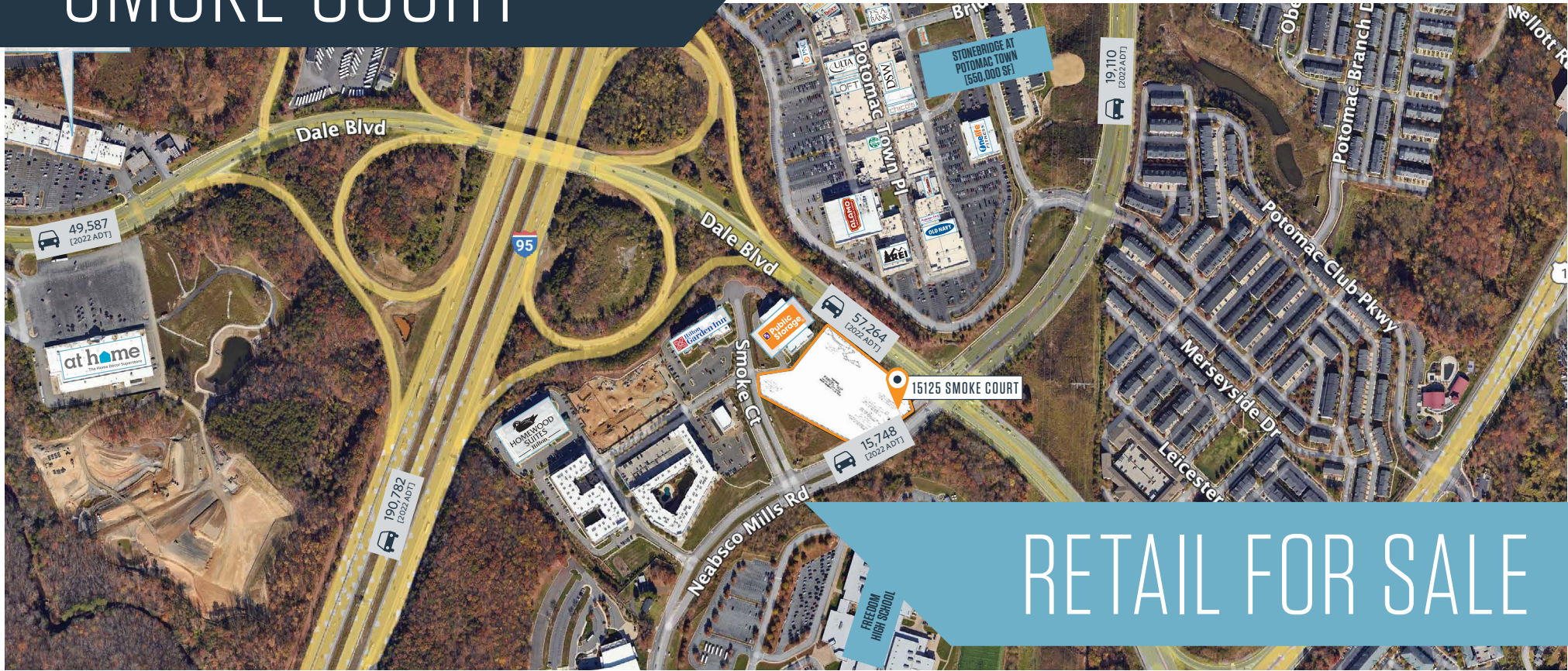


SMOKE COURT

15125 Smoke Court, Woodbridge, VA 22191
Prince William County



RETAIL FOR SALE

NEARBY RETAILERS:



- Sale Price: \$4.5M
- 3.87 Acres for sale
- Regional location with direct access on/off I-95, and opposite Stonebridge [Wegmans anchored]
- High traffic counts at the intersection of Dale Blvd/Neabsco Mills Rd.
- Direct access off of Neabsco Mills Rd.
- Zoning: B1

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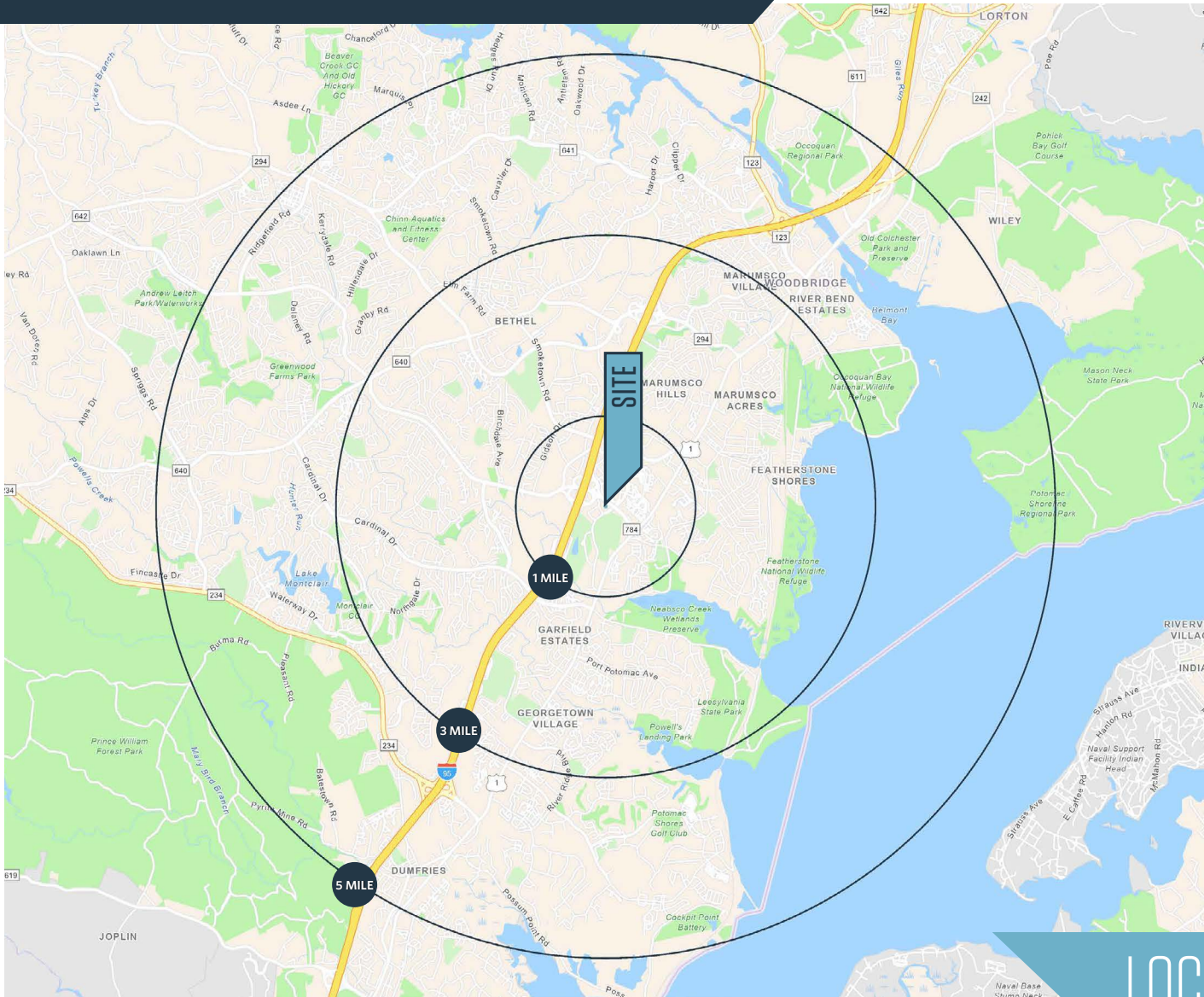
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SMOKE COURT

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AVAILABLE SPACE

3.87 Acres

DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
13,334	117,167	238,234
Daytime Population		
12,871	94,197	179,654
Households		
5,768	37,779	77,505
Average HH Income		
\$117,940	\$126,632	\$137,774

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Dale Blvd	57,264 ADT
Neabsco Mills Rd	15,748 ADT
I-95	190,782 ADT

LOCATION & DEMOGRAPHICS

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MID-VIEW AERIAL

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SMOKE COURT

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Prince William County



STONEBRIDGE AT
POTOMAC TOWN
[550,000 SF]

15125 SMOKE COURT



PARCEL # 141
MAY 2018
MAY 2018

APPROXIMATE LOCATION OF
57'00" WIDE DRIVE PAVEMENT
NEAR 15125 SMOKE COURT
NEAR NEABSCO MILLS ROAD
NEAR POTOMAC CENTER BLVD
NEAR RIVER ROCK WAY

15,748
[2022 ADT]

57,264
[2022 ADT]

19,110
[2022 ADT]

CLOSE-UP AERIAL

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SMOKE COURT

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[CLICK TO VIEW PROPERTY WEBSITE](#)

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