



REAL ESTATE INVESTMENT AND MANAGEMENT

13550 RICHMOND HWY., WOODBRIDGE VA 22191  
18,850 SF AVAILABLE

## THE WOODBRIDGE CENTER



### AREA HIGHLIGHTS

The Woodbridge Center is located at the busy signalized intersection of Richmond Hwy. (Rt. 1) and Occoquan Road. The shopping center sits directly across from the Woodbridge VRE / Amtrak Metro Station which accommodates thousands of riders daily to and from Washington D.C.

Located in eastern Prince William County, the shopping center is less than 1 mile from I-95 (exit 161) and approximately 22 miles from Washington D.C. The Route 1 widening project has been completed with 4-6 travel lanes, medians, turn lanes and a 5-mile walking/bicycle path.

### PROPERTY FEATURES

- 18,850 SF of retail space available
- 12' – 16' ceiling height
- 62,558 total square feet within shopping center
- Parking ratio is 5 spaces per 1,000 SF
- Zoned B-1 (General Business)
- 47,000 ADT on Richmond Hwy.
- Excellent frontage to high traffic volume
- Large pylon sign available directly on Richmond Hwy.

### JOIN THESE TENANTS



### FOR MORE INFORMATION

#### GEORGE BOOSALIS

President/Principal Broker  
george@boosalisproperties.com  
703.494.7691 office | 703.283.6071 cell

#### MELANIE NOBRIGA

melanie@boosalisproperties.com  
703.494.7691 office | 808.937.9417 cell

#### BOOSALIS PROPERTIES

13562 Richmond Hwy., Suite 100  
Woodbridge, VA 22191  
www.BoosalisProperties.com

This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.



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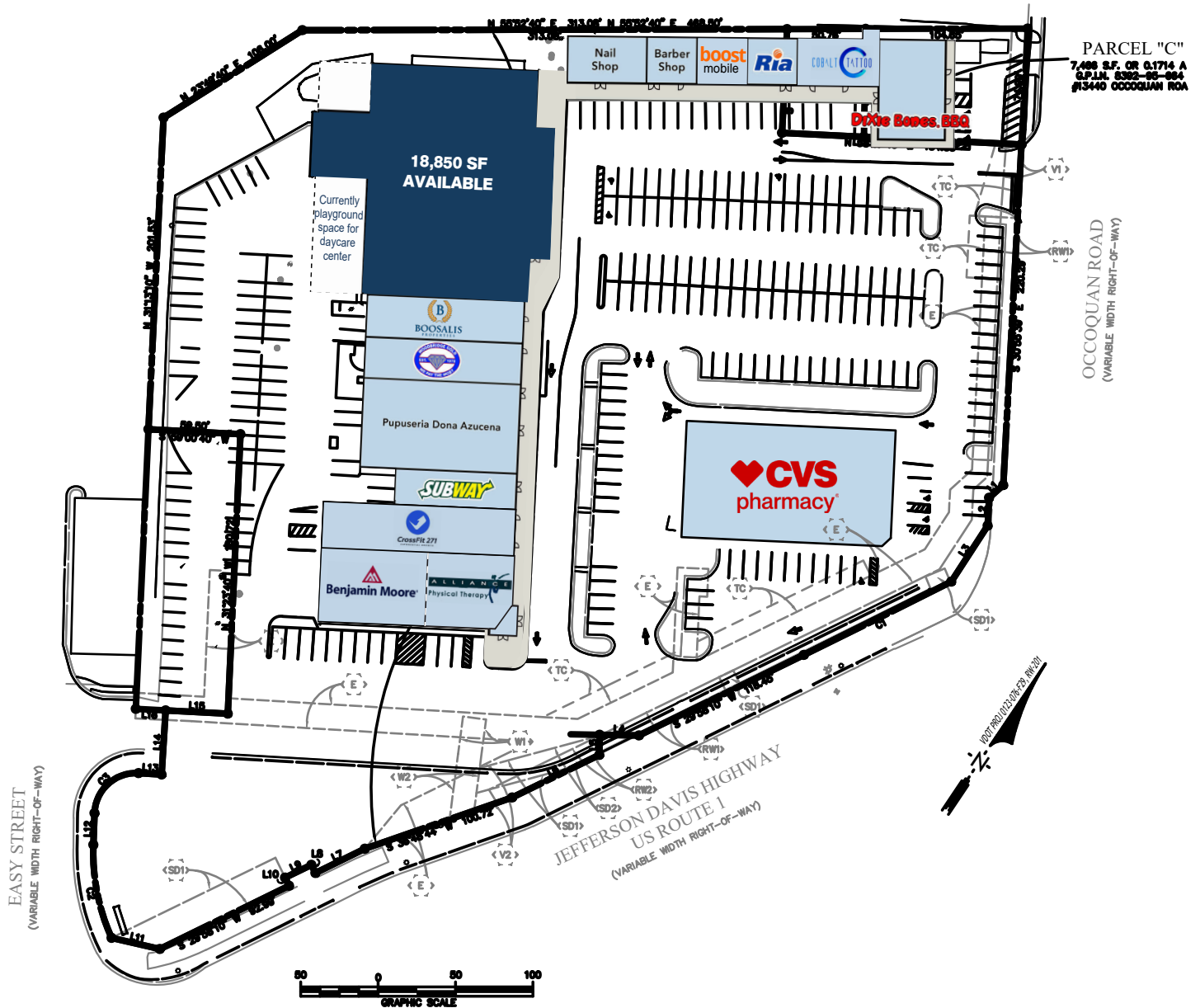
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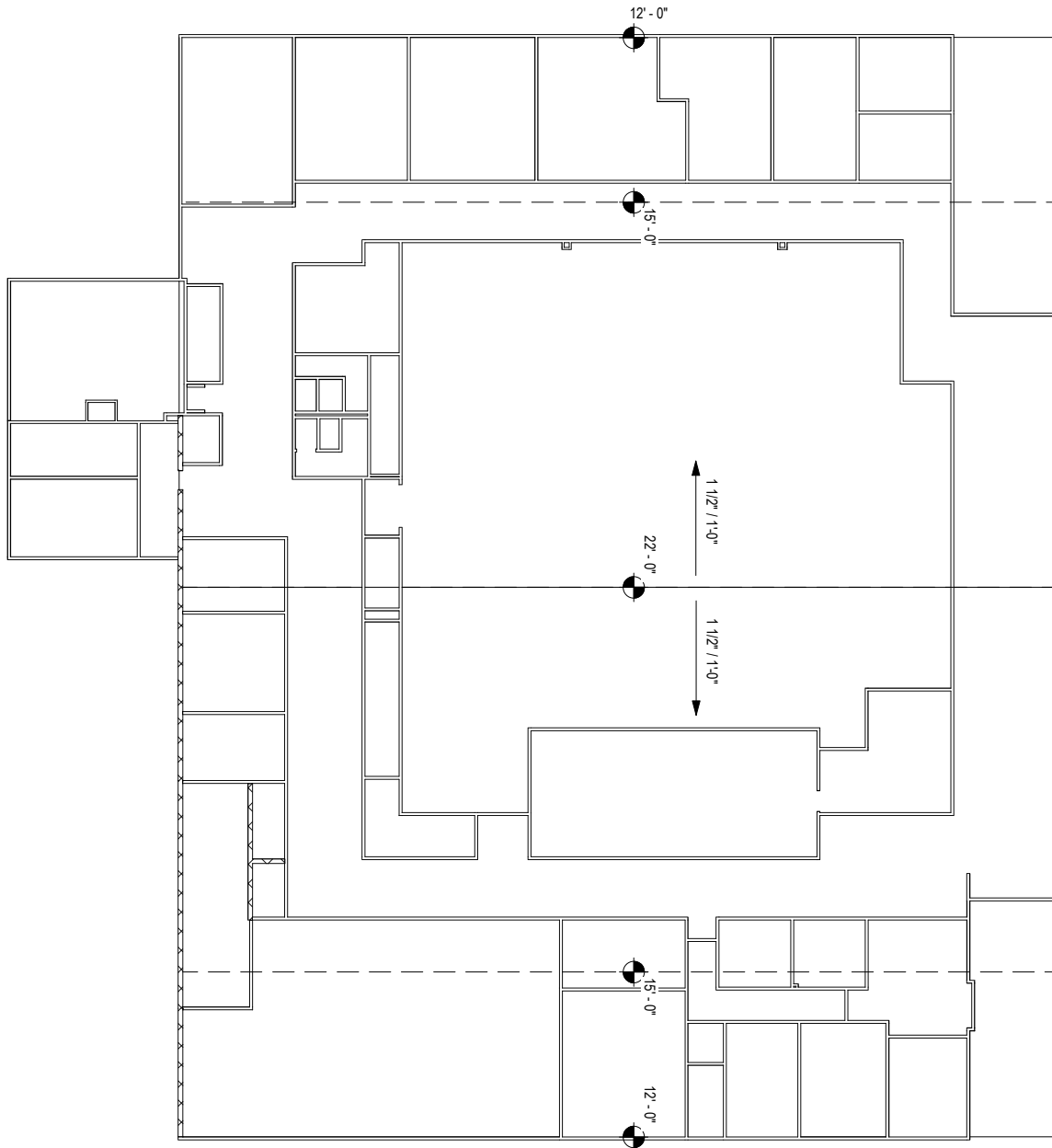
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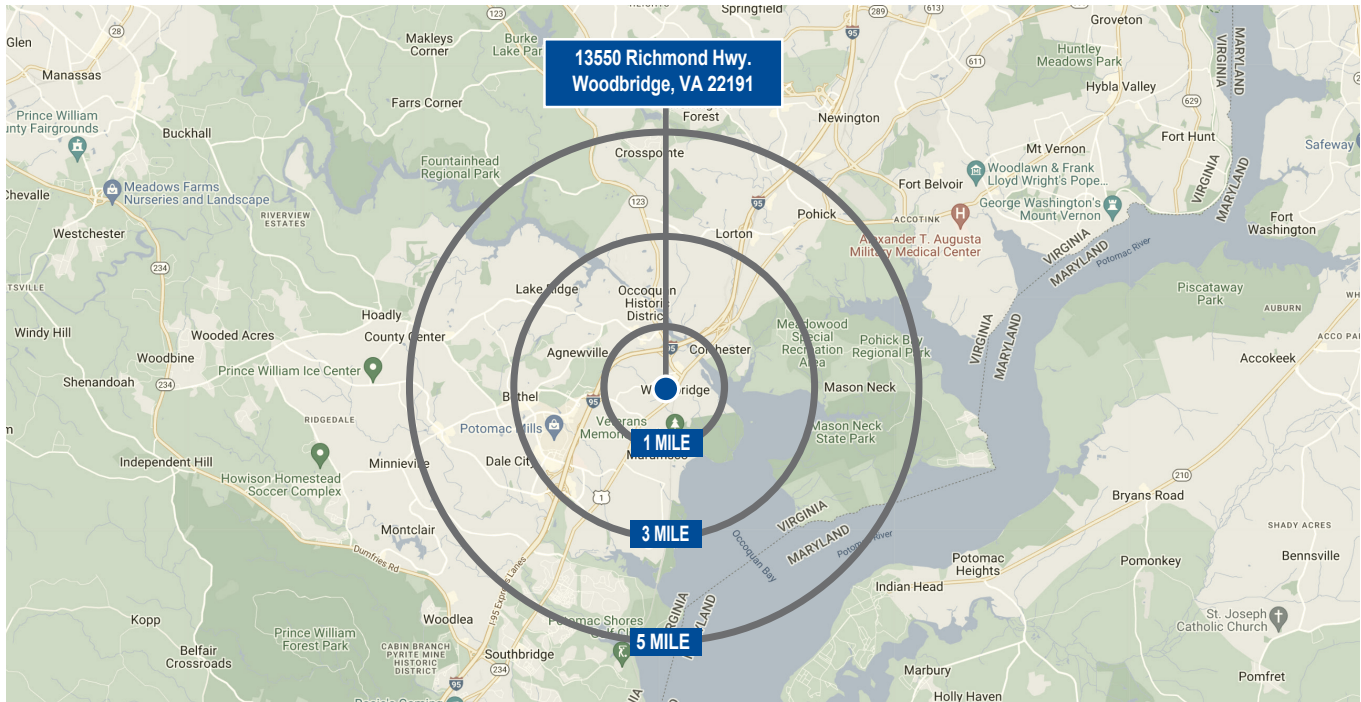
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## DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 POPULATION	16,897	70,054	187,998
2023 HOUSEHOLDS	5,575	24,181	63,482
MEDIAN HH INCOME	\$98,012	\$87,274	\$100,578
MEDIAN HOME VALUE	\$302,963	\$349,024	\$372,518

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