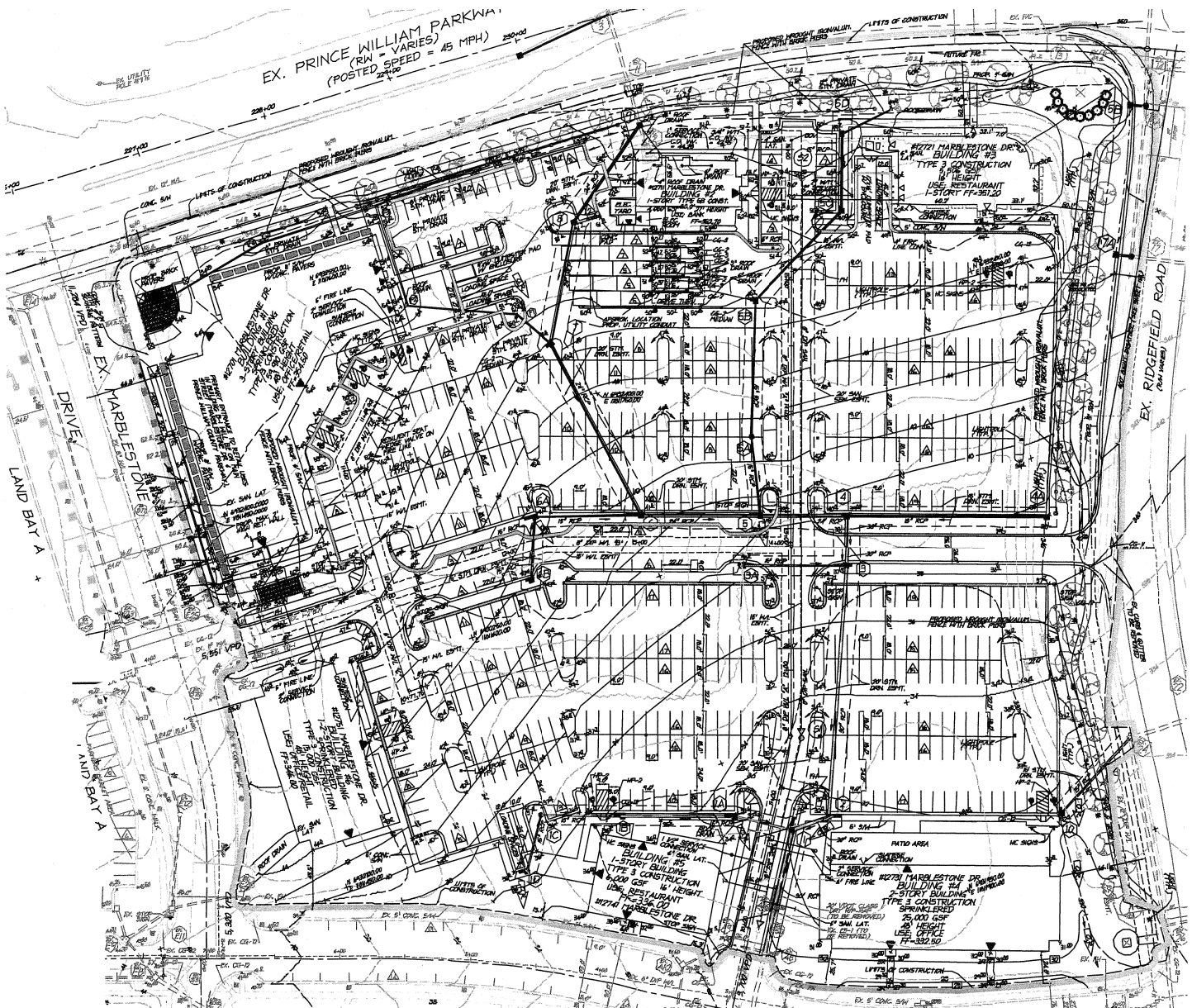Woodbridge, VA 22191
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PRINCE WILLIAM COUNTY GOVERNMENT ADMIN CENTER

WELLS FARGO

Ruby Tuesday

3 STORY OFFICE BLDG

PRINCE WILLIAM PKWY (VA 294)

MARBLESTONE DR

RIDGEFIELD RD

ANYTIME FITNESS

PROPERTY

2 STORY MEDICAL OFFICE BLDG

CAVALLO WAY

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