



REAL ESTATE INVESTMENT AND MANAGEMENT

## FOR SALE – 1.63 ACRES

### 14306 & 14310 MINNIEVILLE RD. | WOODBRIDGE, VA 22193



### PROPERTY SUMMARY

FOR SALE – This high visibility/high traffic location is comprised of two parcels with approximately 1.63 acres total. The property sits directly at the lit intersection of Minnieville Road (29,000 ADT) and Delaney Road with about 160' of main road frontage. Together, it's 0.5505 acres (zoned A-1) with a 2,255 sq. ft. building (formerly a mini-mart) and 1.0792 acres (zoned B-1) in Prince William County. Ideal opportunity for a small retail development.

<b>Price:</b>	\$1,900,000	<b>Utilities:</b>	All utilities at site
<b>Acres:</b>	1.63	<b>Market:</b>	Washington D.C.
<b>Building:</b>	2,255 sq. ft.	<b>Submarket:</b>	Woodbridge/Manassas
<b>Tax Map #:</b>	8191-18-9821 8191-28-1348	<b>Zoning:</b>	B-1 (General Business) A-1 (Agricultural)

### LOCATION OVERVIEW

This central area of Woodbridge is well connected with easy access to I-95, Rt. 1/Richmond Highway, Rt. 234/Dumfries Road and Dale Boulevard.

Surrounded by high density residential communities with a family-friendly atmosphere offering parks, schools, a community rec -center, trails/nature reserves, and an abundance of retail amenities all nearby.

Strong demographic backdrop supporting long-term commercial investment, especially in mixed-use and retail that serves both new and existing communities.

## FOR MORE INFORMATION

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**BOOSALIS PROPERTIES** | 13562 Richmond Highway, Suite 100 | Woodbridge, VA 22191 | [www.BoosalisProperties.com](http://www.BoosalisProperties.com)

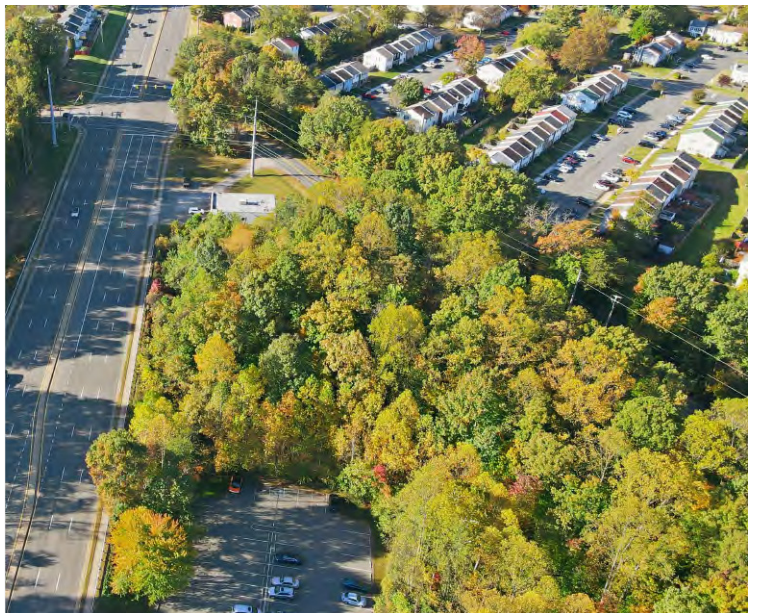
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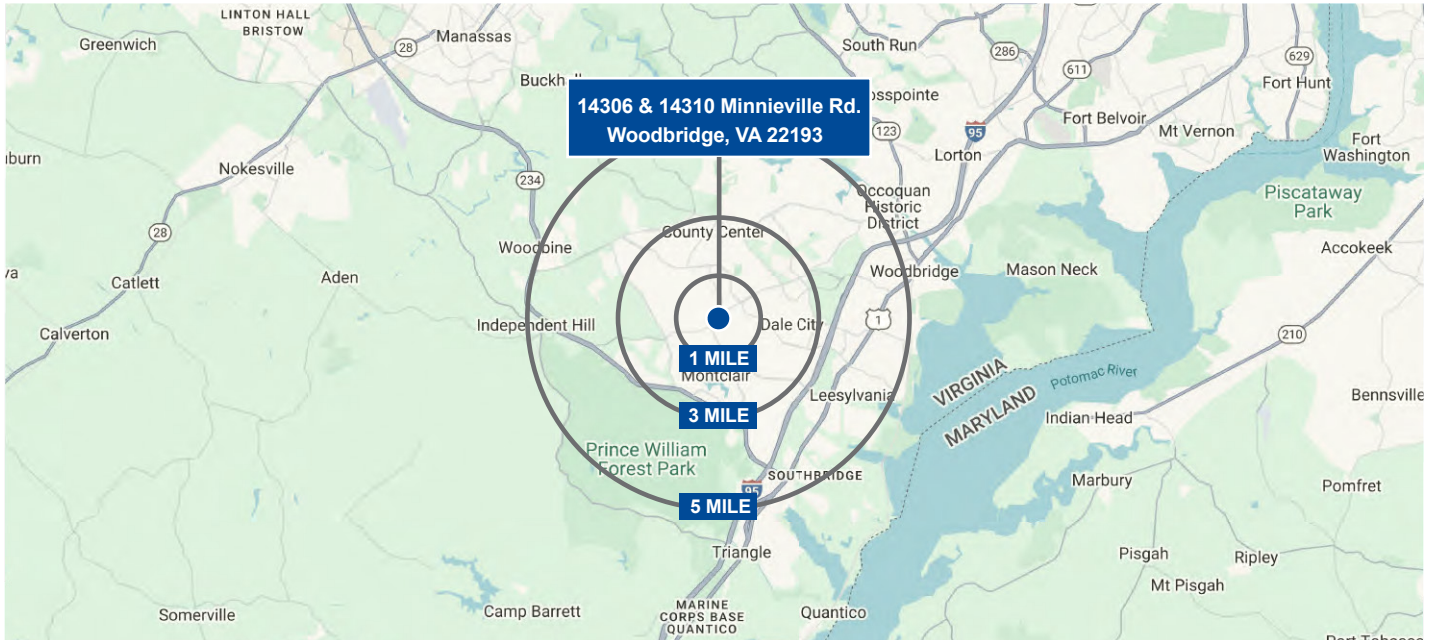


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### DEMOGRAPHICS



2024	1 MILE	3 MILES	5 MILES
Population	17,324	117,436	247,320
Households	5,328	35,559	78,706
Avg. HH Income	\$113,376	\$142,236	\$133,704
Median Home Value	\$346,460	\$412,751	\$408,940
Employees	2,927	37,890	59,893
Businesses	382	3,545	6,713

### TRAFFIC COUNT

Minnieville Road	29,000 ADT
Intersection Dale Blvd. & Minnieville Rd.	41,844 ADT

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