

# 208 Poplar Alley

Occoquan, Virginia 22125

Office/ Retail Space  
Available for Lease



## Property Address:

208 Poplar Alley, Occoquan, Virginia 22125  
Woodbridge/I-95 Corridor – Prince William County

**Zoning:** B1 – General Business (Prince William County)

**Parcel Number:** 8393-64-7140

## Space Available:

- 208 Poplar Alley – 752 SF  
Ground Floor Entry with an upstairs - exceptional natural lighting
- Patio portion – 1,000 SF (\$2,900.00 per month, NNN)

## Highlights:

More than 40 local shops, art galleries, restaurants, and more line the streets. Walking score of 70/100 (Very Walkable) and a Bike Score of 50/100  
Located conveniently near I-95



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R.L. Travers & Associates, Inc.

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Interior Photos of 208 Poplar Alley



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## Prince William County Demographics:

County in: [Virginia, United States](#)

**486,943**

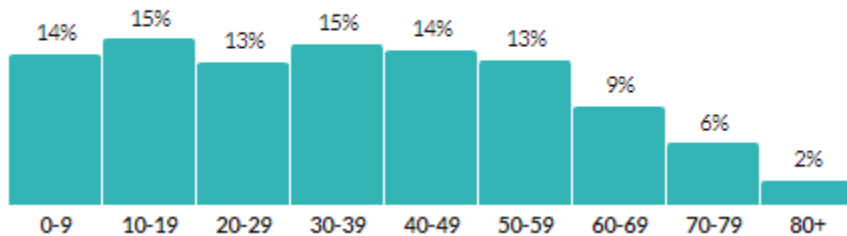
Population

,335.3 square miles

1,452.5 people per square mile

Census data: ACS 2022 1-year unless noted

### Population by age range



## Economics:

Income

**\$47,774**

Per capita income

about the same as the amount in Virginia: \$47,199

about 10 percent higher than the amount in United States: \$41,804

## Housing:

Value

**\$512,500**

Median value of owner-occupied housing units

about 1.4 times the amount in Virginia: \$365,700

about 1.5 times the amount in United States: \$320,900

Units & Occupancy

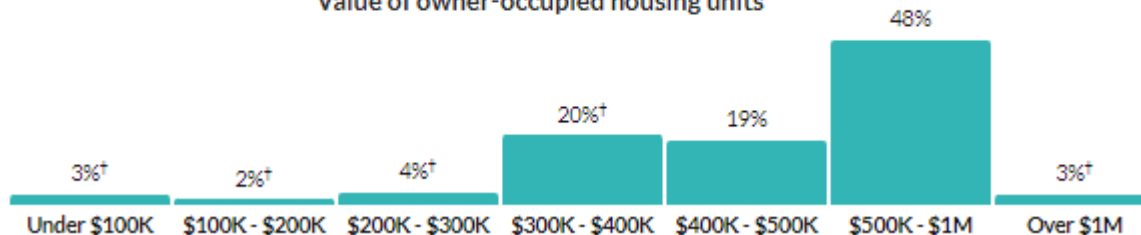
**162,078**

Number of housing units

Virginia: 3,685,233

United States: 143,772,900

Value of owner-occupied housing units



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Age

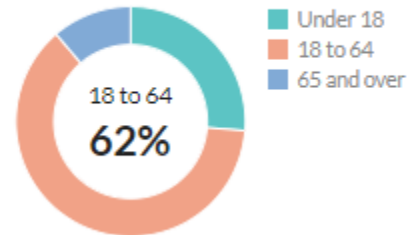
**36.1**

Median age

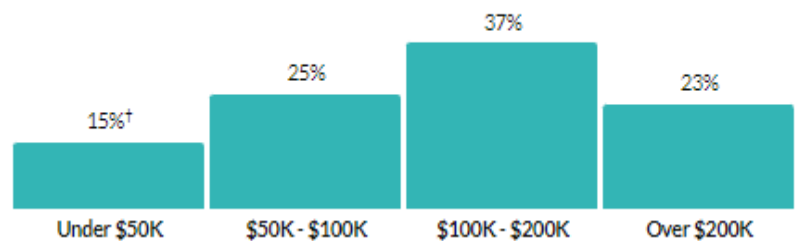
about 90 percent of the figure in Virginia: 39

about 90 percent of the figure in United States: 39

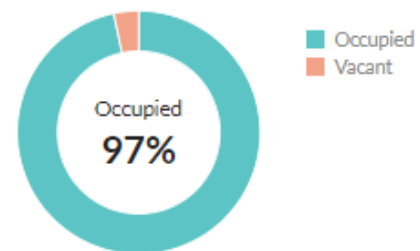
Population by age category



Household income



Occupied vs. Vacant



\*Citation: U.S. Census Bureau (2022). *American Community Survey 5-year estimates*. Retrieved from *Census Reporter Profile page for Prince William County, VA* <<http://censusreporter.org/profiles/05000US51153-prince-william-county-va/>>

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## Office/ Retail Space Available for Lease

### B-1, General Business District; purpose and intent. (Prince William County)

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.

### 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. Neighborhood retail and fulfillment center, up to 30,000 square feet in gross floor area.
37. Nursing or convalescent care facility.
38. Office.
39. Office equipment sales, lease, and service.
40. Optical and eye care facility.
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).



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# 203 Union Street

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Imagery ©2024 Google, Map data ©2024 Google

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