

2651  
PRINCE WILLIAM  
PARKWAY  
WOODBIDGE, VA

FREESTANDING  
2ND GENERATION  
RESTAURANT  
FOR SALE



RENAUD CONSULTING  
COMMERCIAL REAL ESTATE



# Property Overview

Located in the heart of vibrant Northern Virginia, Woodbridge is a premier retail destination. The area is anchored by Potomac Mills, one of the region's largest outlet malls, featuring nationally recognized retailers such as IKEA, Bloomingdale's Outlet, and Nordstrom Rack. Nearby, Stonebridge at Potomac Town Center offers an upscale blend of shopping and dining, home to tenants including Apple, REI, and Wegmans.

## Property Highlights:

- Prime 8,684 SF freestanding restaurant opportunity
- 93 dedicated surface parking spaces
- Exceptional visibility along Prince William Parkway (45,373 VPD) with a dedicated monument sign
- Immediate proximity to Potomac Mills Mall
- Strategically positioned among multiple major shopping centers with strong national and regional tenancy



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# DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 AVG HH INCOME	\$185,780	\$217,222	\$235,519
 POPULATION	19,736	159,332	339,768
 TOTAL EMPLOYEES	5,717	181,670	252,680
 EDU + Degree	70.8%	72.5%	71.1%
 Median Age	36.8	38.5	39.4

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FOR MORE INFORMATION, PLEASE CONTACT

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