



**1.16
ACRES**

**RIPPON
MIDDLE SCHOOL**

AVAILABLE PAD SITE FOR SALE!

NEARBY POINTS OF INTEREST

- RIPPON MIDDLE SCHOOL (0.2 MI)
- THE FLATS AT NEABSCO: 358 UNITS (1.9 MI)
- MINNIELAND ACADEMY AT RIPPON (0.7 MI)
- NORTHERN VIRGINIA COMMUNITY COLLEGE - WOODBRIDGE CAMPUS (2.4 MI)
- MARY G. PORTER TRADITIONAL SCHOOL (1 MI)
- STONE POINTE: 288 UNITS (0.6 MI)
- THE SUTTON APARTMENTS: 420 UNITS (1.3 MI)
- MISTY RIDGE APARTMENTS: 409 UNITS (0.5 MI)
- FREEDOM HIGH SCHOOL (1.9 MI)
- POTOMAC COMMUNITY LIBRARY (1.3 MI)
- ENCLAVE AT POTOMAC CLUB APARTMENTS: 406 UNITS (1.5 MI)

PAD SITE FOR SALE

- Size: 1.16 Acres
- Zoning: B-1 (General Business)
- Located in close proximity to I-95 (210,418 ADT) and Route 1 (37,313 ADT).

SALE TERMS

PAD SIZE	PRICE	DELIVERY CONDITION	TIMING OF AVAILABILITY
1.16 ACRES	\$450,000	"AS-IS"	IMMEDIATE

SELECTED USES PERMITTED WITHIN B-1 ZONING:

- ADULT DAY CARE FACILITY
- CHILD CARE FACILITY
- MEDICAL OR DENTAL OFFICE
- BREWERY AND BOTTLING ASSOCIATED WITH RESTAURANT
- DATA AND/OR COMPUTER SERVICES
- RESTAURANT
- FINANCIAL INSTITUTIONS

FORREST H. MORRILL

f Morrill@klnb.com | 703-268-2707

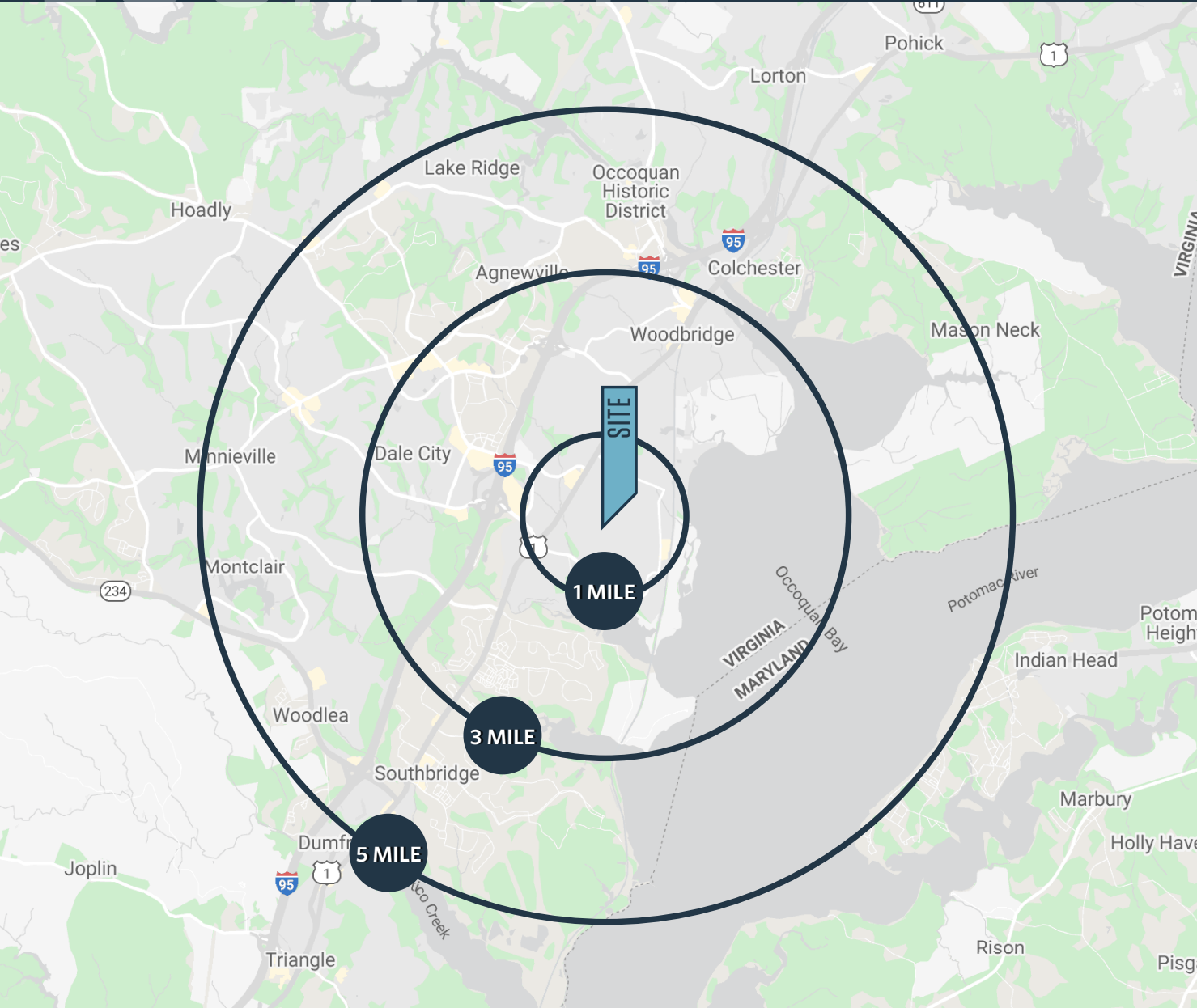
DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

LOCATION

WOODBIDGE DAYCARE/MEDICAL OFFICE PAD

15077 BLACKBURN ROAD, WOODBRIDGE, VA 22191, PRINCE WILLIAM COUNTY



DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE	
Population	20,662	88,543	194,663
Daytime Population	4,495	32,499	60,111
Households	7,423	29,027	63,970
Average HH Income	\$120,574	\$123,573	\$135,625
Median HH Income	\$89,750	\$98,533	\$104,759

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Blackburn Rd	5,243 ADT
Rippon Blvd	11,652 ADT
Route 1	37,313 ADT

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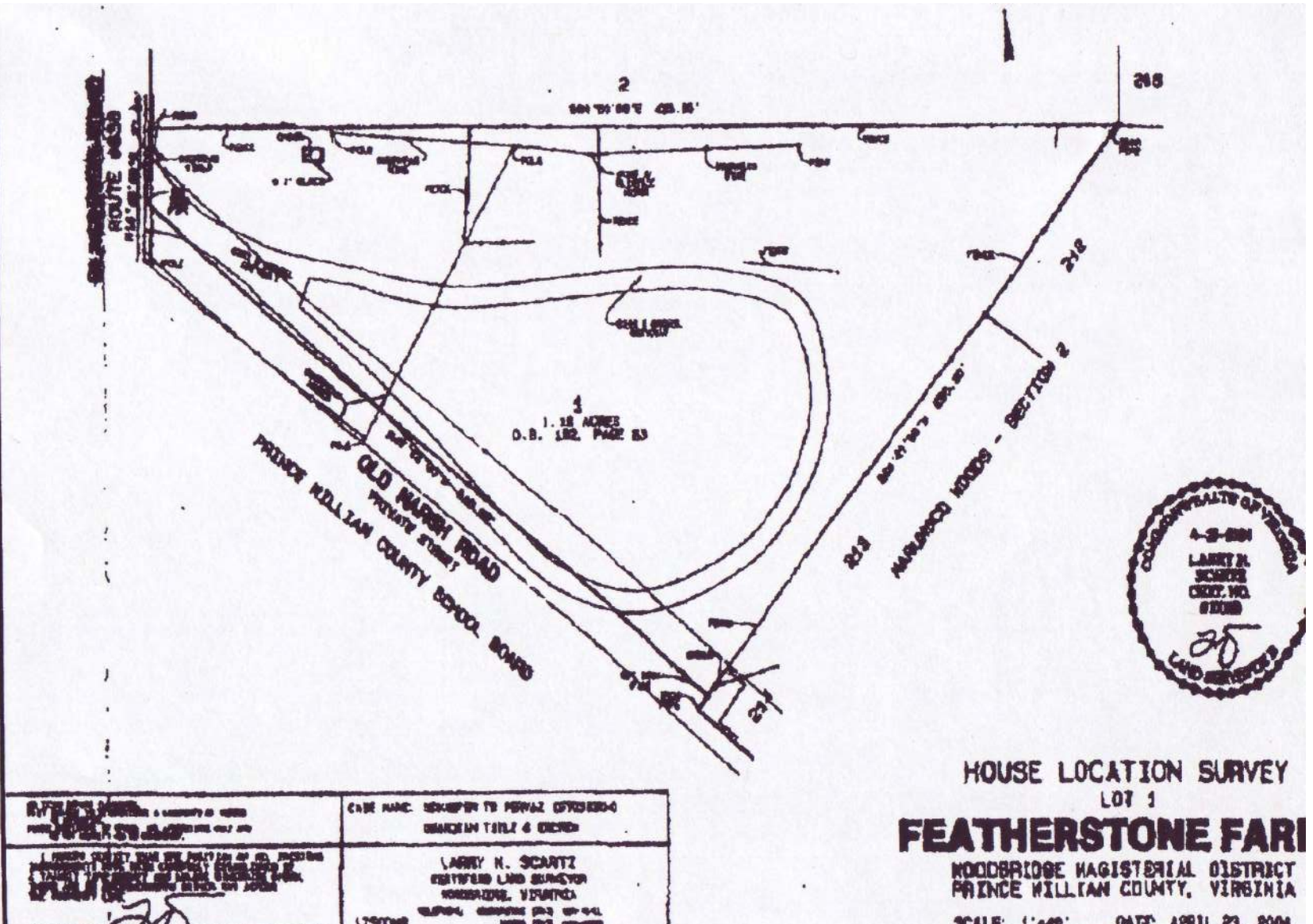


SITE PLAN

WOODBIDGE DAYCARE/MEDICAL OFFICE PAD

15077 BLACKBURN ROAD, WOODBRIDGE, VA 22191, PRINCE WILLIAM COUNTY

SITE PLAN



<p>DATE: APRIL 23, 2004</p> <p>PROJECT: HOUSE LOCATION SURVEY</p> <p>CLIENT: FEATHERSTONE FARM</p>	<p>CASE NAME: HOUSE FOR THE PERMITS OFFERING</p> <p>DEPARTMENT: TITLE & RECORDS</p> <p>LARRY H. SCARTZ</p> <p>CERTIFIED LAND SURVEYOR</p> <p>WIRBURN, VIRGINIA</p> <p>PHONE: (703) 268-2700</p> <p>FAX: (703) 268-2700</p>
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HOUSE LOCATION SURVEY
 LOT 1
FEATHERSTONE FARM
 WOODBRIDGE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 SCALE: 1"=40' DATE: APRIL 23, 2004

CLOSE-UP

WOODBIDGE DAYCARE/MEDICAL OFFICE PAD

15077 BLACKBURN ROAD, WOODBRIDGE, VA 22191, PRINCE WILLIAM COUNTY



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ACRES

RIPPON
MIDDLE SCHOOL

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klnb

AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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