RETAIL PARCEL FOR LEASE IN WOODBRIDGE, VIRGINIA

MINNIEVILLE & SMOKETOWN ROAD



2.2 TOTAL ACRES AVAILABLE AT 13496 MINNIEVILLE ROAD

SIGNALIZED INTERSECTION

LAND DEVELOPMENT OPPORTUNITY ZONED B1

39,000 ADT WITH DIRECT ACCESS

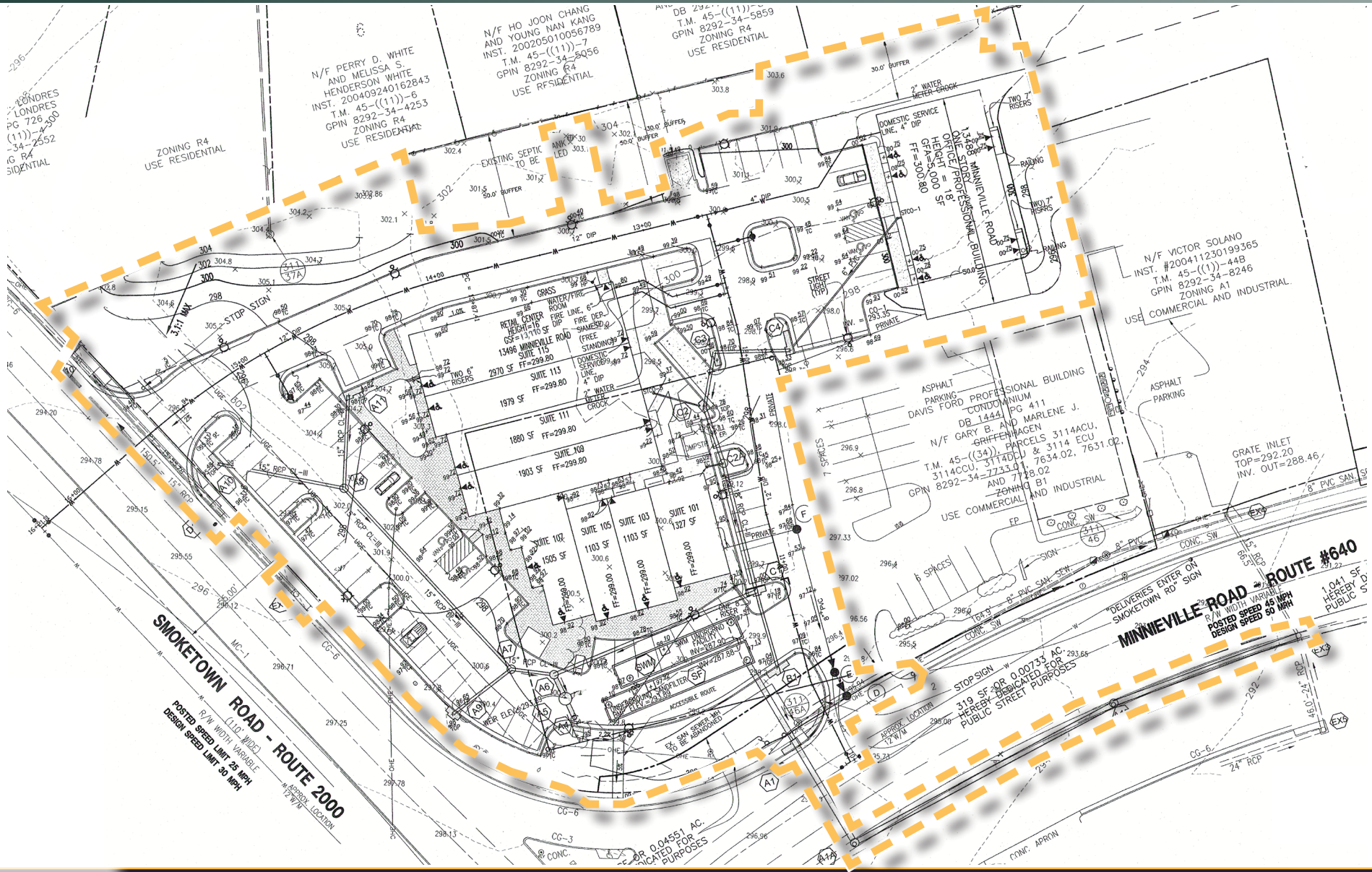
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Colliers

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SITE PLAN



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SITE PHOTOS









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RETAIL MARKET AERIAL



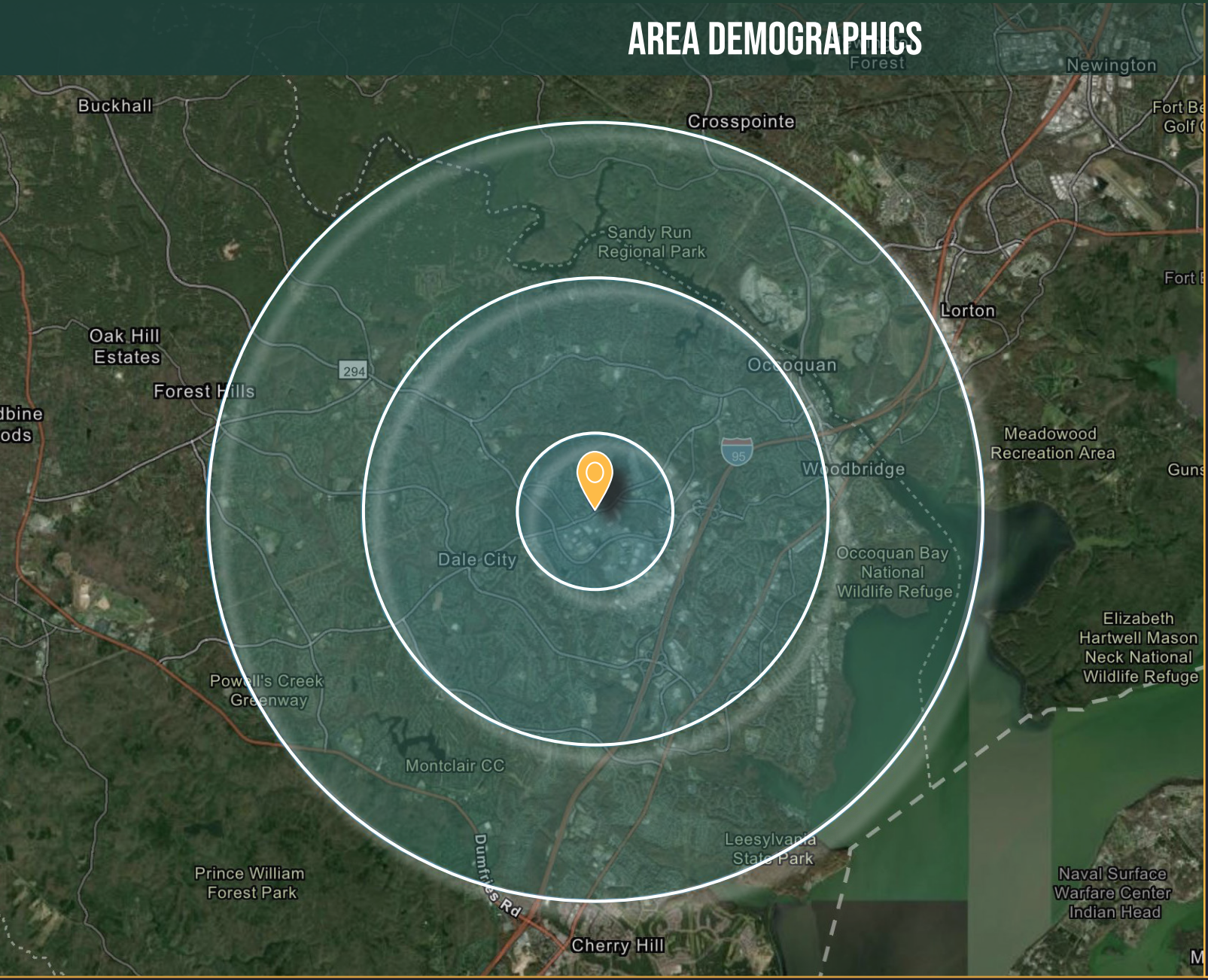
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AREA DEMOGRAPHICS



1, 3, 5 MILE RADIUS

POPULATION
9,225 / 139,594 / 250,549

DAYTIME POPULATION
14,703 / 112,939 / 197,236

HOUSEHOLDS
3,067 / 45,714 / 81,157

AVERAGE INCOME
$141,846 / $132,764 / $151,823

EMPLOYEE POPULATION
10,326 / 50,566 / 84,964

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CONTACT US TODAY TO TOUR!

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