

**FOR SALE**

## RETAIL/COMMERCIAL SITE

OLD TRIANGLE RD. & FULLER HEIGHTS RD., TRIANGLE, VA 22172



**SALE PRICE**     **\$1,600,000**

### OFFERING SUMMARY

Lot Size:            1.1 Acres  
Zoning:              B-1  
Market:              Washington DC  
Submarket:         Woodbridge/I-95  
Corridor  
Parcel ID:           8188-63-6982, 8188-  
63-5891, 8188-63-  
6286, & 8188-63-  
7194

### PROPERTY OVERVIEW

Approximately 1.1 acres zoned B-1 General Business. Many uses permitted by-right such as retail, gyms, restaurant, salon, child-care or craft brewery. Site also approved for a fuel station with 12 pumps and a convenience store. Existing 1,400 SF 2-bay auto repair shop can be utilized if purchaser continues to operate within the existing Nonconforming Use status.

### LOCATION OVERVIEW

Located at the intersection of newly constructed traffic circle at Fuller Heights Rd. and bridge leading directly to entrance road to Quantico Marine Corps Base. Site is just over a tenth of a mile off Rt. 1/Main St. and less than 1 mile from I-95. Property has three frontages on Post St., Old Triangle Rd. and Fuller Heights Road. 7,400 VPD on Fuller Heights Rd. (2021 - pre-construction). This property is located in a Qualified HUBZone!

#### PRESENTED BY:

**CARMELA PATRICK**  
COMMERCIAL AGENT  
703.330.1224  
carmela@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

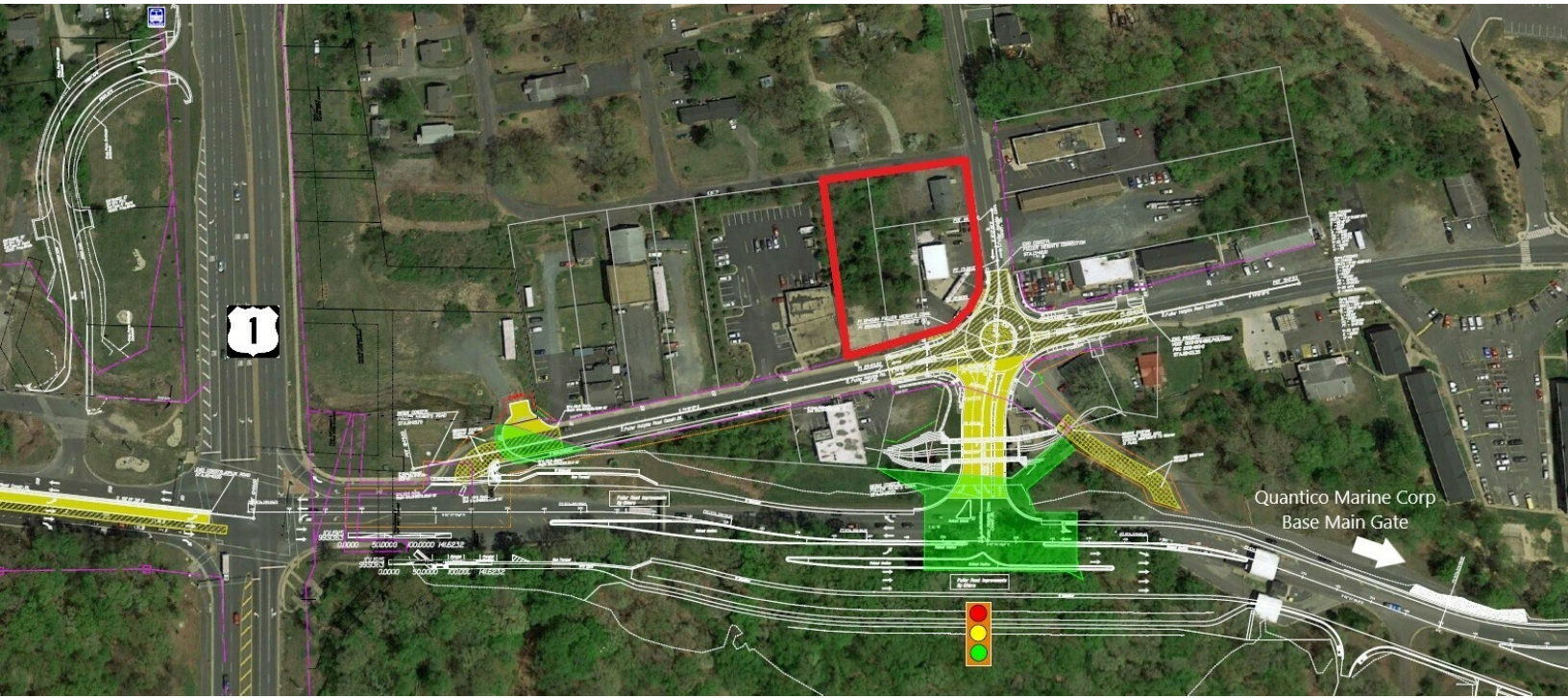
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18704 OLD TRIANGLE RD TRIANGLE, VA 22172

## ADDITIONAL PHOTOS



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**WR** WEBER  
RECTOR

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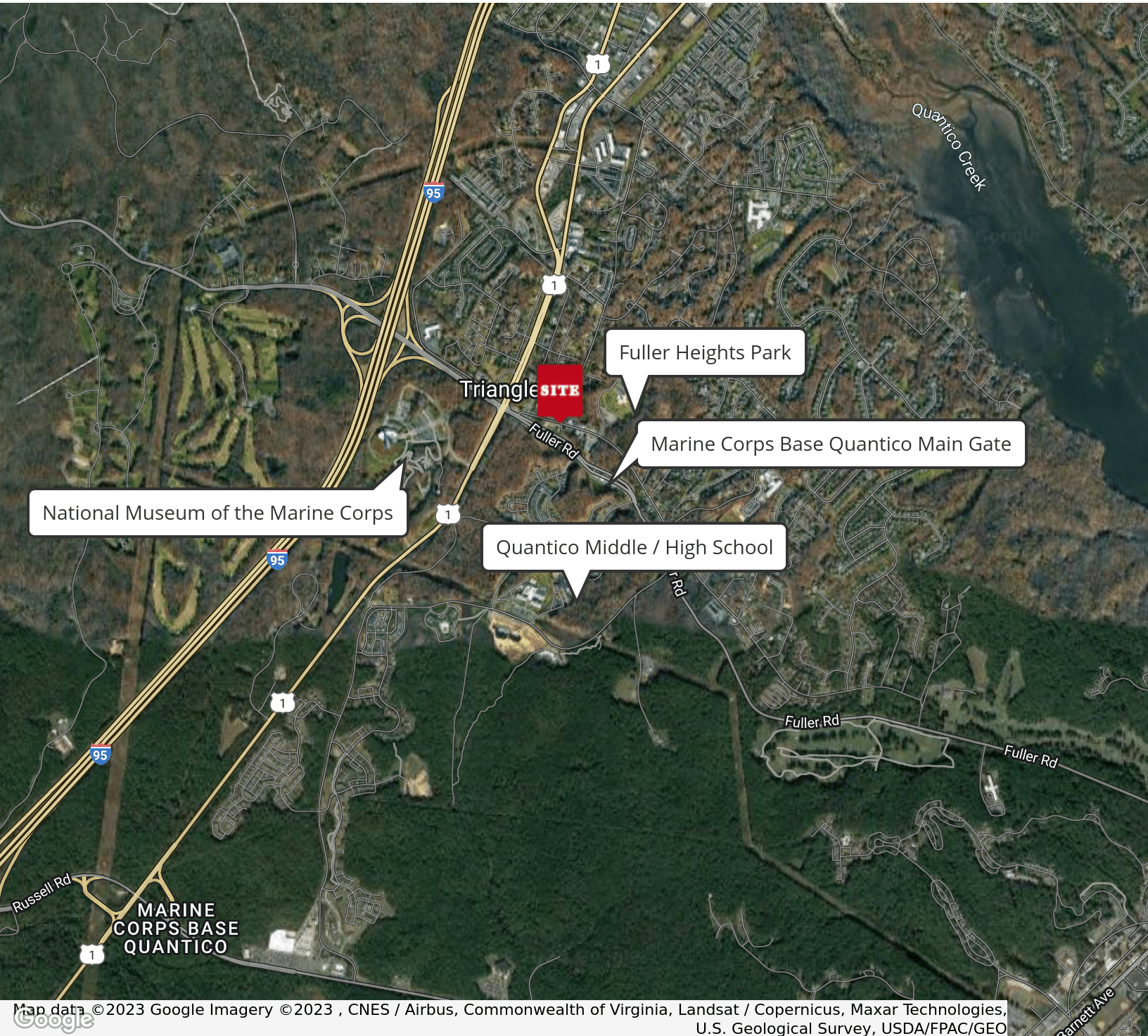


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## LOCATION MAP



Map data ©2023 Google Imagery ©2023, CNES / Airbus, Commonwealth of Virginia, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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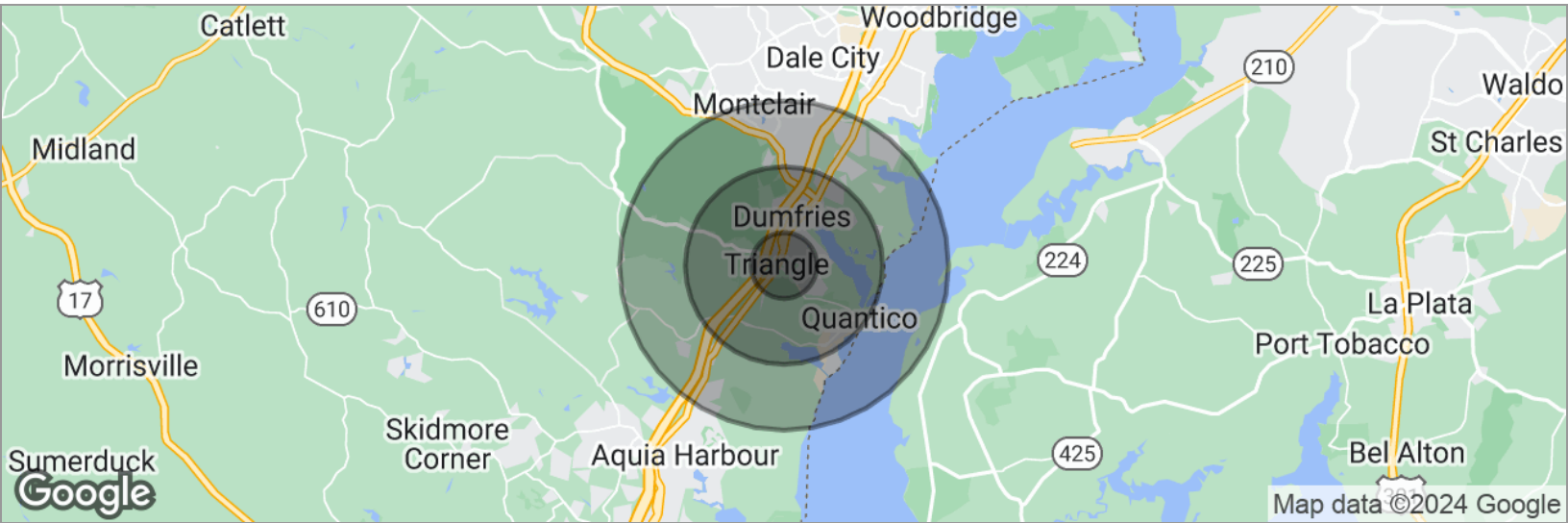
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## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,819	32,777	74,361
Median age	34.0	31.9	34.9
Median age (male)	30.5	30.4	33.4
Median age (Female)	37.7	33.2	36.6

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,138	10,193	24,140
# of persons per HH	3.2	3.2	3.1
Average HH income	\$99,868	\$98,737	\$112,853
Average house value	\$332,955	\$297,062	\$353,200

\* Demographic data derived from 2020 ACS - US Census

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## ZONING INFORMATION

Prince William County B-1 By Right Uses	
Adult day-care facility	Mortuary, funeral home (except in shopping centers or shopping malls)
Alarm systems operations, office	Motor vehicle parts, retail
Ambulance service (commercial)	Nursing or convalescent care facility
Assisted living facility	Office
Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only)	Office equipment sales, lease and service
Business school	Optical and eye care facility
Cafeteria/lunchroom/snack bar/automat	Package, telecommunications and courier service
Catering—Commercial (off premises)	Pet store, in accordance with the provisions of section 32-400.24
Catering—Commercial (on or off premises)	Photographic processing laboratory
Child-care facility	Place of religious worship or assembly
Civic club	Private school (no boarding)
College, university or seminary	Quick service food store
Commercial artist or photographer's studio	Radio or TV broadcasting station
Commercial bus station	Recording studio
Computer and network services	Recreation facility, commercial (indoor)
Craft brewery (not to exceed production of 10,000 barrels per year, May or may not be associated with a restaurant)	Recycling collection points, subject to the standards in section 32-250.84
Cultural arts center	Religious institution
Dry cleaning/garment processing facility, retail, less than 3,000 square feet	Restaurant
Dry cleaning pick-up facility	Restaurant, carry-out
Event center/meeting hall	Retail store, less than 80,000 square feet
Financial institution	School of special instruction
Garden center	Shoe repair
Greenhouse or nursery	Shopping center A, B, C or D (See Part 100)
Hospital	Tailor, seamstress shop
Hotel or motel	Theater (drive-in)
Household equipment and appliance service	Theater (indoor)
Institute for special education and training	Tool and equipment rental (minor)
Interior design and decorating shop	Trade, conference or convention center
Laundromat	Trade, technical and vocational school
Lawn mower service	Travel agency
Locksmith	Veterinary hospital
Medical or dental laboratory	Wedding Chapel (except in shopping centers or shopping malls)
Medical or dental office and clinic	

Aerial Video

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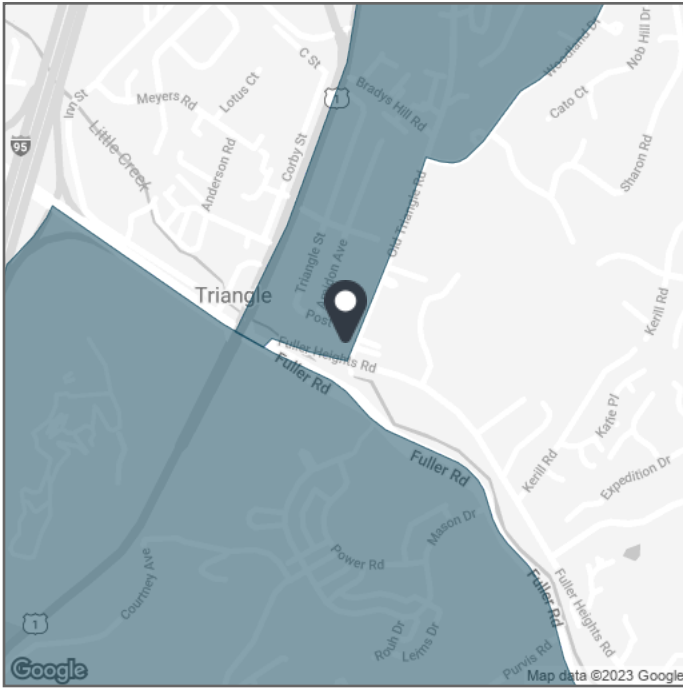
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# SBA HUBZone Qualification Report

[View on HUBZone Map](#)



 18704 Old Triangle Rd, Triangle, VA 22172, USA  
38.545531°, -77.333063°

 **Qualified HUBZone**

Census Tract

## Designation Details

<b>Census Tract</b>	
<b>Tract ID:</b>	51153900901
<b>County:</b>	Prince William County
<b>State:</b>	VA