

FOR LEASE

RIVERWALK

125 MILL ST OCCOQUAN, VA 22125



OFFERING SUMMARY

Available SF:	745 SF
Building Size:	15,963 SF
Zoning:	B-1
Market:	Washington DC
Submarket:	Woodbridge/I-95 Corridor
Parcel ID:	8393-74-2219

PROPERTY OVERVIEW

Riverwalk at Occoquan presents a rare retail opportunity in one of Northern Virginia's most distinctive historic settings.

Unit 11 is a 2nd floor retail unit consisting of 745 SF with large open area and private restroom.

LOCATION OVERVIEW

Located in the heart of the Historic Town of Occoquan, Riverwalk at Occoquan enjoys a prime riverfront position surrounded by centuries-old architecture, cobblestone streets, and a thriving mix of artisan shops, galleries, and restaurants. The town is a well-known destination for day-trippers and tourists, hosting seasonal festivals, riverfront events, and steady weekend foot traffic. Its charming setting, combined with excellent access to Rt. 123 and I-95, makes it an ideal location for businesses looking to capture both local residents and visitors from across the region.

PRESENTED BY:

GEORGE CHARLTON

ASSOCIATE BROKER

703.330.1224

george@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

FOR LEASE

RETAIL SPACE

125 MILL ST OCCOQUAN, VA 22125

LEASE SPACES



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 11	745 SF	NNN (CAM - \$409.84/mo)	\$1,650 per month	2nd Floor Retail Unit

PRESENTED BY:

GEORGE CHARLTON

ASSOCIATE BROKER

703.330.1224

george@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

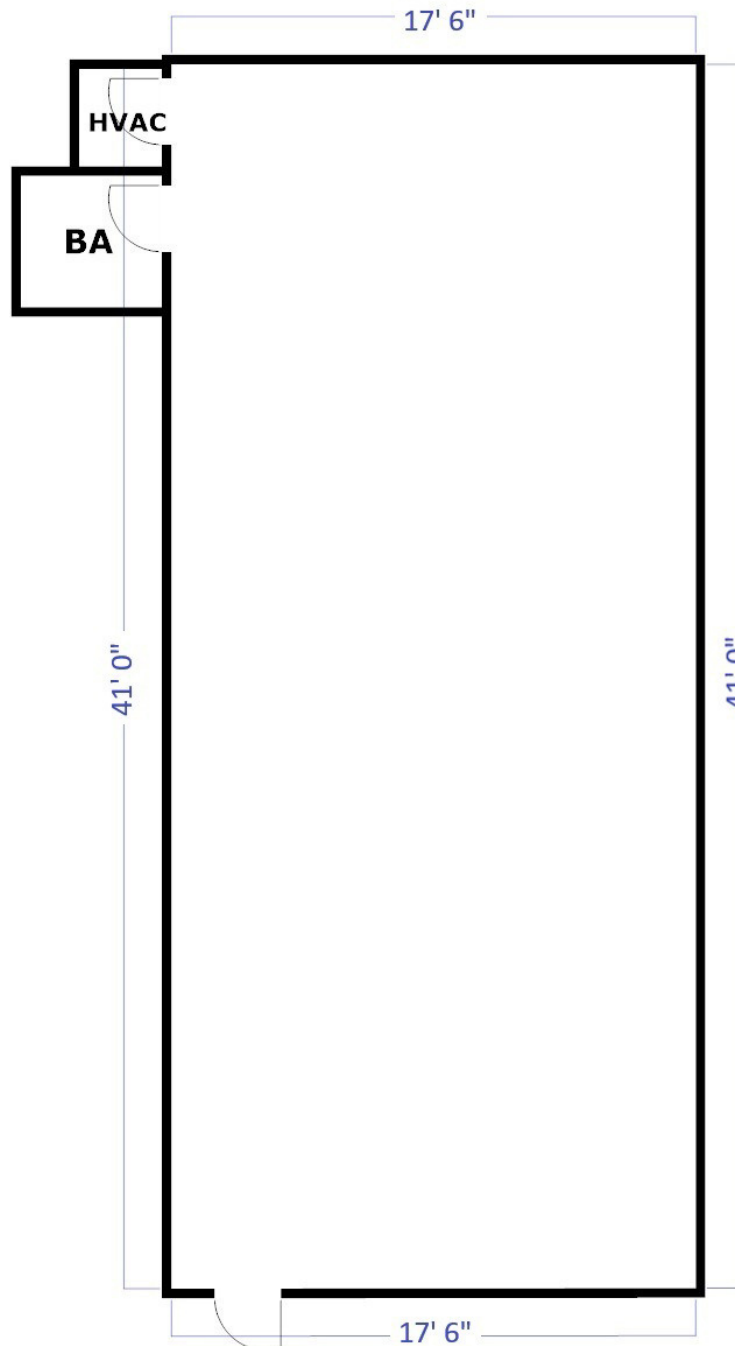
FOR LEASE

RETAIL SPACE

125 MILL ST OCCOQUAN, VA 22125

FLOOR PLAN - UNIT 11

*Drawing not to scale. Measurements approx.



PRESENTED BY:

GEORGE CHARLTON

ASSOCIATE BROKER

703.330.1224

george@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

FOR LEASE

RETAIL SPACE

125 MILL ST OCCOQUAN, VA 22125

ADDITIONAL PHOTO



*Note: Wall colors have changed since this photo was taken.

PRESENTED BY:

GEORGE CHARLTON

ASSOCIATE BROKER

703.330.1224

george@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



WEBER
RECTOR

COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

FOR LEASE

RETAIL SPACE

125 MILL ST OCCOQUAN, VA 22125

ADDITIONAL PHOTOS



PRESENTED BY:

GEORGE CHARLTON

ASSOCIATE BROKER

703.330.1224

george@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



WEBER
RECTOR

COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

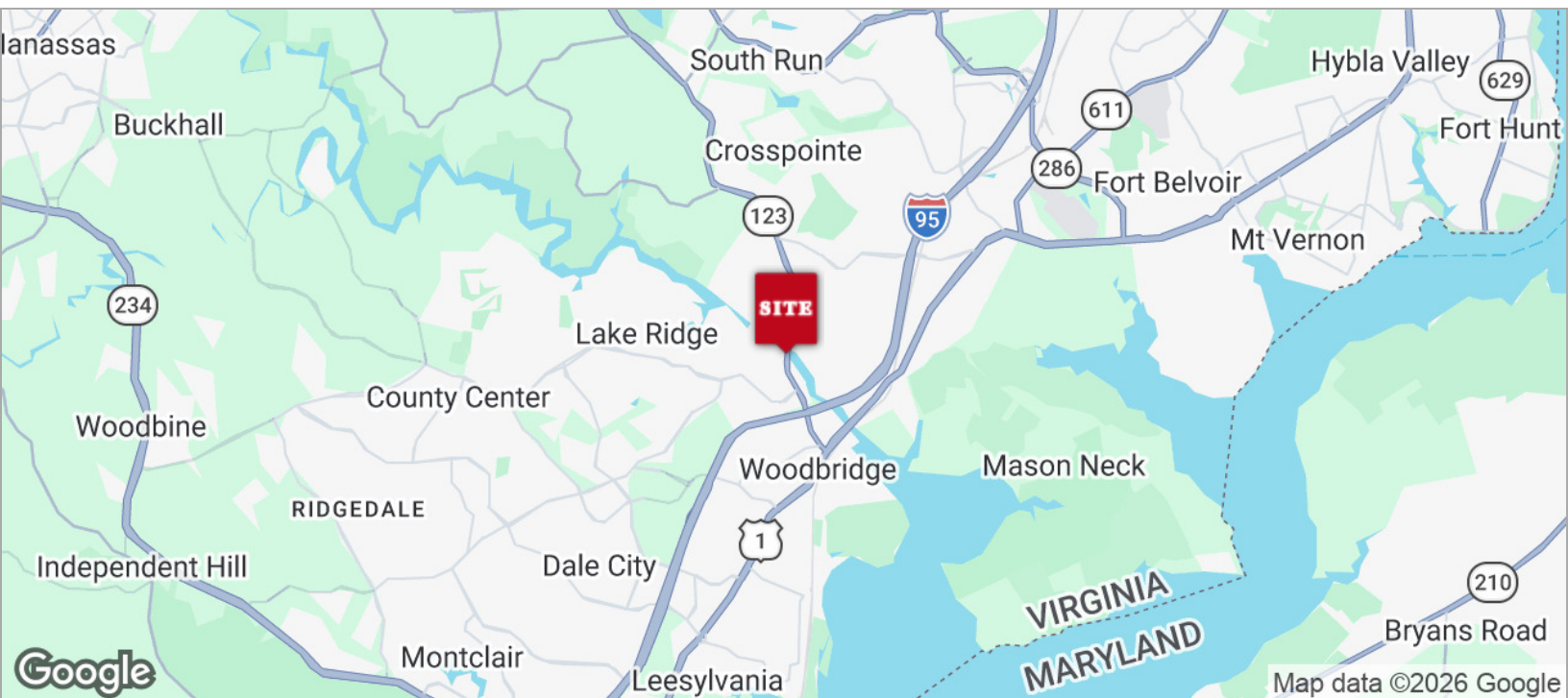
www.Weber-Rector.com

FOR LEASE

RETAIL SPACE

125 MILL ST OCCOQUAN, VA 22125

LOCATION MAPS



PRESENTED BY:

GEORGE CHARLTON

ASSOCIATE BROKER

703.330.1224

george@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

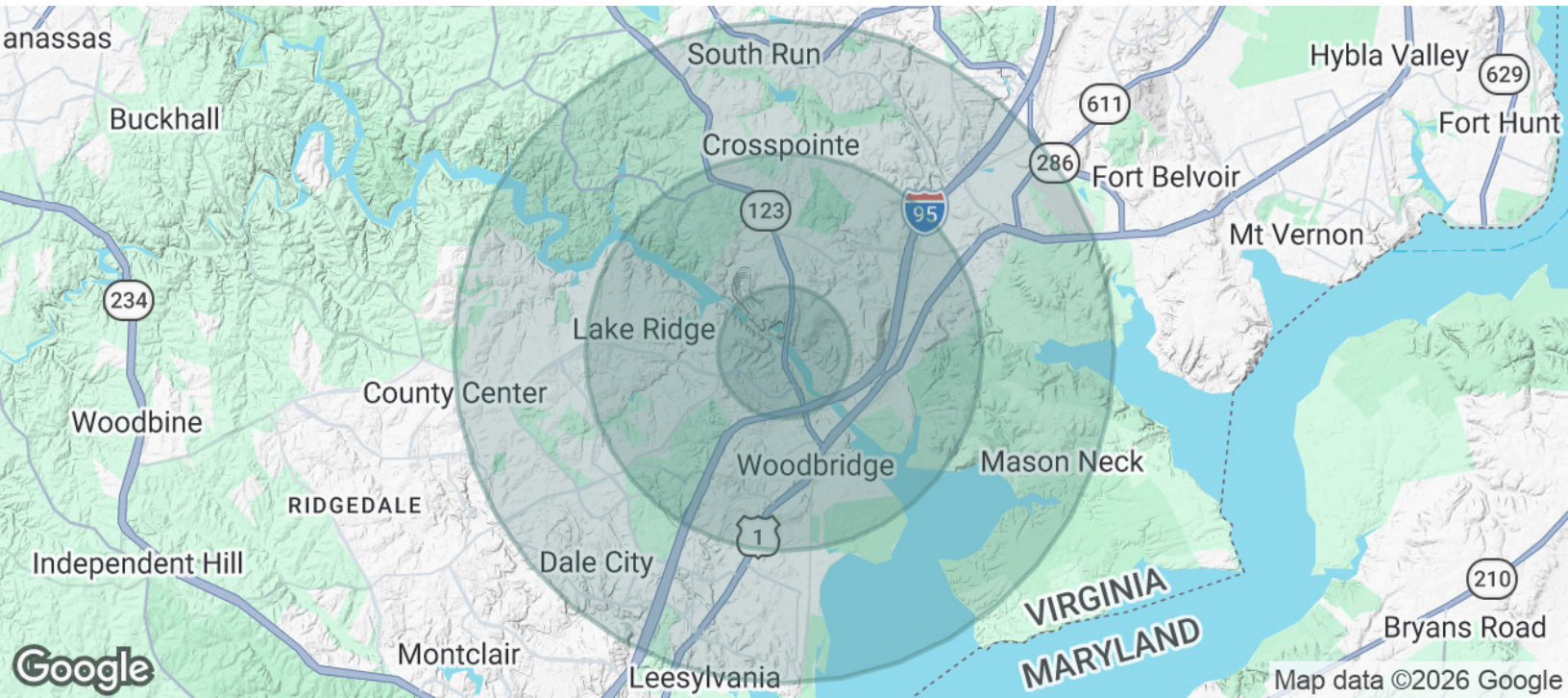
www.Weber-Rector.com

FOR LEASE

RETAIL SPACE

125 MILL ST OCCOQUAN, VA 22125

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,375	75,093	195,744
Average Age	42.3	38.5	37.0
Average Age (Male)	39.3	38.4	37.0
Average Age (Female)	44.7	38.6	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,741	25,929	65,259
# of Persons per HH	2.5	2.9	3.0
Average HH Income	\$125,358	\$142,677	\$151,217
Average House Value	\$437,023	\$506,573	\$530,299

2023 American Community Survey (ACS)

PRESENTED BY:

GEORGE CHARLTON

ASSOCIATE BROKER

703.330.1224

george@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

FOR LEASE

RETAIL SPACE

125 MILL ST OCCOQUAN, VA 22125

ZONING INFORMATION

In the B-1 district, structures to be maintained or erected, or land to be used, shall be restricted to one or more of the following uses:

- (1) Home appliance services.
- (2) Bakeries.
- (3) Banks.
- (4) Barbershops and beauty shops.
- (5) Bed and breakfasts.
- (6) Clubs and lodges.
- (7) Drugstores.
- (8) Festivals, town sponsored.
- (9) Hotels.
- (10) Laundry facilities.
- (11) Libraries.
- (12) Machinery sales and service.
- (13) Medical uses.
- (14) Office buildings.
- (15) Places of assembly with less than 25 seats, as an accessory to the principal use.
- (16) Plumbing and electrical supply stores (with storage under cover).
- (17) Public utilities
- (18) Restaurants, eating places.
- (19) Retail food stores.
- (20) Retail stores.
- (21) Temporary Seasonal Display
- (23) Waterfront business activities:
 - a. Wholesale and retail marine, such as boat docks, piers, small boat docks, yacht clubs and servicing facilities;
 - b. Dock and areas for receipt, storage and transshipment of waterborne commerce; and
 - c. Recreational activities, primarily conducted on or about a waterfront. All such uses shall be contiguous to a waterfront.

[Click Here for the full Town of Occoquan Zoning Ordinance](#)

PRESENTED BY:

GEORGE CHARLTON

ASSOCIATE BROKER

703.330.1224

george@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com