



PRIME PAD SITE OPPORTUNITY FOR DAYCARE CENTER!

Located at Minnieville Road Shopping Center on Garber Way, Woodbridge, VA, this pad site offers a fantastic location for a daycare center in a growing, family-friendly community. Conveniently accessible to major highways, including I-95 and Route 1, this site ensures easy drop-offs and pickups for busy parents. The area is near essential facilities, such as Sentara Northern Virginia Medical Center and Potomac Hospital, providing peace of mind for families.



This location is also close to local schools like Lake Ridge Middle School, Woodbridge High School, and Gar-Field High School, making it a practical option for parents of school-aged children. Nearby shopping centers, including Potomac Mills Mall, Stonebridge at Potomac Town Center, and local supermarkets, offer extra convenience for families running errands.

This is a unique chance to establish a trusted daycare in an ideal location with excellent amenities and a supportive community. Secure your spot in Woodbridge's vibrant neighborhood today!

Size: 10,000 SF plus 5,000 SF playground

Contact Info:

703-505-3501

Fred@FredPropertiesGroup.com

www.FredPropertiesGroup.com

MINNIEVILLE SHOPPING CENTER

Woodbridge, Virginia 22192



Space	Tenant	SF	Space	Tenant	SF	Space	Tenant	SF
Shops A			Shops B			Outparcels		
A01	Prime Pizza	1,100	B01	Available	1,450	OP1	Available	5,000
A02	Tobacco Time	1,500	B02	Available	1,450	OP2	Available	15,000
A03	Unique Soles	1,620	B03	Available	1,450	OP3	Tommy's Car Wash	10,916
A04	Blades Barber Shop	1,620	B04	Available	1,450			
A06	Fusion Nails and Spa	3,240	B05	Available	1,450			
A07	Classic Massage	1,620	B06	Available	1,450			
A10	Justa's Peruvian Grille	4,860	B07	Available	1,450			
A13	EverSmith Organics	4,860	B08	Available	1,450			
A14	Available	8,577	B09	Available	1,450			
A15	Kamper Chiropractic	1,620	B10	Available	1,450			
A16	Available	1,620	B11	Available	1,450			
A17	Sepho's Market	4,860	B12	Available	1,450			
			B13	Available	1,450			
			B14	Available	1,450			
			B15	Available	2,130			

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Woodbridge Cost of Living

Cost of living is 21% higher than Virginia



Woodbridge Crime

Total crime is 54% lower than Virginia



Woodbridge Employment

Household income is 47% higher than Virginia



📍 11710 Plaza America Dr. Ste. 710 Reston VA 20190

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Woodbridge Housing

Home value is 31% higher than Virginia



Median home value

\$325,800

76% higher than the US average



Median rent price

\$1,754

85% higher than the US average



Home ownership

66%

4% higher than the US average

Woodbridge Schools

HS graduation rate is 4% higher than Virginia



High school grad. rates

88%

6% higher than the US average



School test scores

68%

38% higher than the US average



Student teacher ratio

16:1

2% higher than the US average

Woodbridge User Ratings

There are a total of 4 ratings in Woodbridge



Overall user rating

93%

4 total ratings



User reviews rating

100%

1 total reviews



User surveys rating

87%

3 total surveys



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