

Retail Pad Building For Lease | Neabsco Common

2501 Neabsco Common Place | Woodbridge | Virginia 22191

NEABSCO
COMMON



Vibrant mixed use center located in Woodbridge, VA just off the I-95 Dale Blvd. Exit



For Additional
Information:

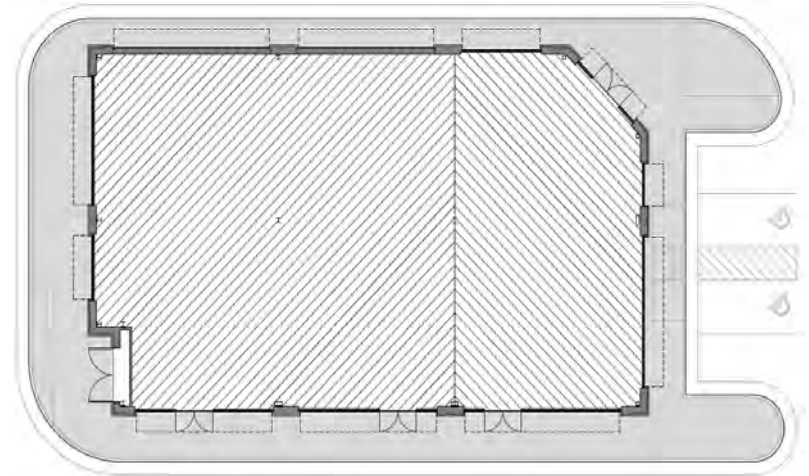
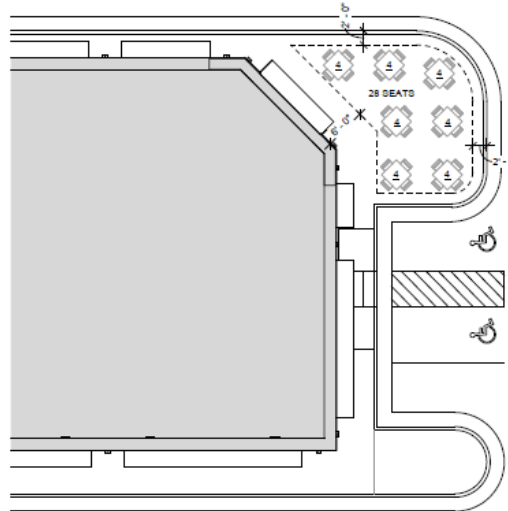
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New Retail Pad Building



Space Highlights

- New 4,746 sf Retail Pad Building recently completed
- Spaces from 1,500 - 4,746 sf
- Abundant Surface Parking
- Ideal spaces for restaurants, cafes, banks, urgent care, pharmacy, packaging services
- 28-Seat Outdoor Patio opportunity
- Monument Sign availability



Opportunity Drivers

Property Highlights

- Join Tropical Smoothie Cafe, Brickyard Co-Working and Essentials Day Spa and Salon
- Mixed-use development:
 - 358 Apartments
 - Two high-occupancy Hilton branded Hotels totaling 254 rooms
 - 64 town-homes under construction
- Freeway visibility with great access to and from Interstate 95
- 201,000 VPD pass on I-95 at Dale Blvd.
- Conveniently located next to Nova Community College (11,000 students) and adjacent to Freedom High School (2,100 students) and the Potomac Club (1,240 town-homes)
- Covered parking for residents and guests, as well as abundant surface parking
- Benefit from strong household incomes and dense residential populations





A Central Location in a Vibrant Community



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Demographics



POPULATION

1 Mile	3 Mile	5 Mile
12,697	111,734	232,774



HOUSEHOLDS

1 Mile	3 Mile	5 Mile
4,424	36,111	77,185



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Mile	5 Mile
\$107,571	\$116,033	\$125,342

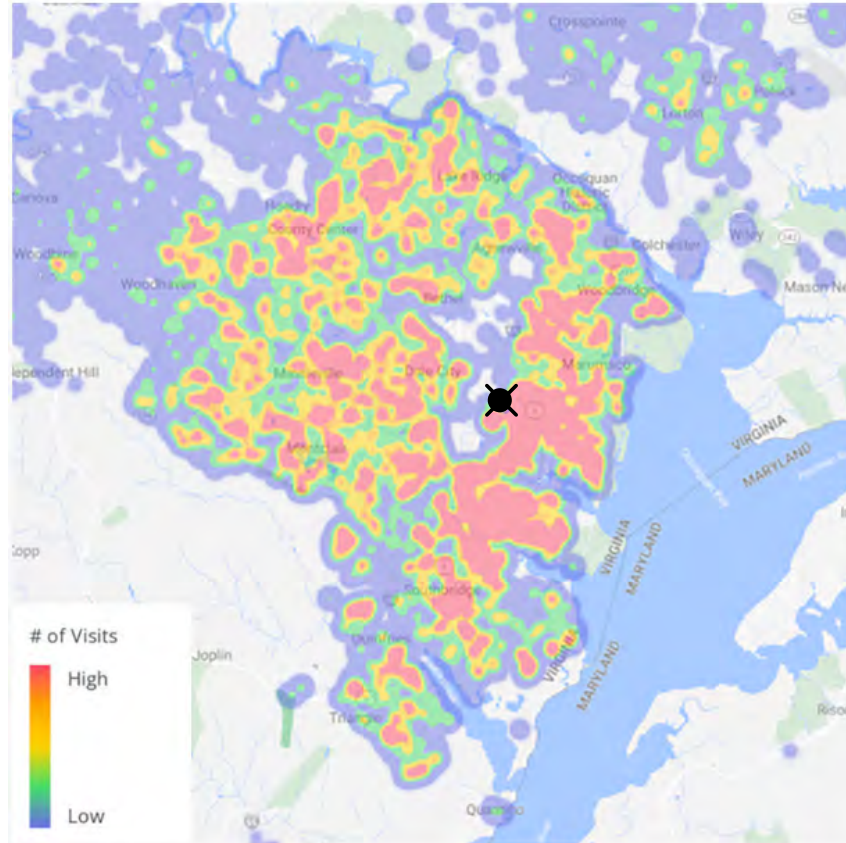


DALE BLVD. & NEABSCO MILLS RD.

37,000
AADT

Trade Area Map

Trade area data by Placer.ai



Nov 1st, 2022 – Oct 31st, 2023 Data provided by Placer Labs Inc.