

Deals Don't Sleep—Neither Do We.

RETAIL PAD SITE
FOR LEASE

**1250 Annapolis Way,
Woodbridge Va 22191**



While at PVIM llc we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy in this brochure.

All information should be independently verified prior to a purchase or lease of the property.

We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

We thank you for your interest and are available by email or phone call to answer any questions that you may have.

Sincerely,

Apostle Paul Voutsas

President and Principal Broker Of PVIM llc,

a Virginia Limited Liability Company

www.pvimre.com | 703 685 0000 | paul@pvimre.com

207 Ramsay Alley, Ste 101, Alexandria Va 22314



About PVIM

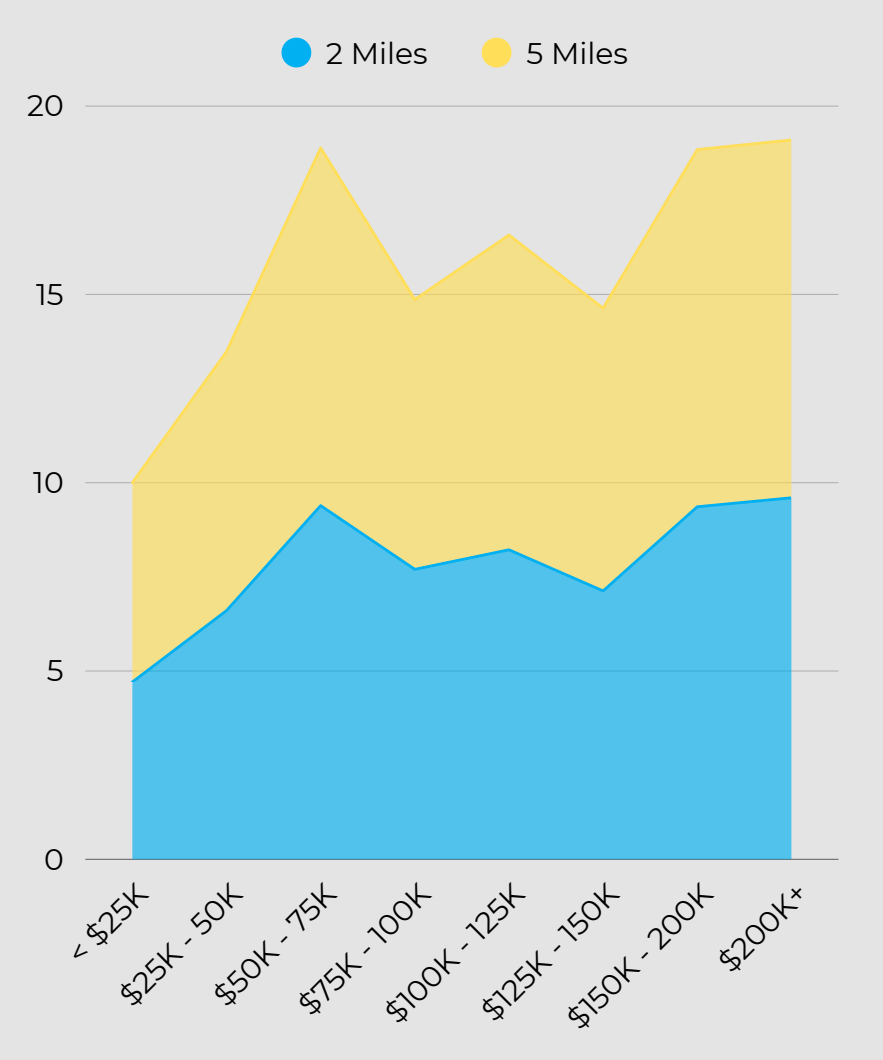
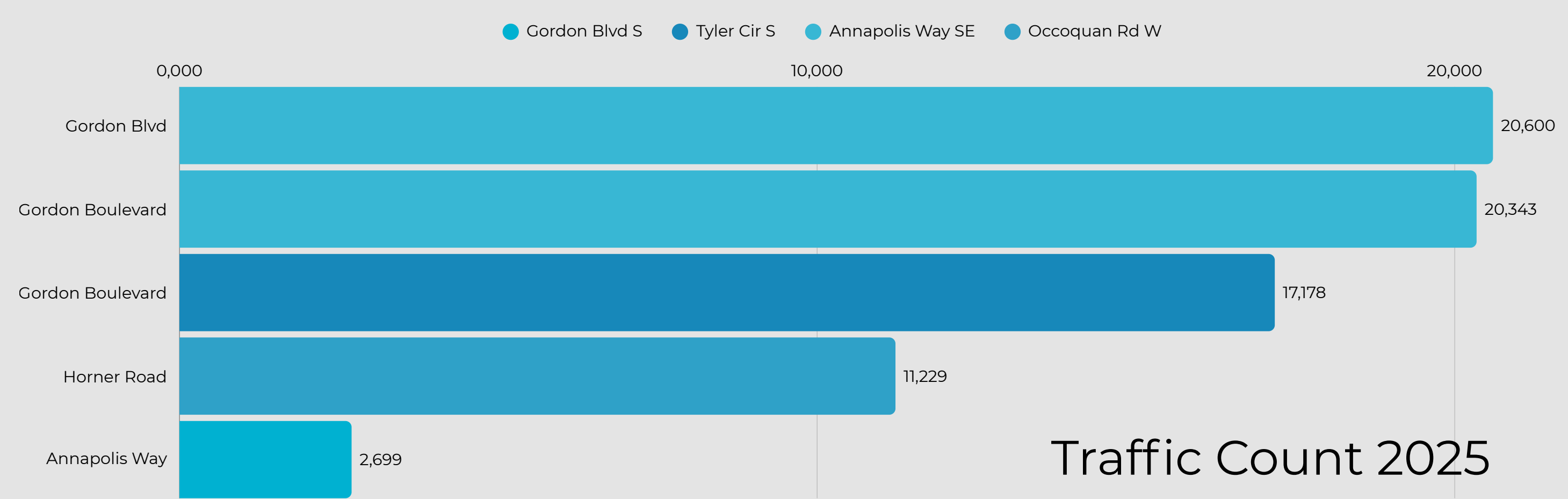
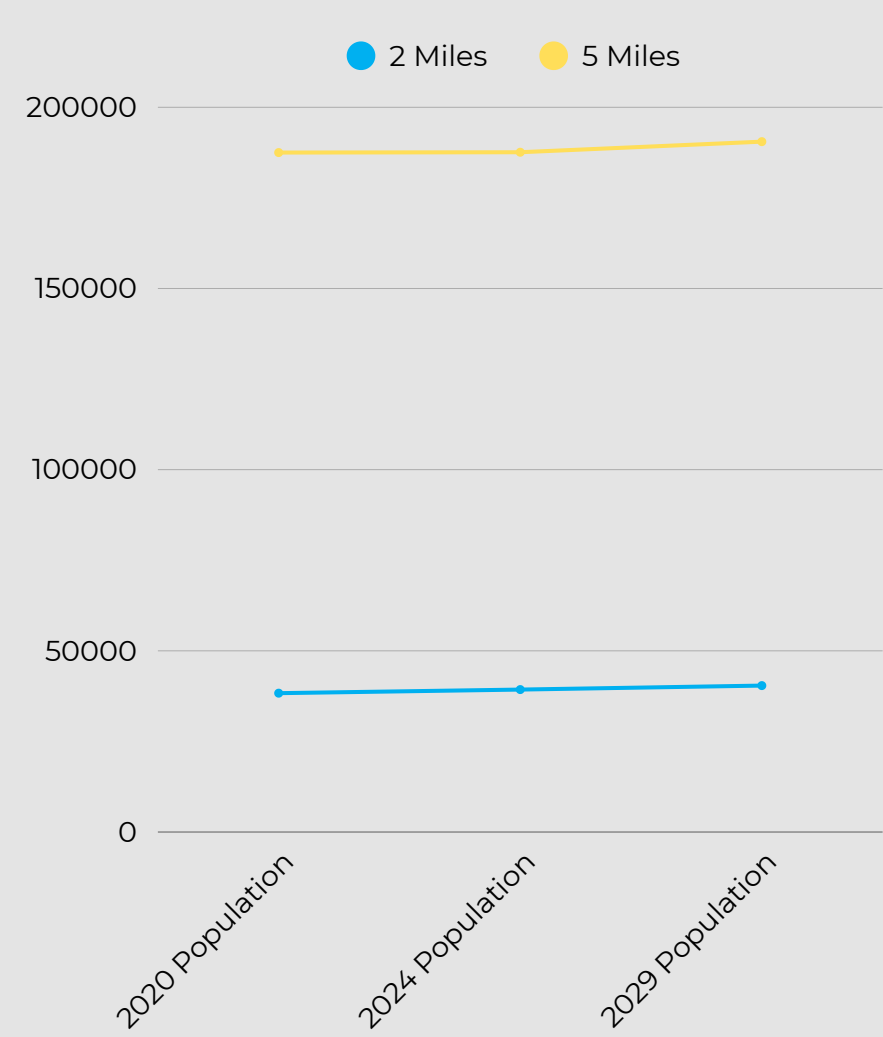
Papadopoulos - Voutsas Investments & Management (PVIM) was founded in February 2024, PVIM LLC is a distinguished commercial real estate brokerage headquartered in Old Town Alexandria, Virginia. We specialize in retail, office, and industrial properties, offering a full spectrum of services for leasing, buying, and selling. Our expertise ensures that whether you need to lease space, buy, or sell a property, PVIM has the tools and knowledge to help you achieve your goals. Stop by our office in Old Town For more info.



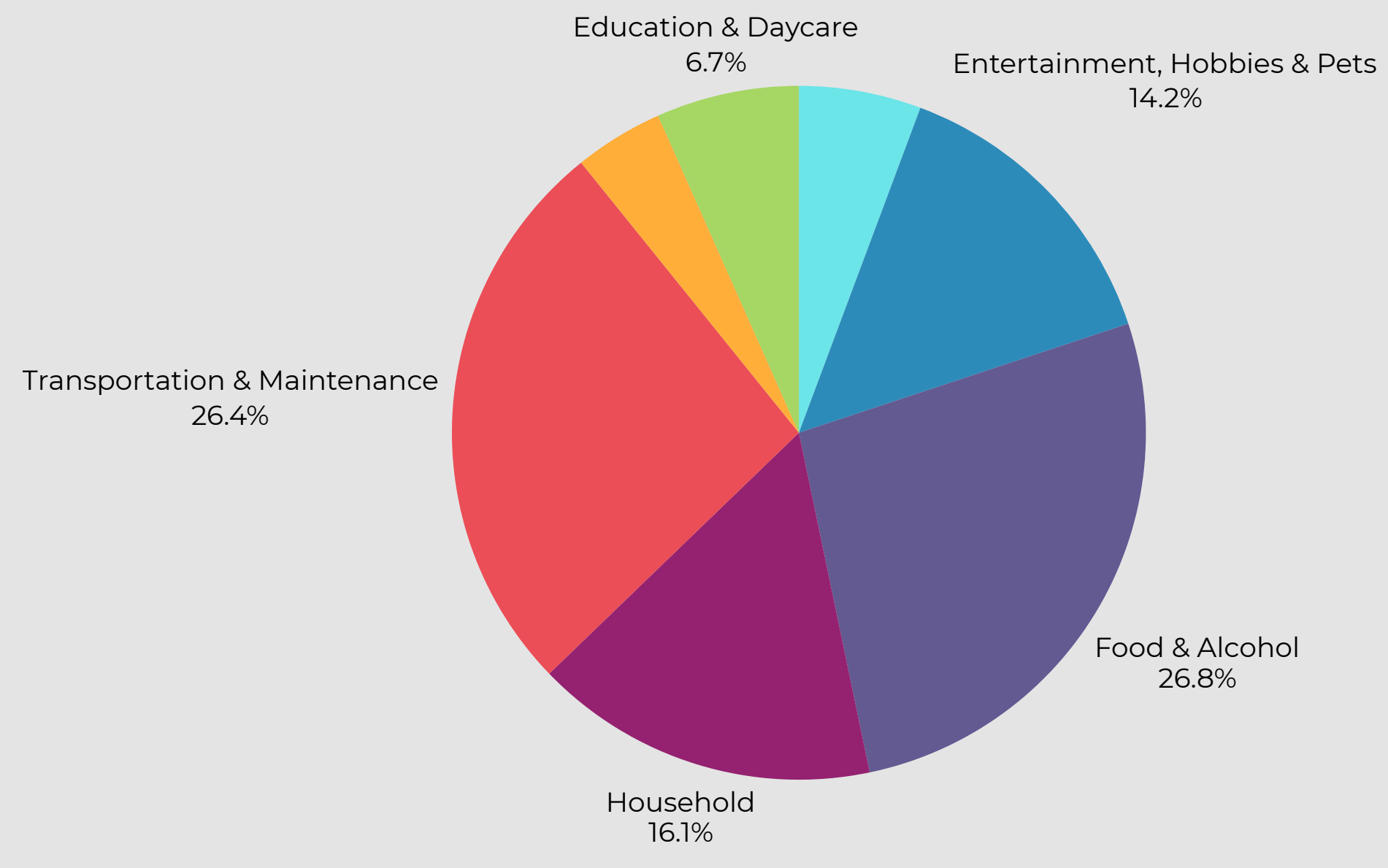
OVERVIEW

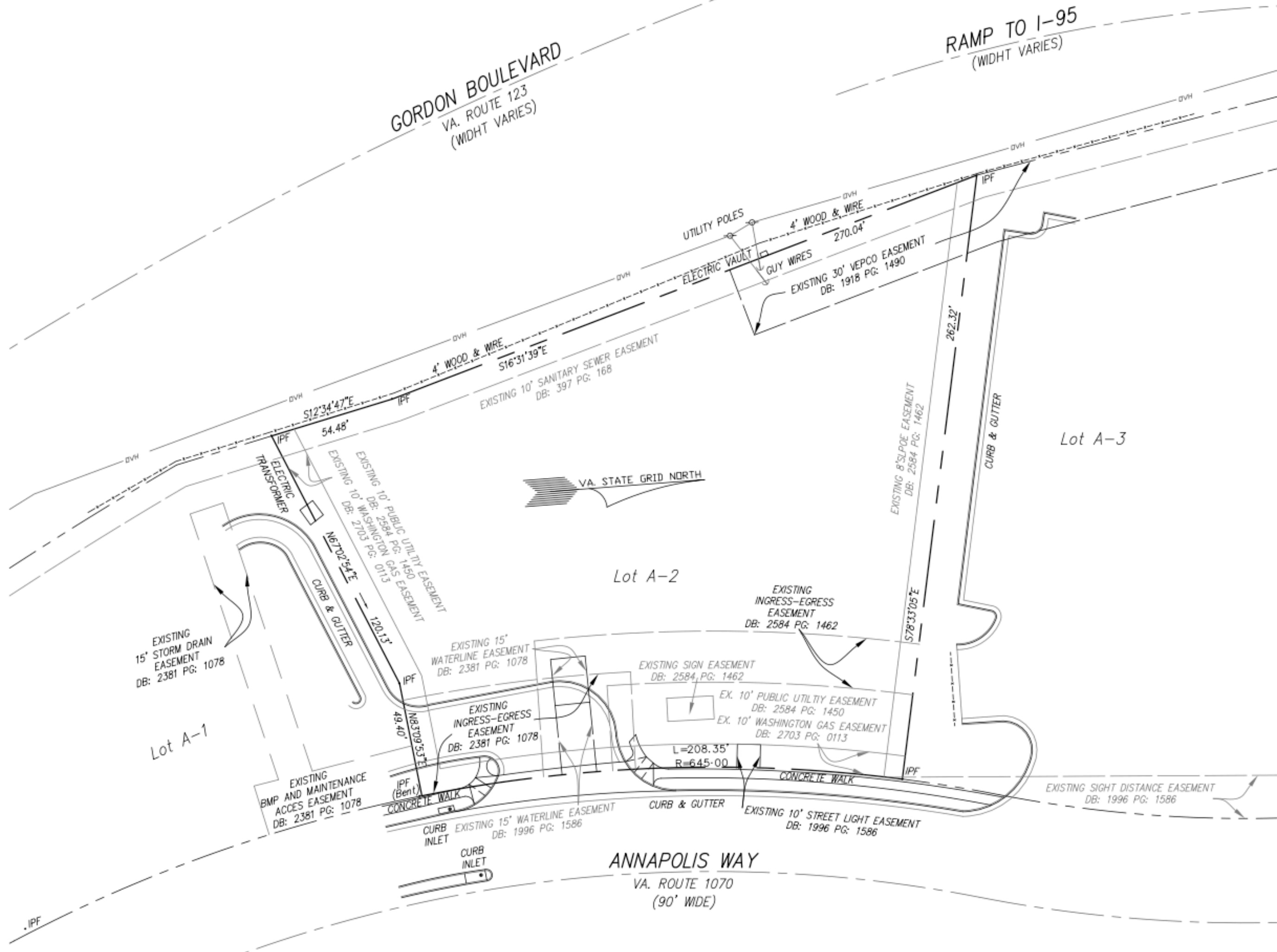
- 1.18 Acre Pad Site.
- Frontage on Annapolis Way.
- Visibility from Rt I 95 On Ramp and Rt 123.
- Located between From New Home Depot and Recently Approved Town Center.
- Located Within Walking Distance Of Commuter Lot and VRE.
- Zoned B1 Prince William County
- Flat Buildable Land
- Daycare, Restaurant, Retail Use Allowed.





Traffic Count 2025





NO.	DATE	DESCRIPTION	REVISION BLOCK

EASEMENT EXHIBIT
LOT A-2

I-95 INVESTORS LIMITED PARTNERSHIP
DB: 2381 PG: 1070
MAP DRAWER 177 PAGES 103 & 104
CPIN: 8392-98-5907

#1250 ANNAPOLIS WAY WOODBRIDGE, VIRGINIA 22191
NEIGHBORHOOD 04001 ROUTE 1 NORTH
PRINCE WILLIAM COUNTY, VIRGINIA



PROFESSIONAL DESIGN GROUP, INC.
4124 WALNEY ROAD, SUITE M
CHANTILLY, VIRGINIA 20151

ENGINEERS, SURVEYORS, CONSULTANT

PHONE (703) 631-2344
FAX (703) 378-2102

DESIGN BY: PJT

DRAWN BY: PJT

CHECKED BY: HM

DATE: JULY 2025

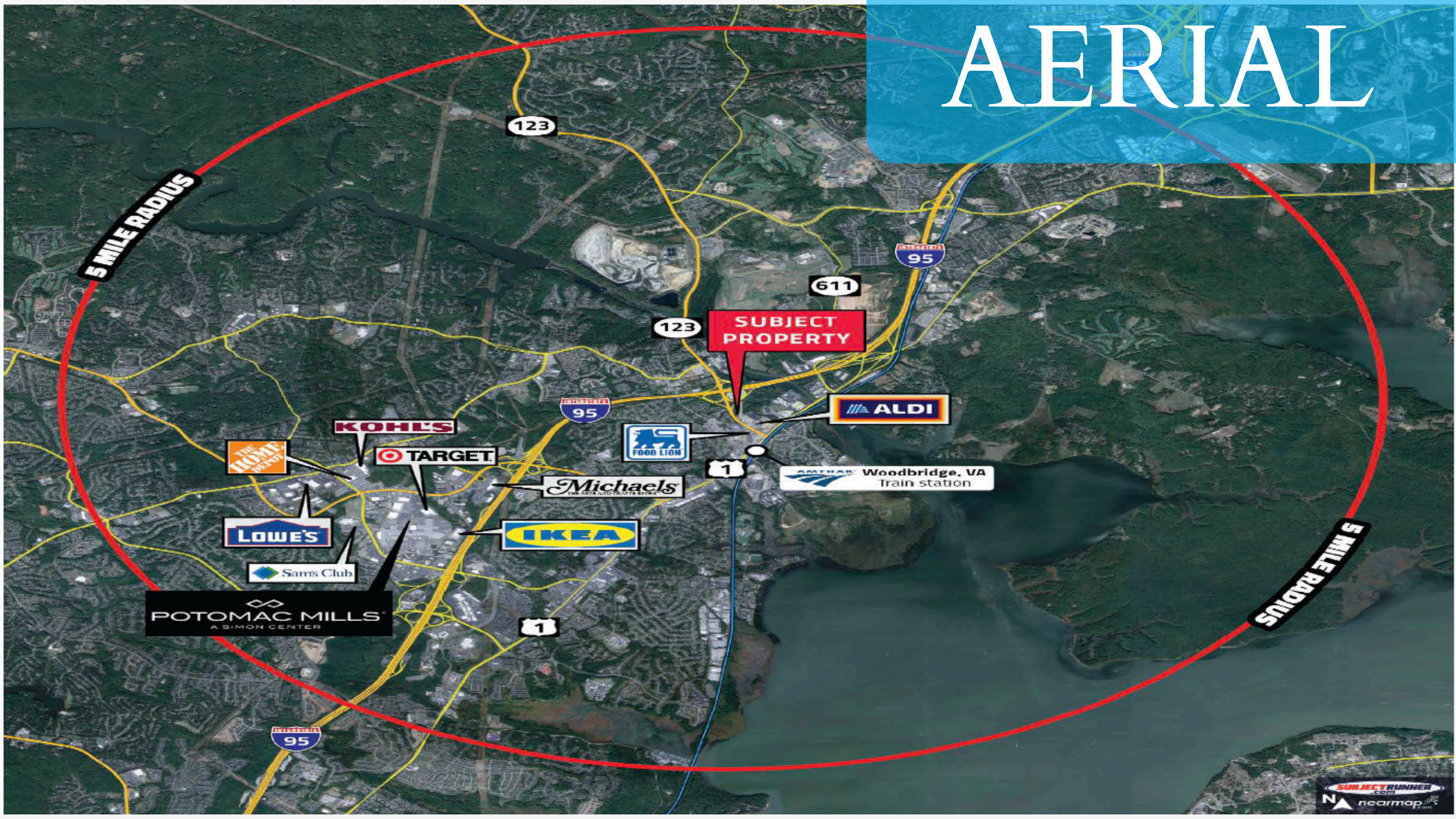
SCALE: 1"=20'

JOB NO.: 00425

DRAWING NO.: 425-IN-1

P L L A T T

AERIAL



CONTACT PVIM

For information and registration, please contact the following numbers and addresses



703 685 0000



paul@pvimre.com



www.pvimre.com



207 Ramsey Alley, Ste 101,
Alexandria Va 22314.



A. Paul Voutsas



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