

For Lease



.6 Acre - Ground Lease Available

13608 Jefferson Davis Hwy.
Woodbridge VA 22191



PROPERTY FEATURES

- Woodbridge Shopping center is located on the busy intersection of Rt. 1 and Occoquan Rd.
- The shopping center is adjacent to VRE/ Amtrak metro station
- Thousands of riders use this station, to travel to D.C. on a daily basis
- The Rt 1 widening project is the largest VDOT project in the state of VA
- Large traffic counts and great visibility make this pad site ideal for national tenants
- Possible drive thru may be available

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
POPULATION	16,232	68,722	185,328
MEDIAN HH INCOME	\$73,920	\$84,280	\$93,341
AVG AGE	33.1	34.7	35
MEDIAN HOME VALUE	\$274,638	\$288,969	\$330,940

TRAFFIC COUNTS

Jefferson Davis Hwy	41,300
Occoquan Rd.	14,500

George Boosalis

Vice President

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www.BoosalisProperties.com

BOOSALIS PROPERTIES

13562 Jefferson Davis Hwy., Suite 100
Woodbridge, VA 22191

Property is in default. Sale must be approved by bank.
This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.

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