

FOR LEASE

NEWLY RENOVATED HISTORIC RETAIL SPACE

406 MILL STREET OCCOQUAN HISTORIC DISTRICT, VA 22125



LEASE RATE **\$3,250.00 PER MONTH**

OFFERING SUMMARY

Lease Type:	NNN
NNN Fees:	Approximately \$3.60/SF (\$450/mo)
Building Size:	1,500 SF
Zoning:	B-1
Market:	Washington DC
Submarket:	Woodbridge/I-95 Corridor
Parcel ID:	8393-64-3888

PROPERTY OVERVIEW

This 1,500 SF retail building, originally built in 1750 and listed on the historic register, offers a unique blend of historic charm and modern convenience. With six spacious rooms and two bathrooms, the space provides excellent flexibility for a variety of retail or boutique uses (on-site food prep is not allowed at this location). The building features a welcoming 100 SF front porch and a 210 SF rear patio—ideal for enhancing customer experiences or displaying merchandise. Recently remodeled and ready for immediate occupancy! A 5-year lease term is available, making this an exceptional opportunity for businesses seeking a distinctive and move-in-ready location.

LOCATION OVERVIEW

This retail space is ideally situated on Mill Street in the heart of Occoquan's historic district, providing both charm and accessibility. The property benefits from excellent connectivity, with convenient access to major routes including Rt. 123, I-95, and Rt. 1—making it easily reachable for both local and regional customers. Its proximity to these key thoroughfares not only enhances convenience for visitors but also positions the space as a strategic location for businesses looking to attract shoppers from nearby communities and commuters passing through the area. Combined with its prime location next to one of the town's most popular restaurants and the lively atmosphere of nearby shops, this setting offers exceptional visibility and foot traffic potential.

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

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ADDITIONAL PHOTOS



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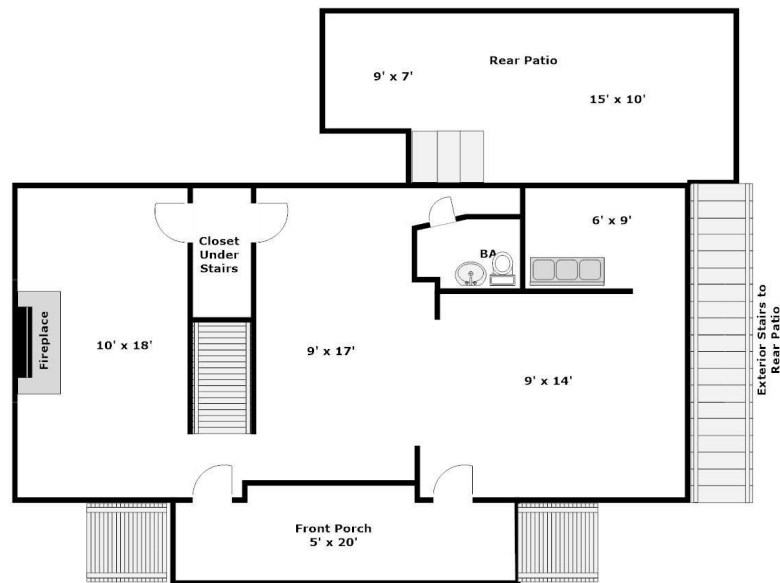
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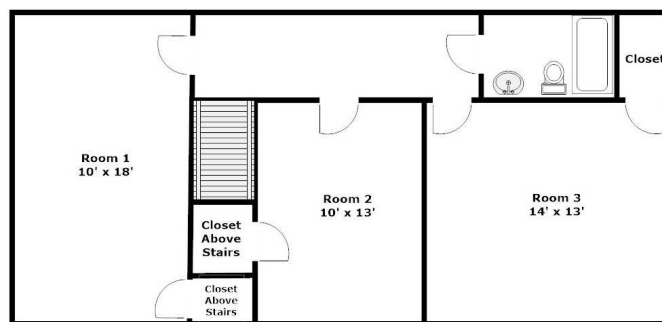
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FLOOR PLANS

*Illustrative floorplan. Not to scale, measurements approx.



1st Floor



2nd Floor

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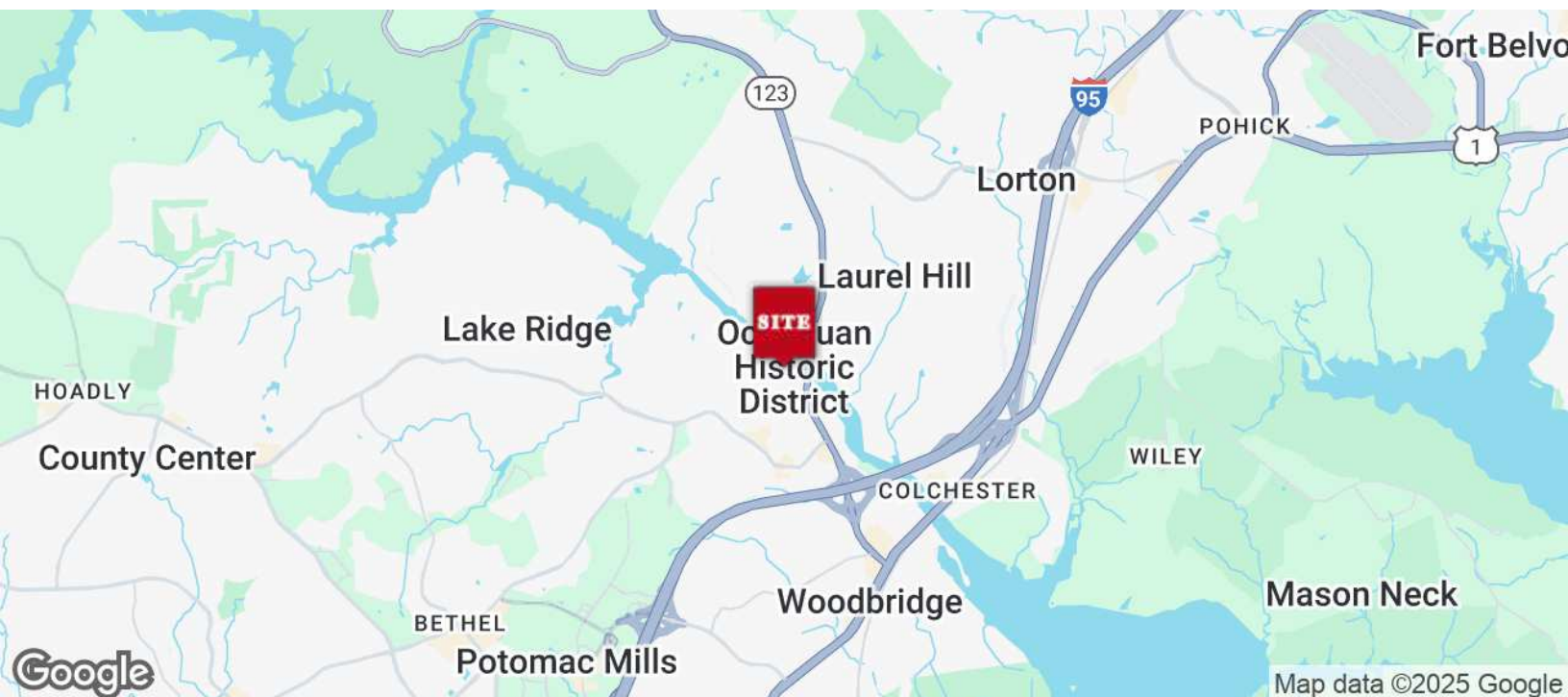
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LOCATION MAP



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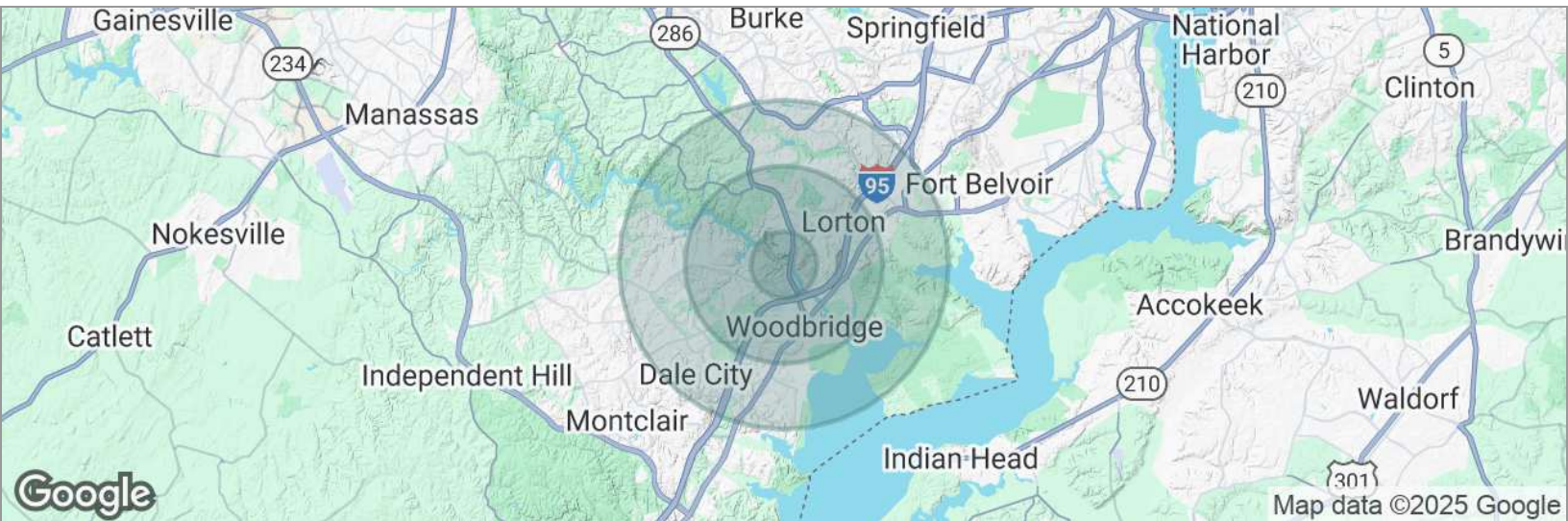
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DEMOGRAPHICS MAP



POPULATION

1 MILE

3 MILES

5 MILES

Total population	9,090	83,675	189,240
Median age	41	38	38
Median age (male)	40	37	37
Median age (Female)	41	38	39

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	3,743	28,512	63,425
# of persons per HH	2.4	2.9	3
Average HH income	\$121,308	\$142,696	\$157,808
Average house value	\$467,962	\$527,841	\$568,496

* Demographic data derived from 2020 ACS - US Census

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ZONING INFORMATION

Town of Occoquan By Right Uses: B-1	
Home appliance services.	Bakeries.
Banks.	Barbershops & beauty shops.
Bed & breakfasts.	Clubs & lodges.
Drugstores.	Festivals, town sponsored.
Hotels.	Laundry facilities.
Libraries.	Machinery sales & service.
Medical uses.	Office buildings.
Places of assembly with less than 25 seats, as an accessory to the principal use.	Plumbing & electrical supply stores (with storage under cover).
Public utilities.	Restaurants; eating places*
Retail food stores.	Retail stores.
Temporary seasonal display (subject to additional conditions).	Waterfront business activities: wholesale & retail marine, such as boat docks, piers, small boat docks, yacht clubs and marine services facilities; dock and areas for receipt, storage, and transshipment of waterborne commerce; and recreational activities, primarily conducted on or about a waterfront. (All such uses shall be contiguous to a waterfront.)
Detached single-family dwelling in a one-story building that fronts on Commerce Street or Ellicott Street.	Accessory building, one unit per lot.
Town of Occoquan Special Exception Permit Uses: B-1	
Auto services.	Child care facilities.
Funeral homes.	General residential uses (subject to additional conditions).
Lumber & building supply stores (with storage under cover).	Places of assembly.
Wholesale businesses.	Multilevel parking structures.

*Food prep on-site is not permitted at this location.

[Click here for the full Town of Occoquan B-1 zoning regulations.](#)

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