

FOR SALE/GROUND LEASE

COMMERCIAL PAD SITE

13698 MAPLEDALE AVE WOODBRIDGE, VA 22193



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	\$130,000.00 per year (Ground Lease)
Lot Size:	1.02 Acres
Zoning:	RPC
Market:	Washington DC
Submarket:	Woodbridge/I-95 Corridor
Parcel ID:	8092-54-6877

PROPERTY OVERVIEW

Approximately 1.02 acre pad site available for sale or ground lease. The site is zoned RPC; Residential Planned Community with a commercial designation allowing for many by-right uses including restaurant/fast food, childcare facility, retail, medical, veterinarian facility, church and more! Additional uses allowed with a Special Use Permit include car wash, motor vehicle repair, and boarding/commercial kennel.

LOCATION OVERVIEW

Well located property at the intersection of Mapledale Ave. (7,000 VPD) & Dale Blvd. (18,817 VPD). Just 2 miles to Rt. 294/Prince William Parkway and approximately 5 miles from both I-95 and Rt. 234 Bypass/Dumfries Rd. Surrounded by residential neighborhoods and with 6 schools within a mile radius this site offers a myriad of opportunities for various businesses or services catering to families, students, and residents alike.

PRESENTED BY:

COLEMAN RECTOR
PRINCIPAL BROKER
703.366.3189
coleman@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

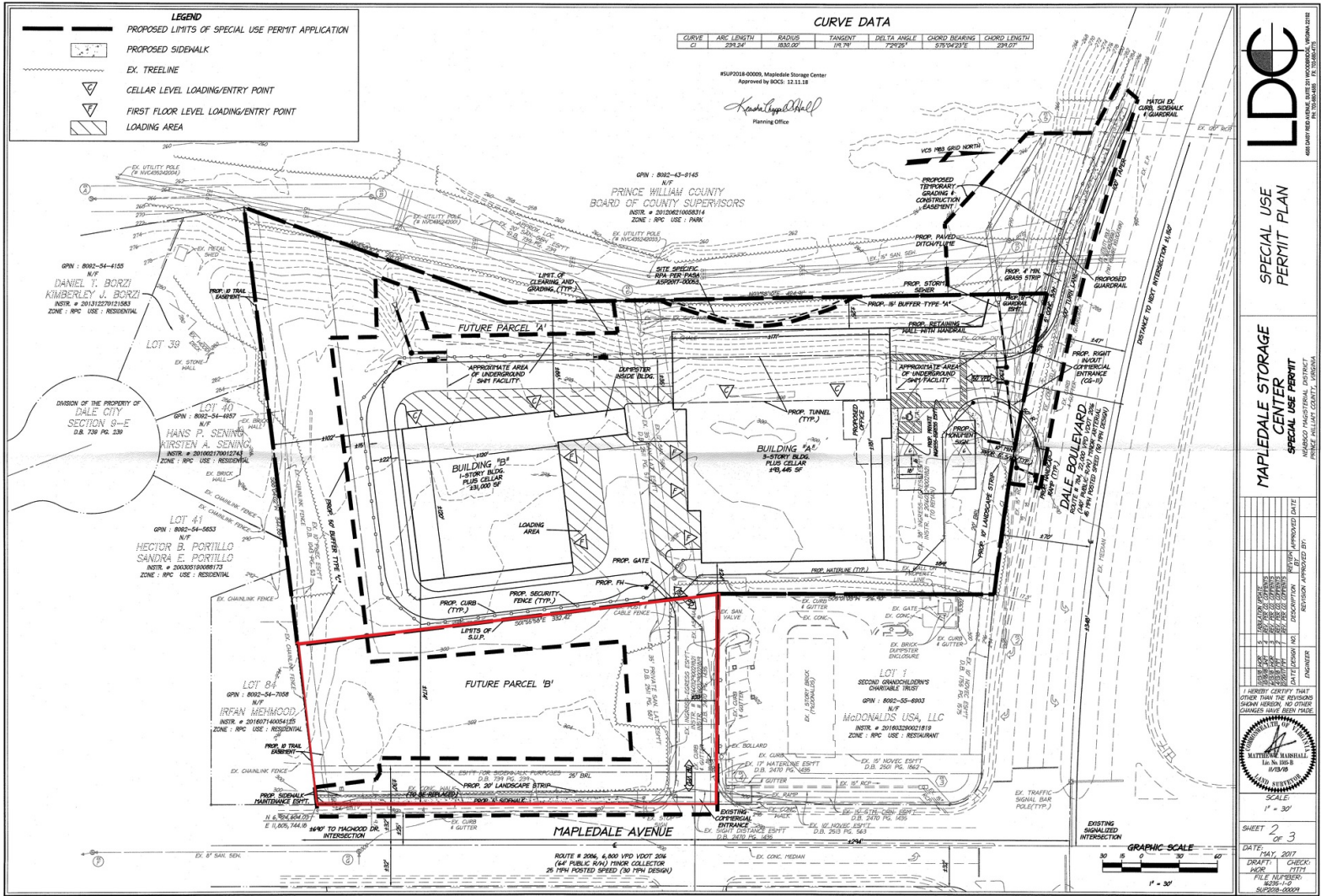
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SITE PLAN



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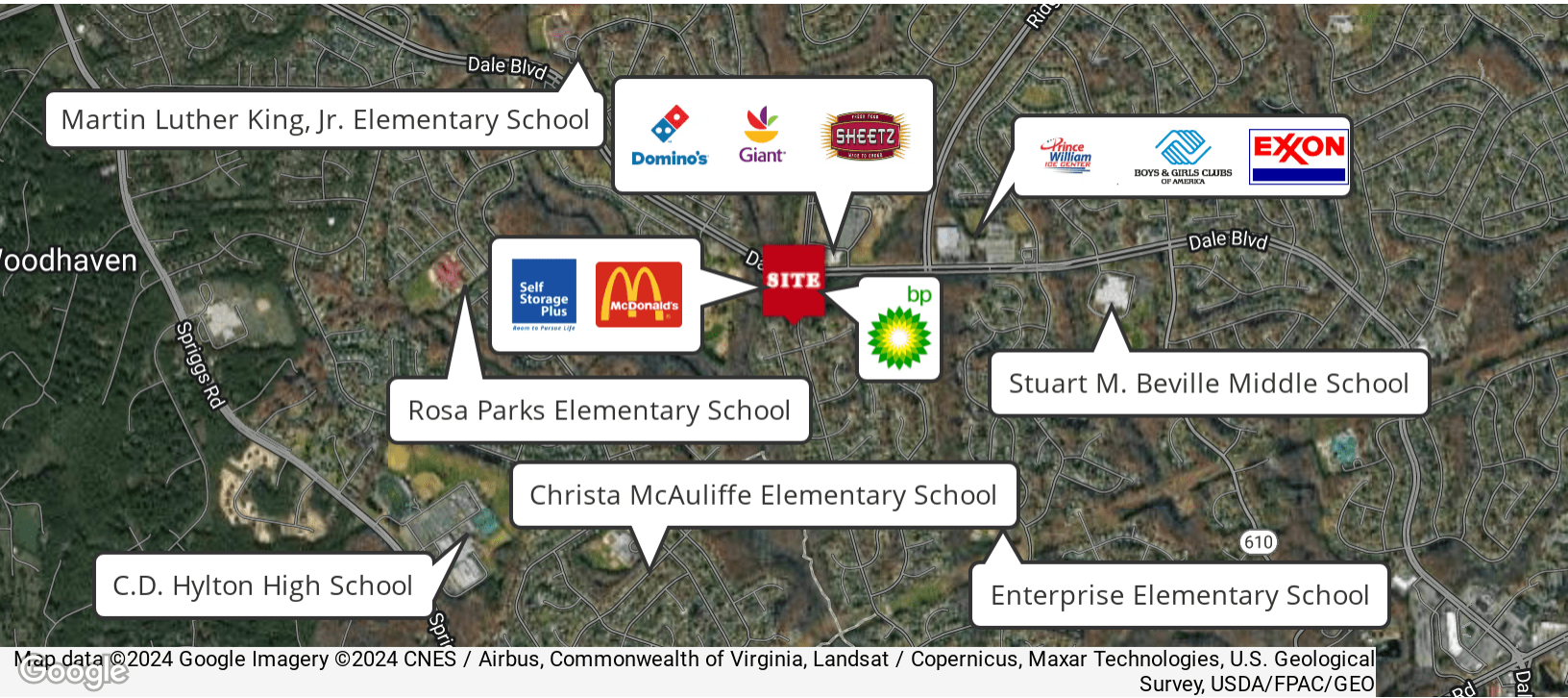
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LOCATION MAP



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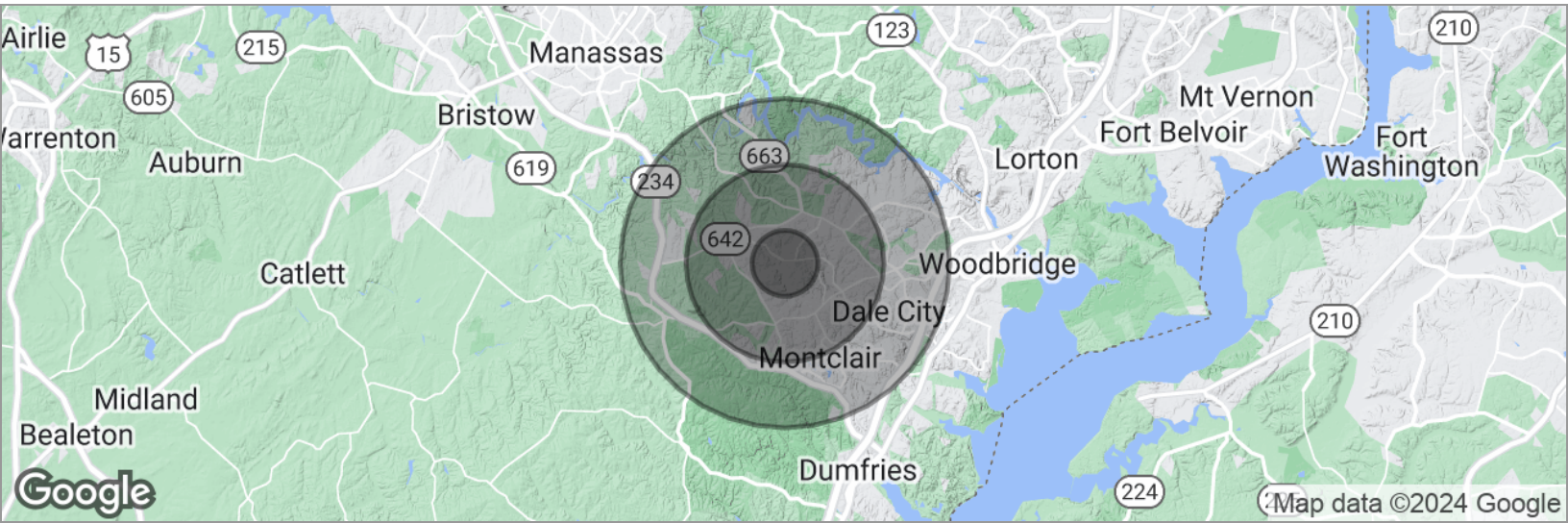
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,705	90,051	170,598
Median age	34.8	35.9	36.7
Median age (male)	34.1	35.0	36.3
Median age (Female)	35.0	36.9	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,793	27,491	53,592
# of persons per HH	3.6	3.3	3.2
Average HH income	\$125,915	\$136,648	\$134,077
Average house value	\$379,740	\$389,402	\$388,486

* Demographic data derived from 2020 ACS - US Census

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**WEBER
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