

MARUMSCO PLAZA

13901 - 14045 Richmond Highway, Woodbridge, VA 22191,
Prince William County



JOIN: *Walgreens*

*Advance
Auto Parts* **BB&T**

T Mobile

**WELLS
FARGO**

TODOS
NEIGHBORHOOD MARKET

- 1,889-2,939 SF of Retail Space Available
- Access to Two Signalized Intersections with Ample Parking
- Excellent Frontage to High Traffic Richmond Highway (with over 37,666 Cars per Day)

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SITE PLAN

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CLOSE-UP AERIAL

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OVERVIEW AERIAL

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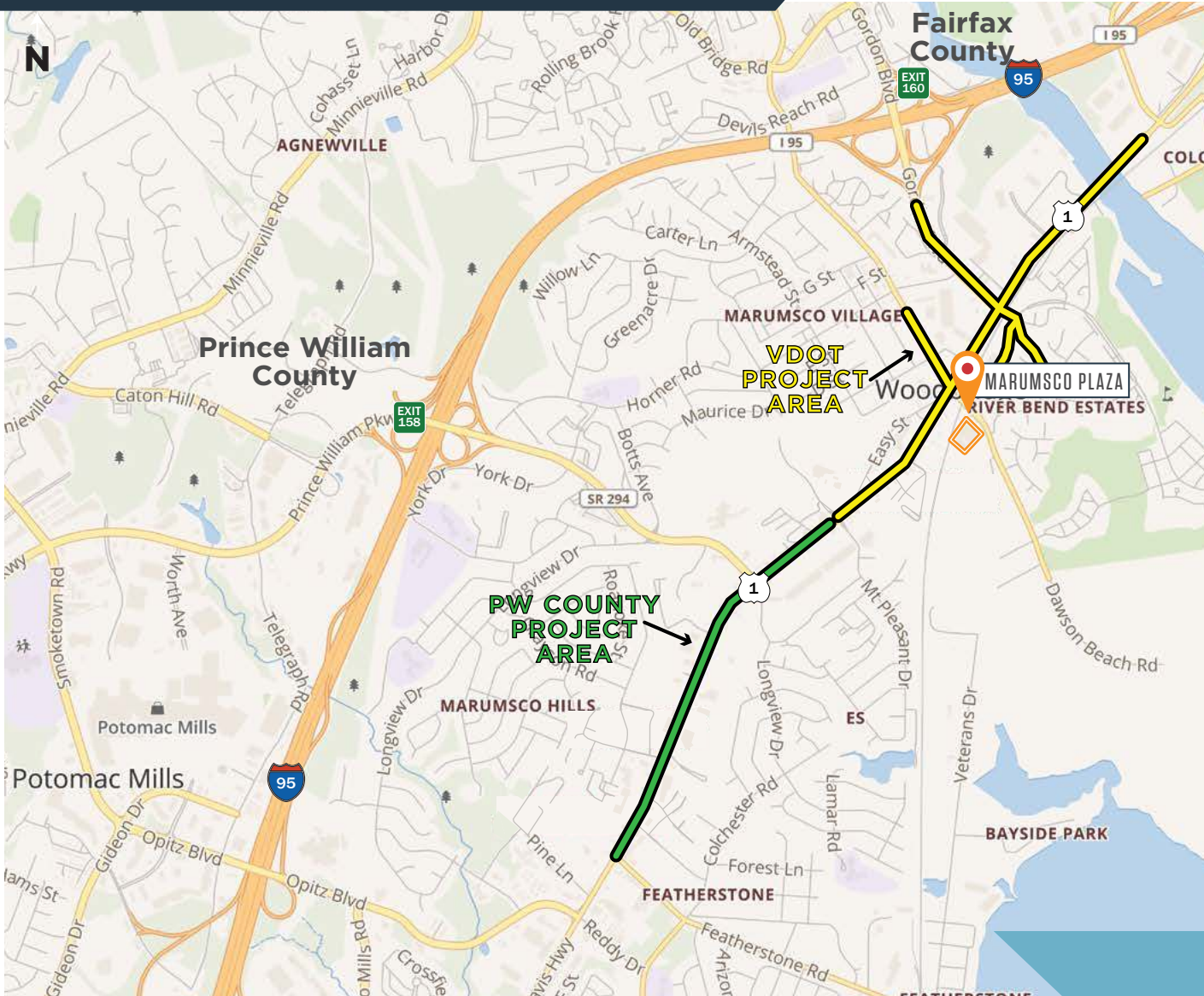
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Route 1 Widening Facts Under Construction

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 MarumSCO 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 2015, Route 1 carried 44,000 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.

ADDITIONAL FACTS

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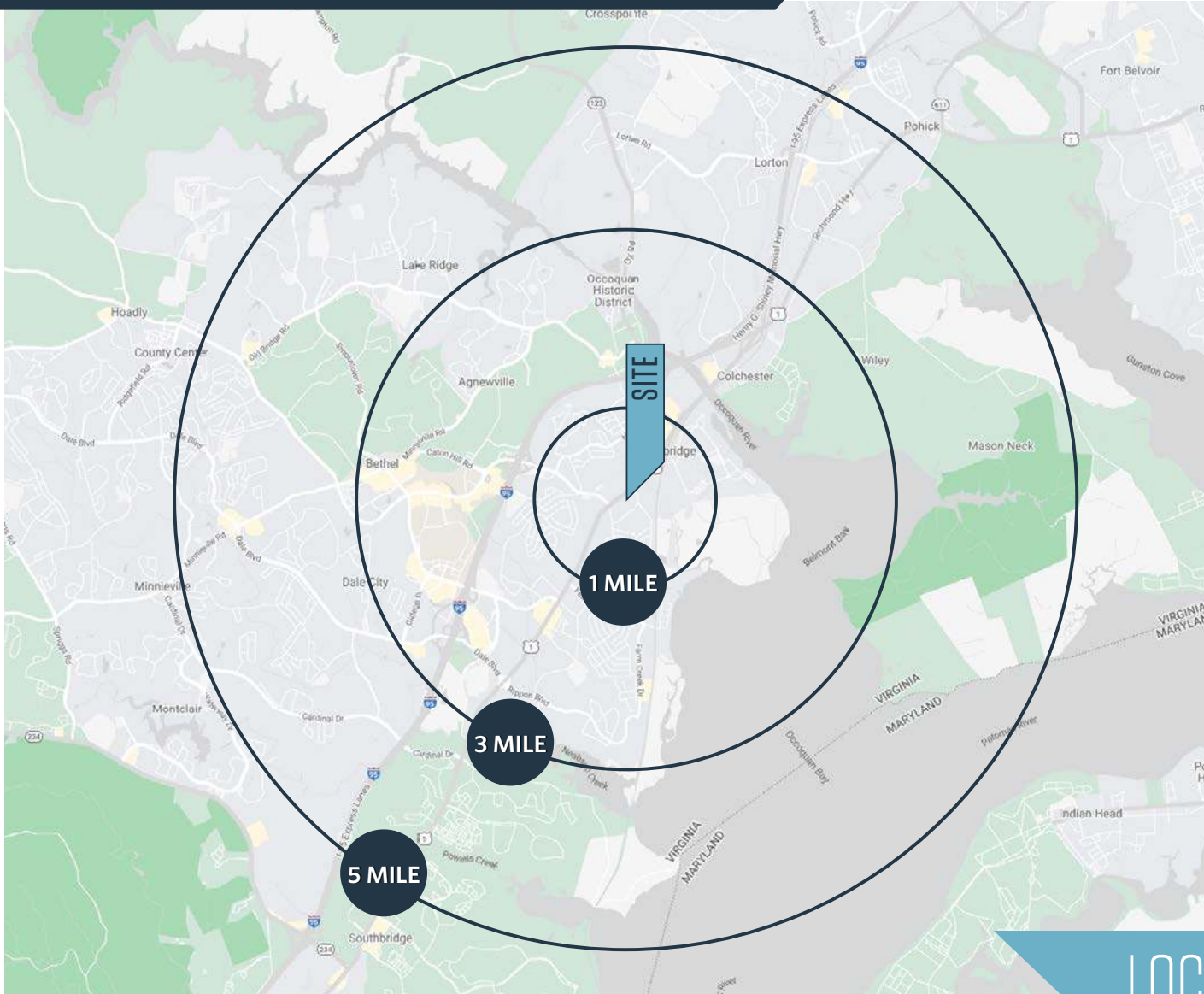
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DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
19,997	77,121	200,890
Daytime Population		
4,309	38,284	63,003
Median HH Income		
\$81,512	\$93,372	\$104,887

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

I-95	259,058 ADT
Prince William Pkwy	37,219 ADT
Richmond Hwy	37,666 ADT

LOCATION & DEMOGRAPHICS

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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