

INTERNATIONAL CENTER

14328 - 14420 Richmond Highway, Woodbridge, VA 22191
Prince William County



JOIN RETAILERS:



PROPERTY HIGHLIGHTS:

- Located on high traffic Richmond Highway (Route 1), Woodbridge, VA with 39,000 ADT
- 4 different entrances/access points from Route 1
- Ample parking for patrons
- Great access to the center with signalized intersections on Richmond Highway & Prince William Plaza and Richmond Highway & Bel Air Road

PAD OPPORTUNITY:

- Former 5,585 SF restaurant building with great visibility and access
- Opportunity to lease building or redevelop pad

INLINE & ENDCAP OPPORTUNITY:

- 2,015 SF restaurant opportunity available with frontage on Richmond Hwy!

IDEAL FOR:

- Full Service Restaurant
- Fast Casual Restaurant
- Gym & Fitness Operators
- Hardware Store
- Medical Office Users



International Center

DISCOVER YOUR HAPPY PLACE!

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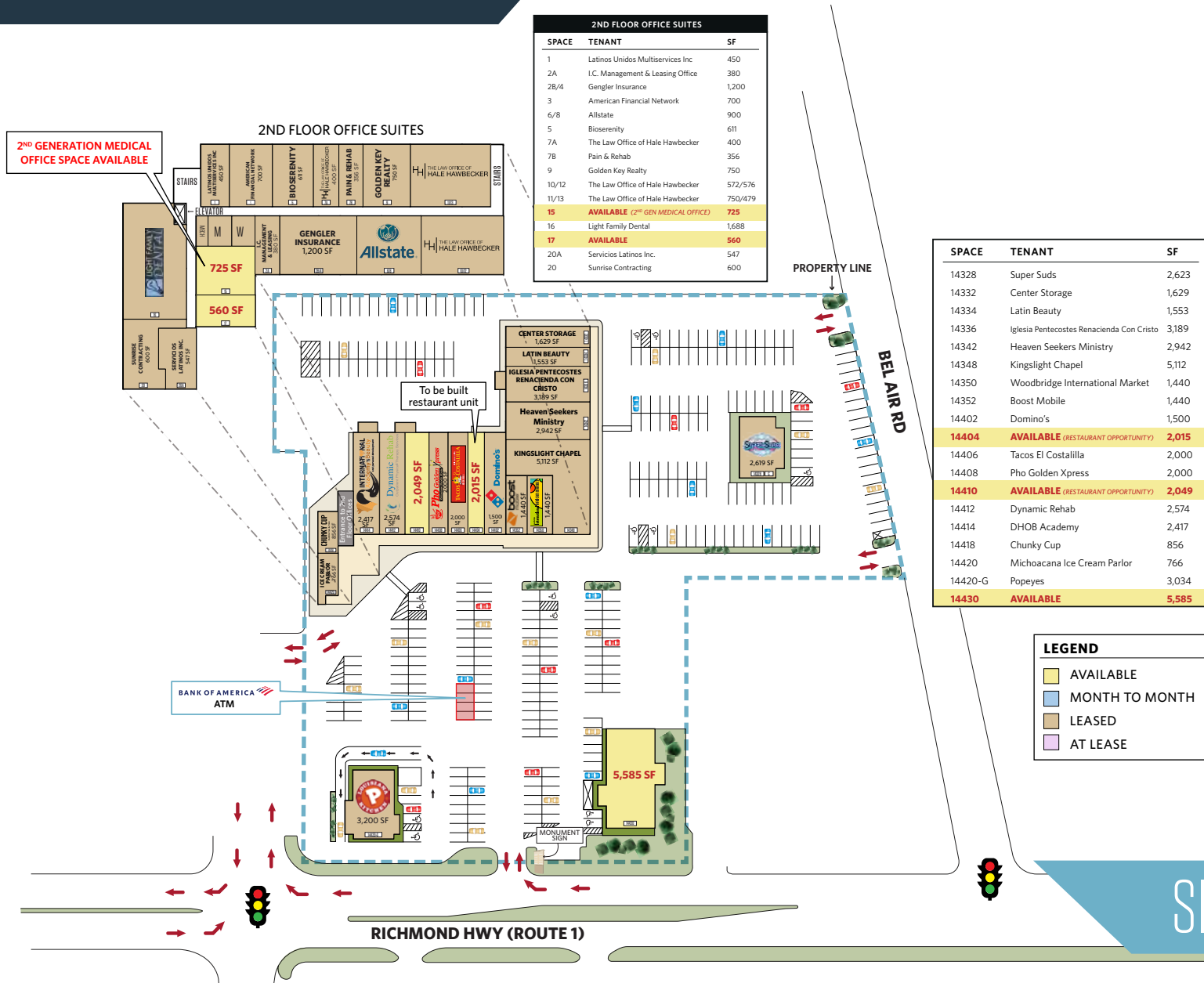
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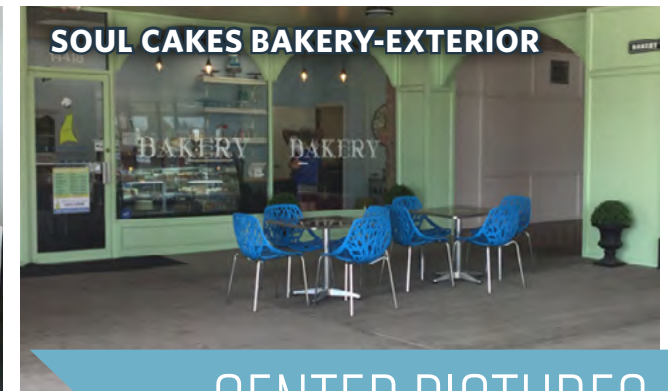
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MICHIOACANA ICE CREAM PARLOR



SOUL CAKES BAKERY-INTERIOR



SOUL CAKES BAKERY-EXTERIOR

CENTER PICTURES

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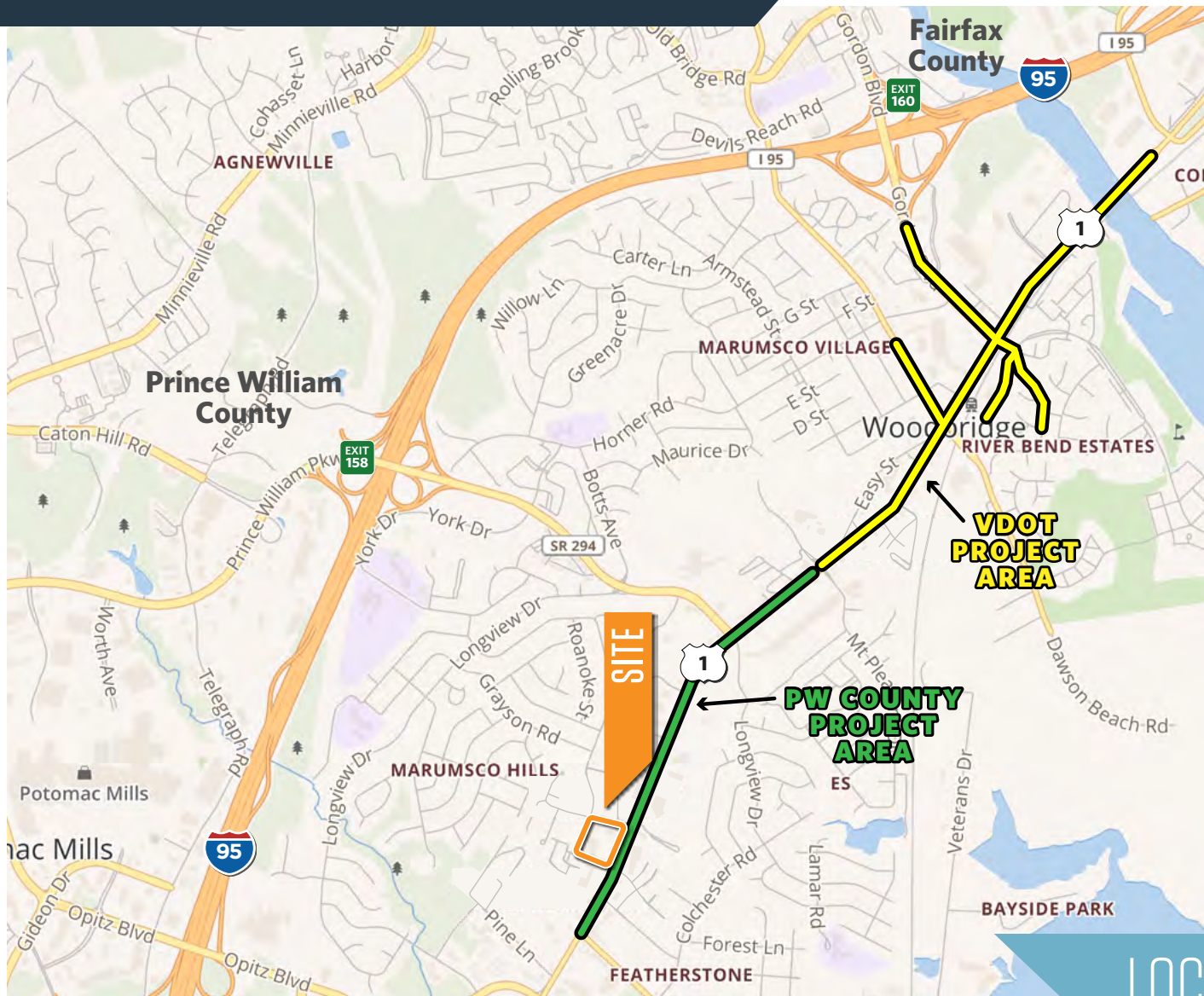
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ROUTE 1 WIDENING FACTS (UNDER CONSTRUCTION)

About the Project

Route 1 will be widened from 4 to 6 lanes between Marys Way and Featherstone Road.

The project includes the following:

- Enhanced access to the Woodbridge VRE kiss-and-ride facility.
- A new Route 1 bridge at Marumsko Creek.
- Improvements to Occoquan Road, including a median and turn lanes from U.S. 1 to south of Horner Road.
- A ten-foot shared-use path and six-foot sidewalk.
- Underground utilities along Route 1
- Demolition of vacant buildings along the corridor.
- In 2017, Route 1 carried 39,000 vehicles per day. Projected volumes for 2036 are 75,000 vehicles per day.
- Intersection improvements at all the intersections within the project limits including additional signals, separation of intersections, and pedestrian improvements at signalized intersections.

LOCATION & DEMOGRAPHICS

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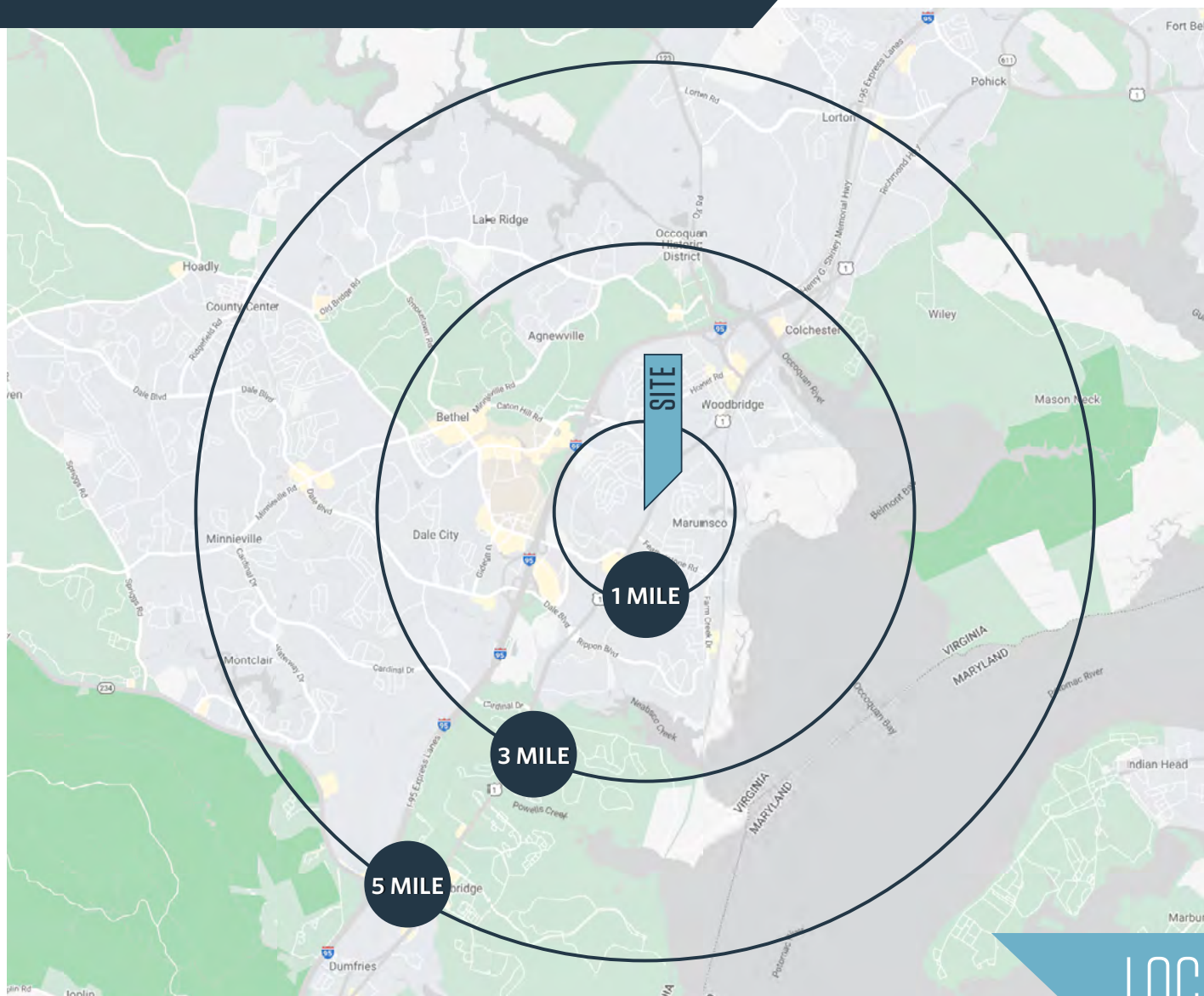
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DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population		
22,011	89,799	204,462
Daytime Population		
6,429	34,068	55,300
Households		
6,657	29,900	68,124
Average HH Income		
\$91,933	\$107,845	\$119,562
Median HH Income		
\$76,714	\$85,157	\$92,246

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Richmond Highway 39,000 ADT

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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