



GPIN: 8391-47-3362 (0.06329 acres)

GPIN 8391-47-4056
0.7545 acres

Jefferson Davis Highway (US1)

Featherstone Road

DEBRA ARNETT
703.537.3312
DArnett@McEneaney.com

FOR SALE OR LEASE
14514 Jefferson Davis Highway
Woodbridge VA 22191

McENEARNEY
COMMERCIAL

FOR SALE OR LEASE

14514 Jefferson Davis Highway
Woodbridge, VA 22191

Sale Price: \$1,250,000

Lease Rate: \$30 PSF NNN

Building Size: 3,600 SF

Consists of 2 Parcels; 35,622.93 SF Total

GPIN 8391-47-3362; 0.06329 acres

GPIN 8391-47-4056; 0.7545 acres

Former Kentucky Fried Chicken

With Drive-Thru

Zoning: B1, Prince William

Parking: 35 free Surface spaces available

Frontage: 45' on Jefferson Davis Hwy

Great visibility on Jefferson Davis Highway

Signalled Intersection (Jefferson Davis Highway
& Featherstone Road)

Traffic Count: up to 38,000 VPD

Demographics (3 miles)

Population: 90,487

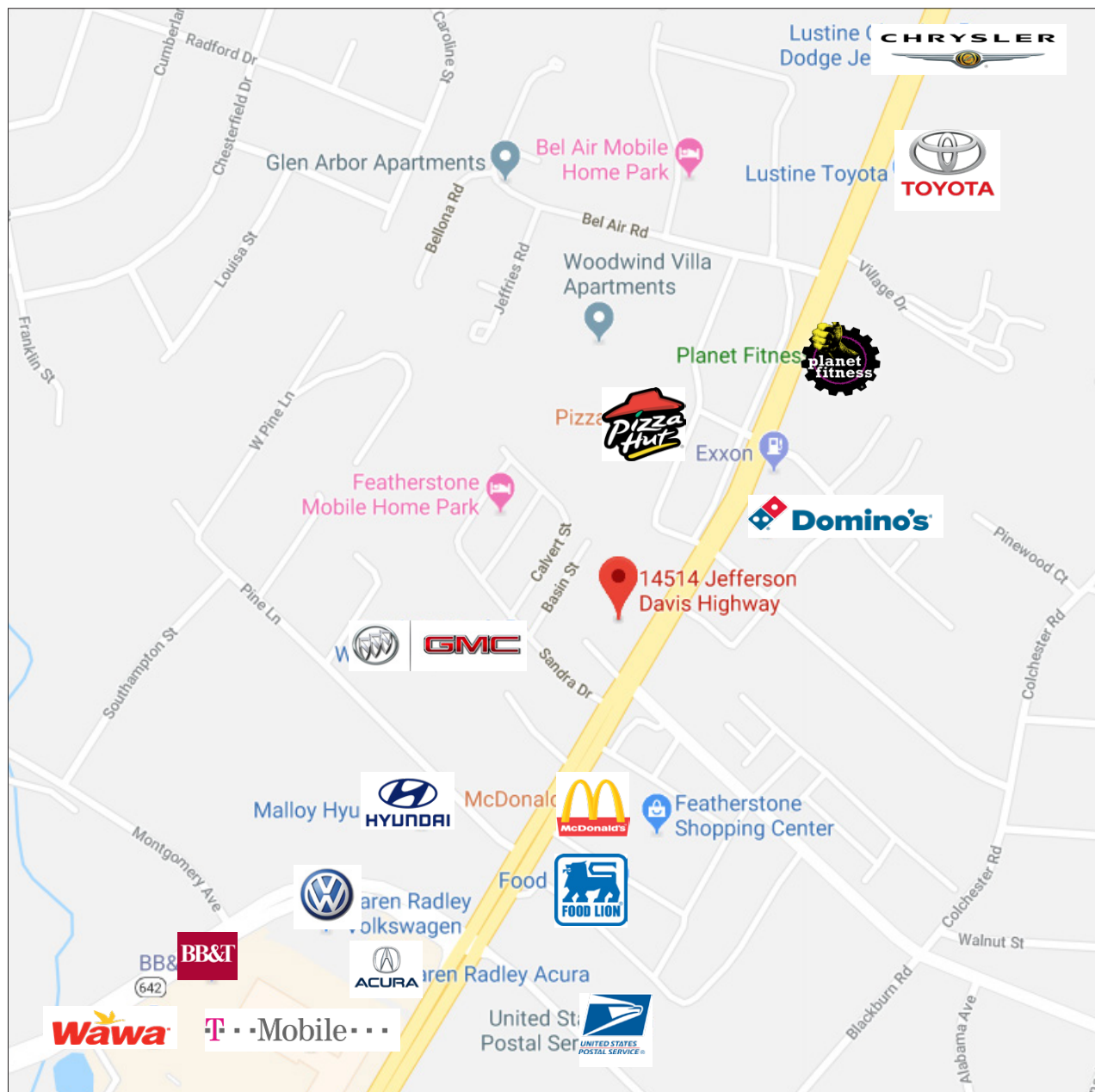
Households: 30,000

Average HH Income: \$102,965

Daytime Employees: 35,427

Per PW County

Drive-Thru & Signage can be reactivated with
the non-conforming use process
(approx. 45-60 days)



DEBRA ARNETT

703.537.3312

DArnett@McEneaney.com

McEneaney
COMMERCIAL