



International Center WOODBRIDGE, VA



JOIN:



CLICK HERE TO WATCH
A VIRTUAL TOUR

VERONICA KAMARA
VKAMARA@KLN.B.COM
703-268-2714

DIMITRI GEORGELAKOS
DIMITRI@KLN.B.COM
703-268-2710

14328-14440 RICHMOND HWY
WOODBRIDGE, VA 22191



RARE PAD OPPORTUNITY ON RT. 1

2,015 SF RESTAURANT OPPORTUNITY

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

SPACE	TENANT	SF
14328	SuperSuds	2,623
14332	Tobacco & More	1,629
14334	Latin Beauty	1,553
14336	Iglesia Pentecostes Renacienda Con Cristo	3,189
14342	Heaven Seekers Ministry	2,942
14348	Kingslight Chapel	5,112
14350	Woodbridge International Market	1,440
14352	Boost Mobile	1,440
14402	Domino's	1,500

SPACE	TENANT	SF
14404	AVAILABLE (RESTAURANT OPPORTUNITY)	2,015
14406	Tacos El Costalilla	2,000
14408	Pho Golden Xpress	2,000
14410	AVAILABLE (RESTAURANT OPPORTUNITY)	2,049
14412	Dynamic Rehab	2,574
14414	AJAX Studios	2,417
14418	Chunky Cup Bubble Tea	856
14420	Michoacana Ice Cream Parlor	766
14400	Popeyes	3,034
14330	AVAILABLE PAD BUILDING	5,585



VERONICA KAMARA
VKAMARA@KLNb.COM
703-268-2714

DIMITRI GEORGELAKOS
DIMITRI@KLNb.COM
703-268-2710

14328-1440 RICHMOND HWY
WOODBRIDGE, VA 22191



WOODBIDGE VIRGINIA



3 MILE 5 MILE

	POPULATION	92,165	214,306
	DAYTIME POP	40,128	62,930
	AVG. HH INCOME	\$118,643	\$136,350
	TOTAL BUSINESSES	3,095	4,750

TRAFFIC COUNTS

	RT. 1	36,318 ADT
	I-95	201,658 ADT

VERONICA KAMARA
VKAMARA@KLN.B.COM
703-268-2714

DIMITRI GEORGELAKOS
DIMITRI@KLN.B.COM
703-268-2710

14328-14440 RICHMOND HWY
WOODBIDGE, VA 22191



PHOTOS

PHO GOLDEN XPRESS



TACOS EL COSTALILLA



ICE CREAM PARLOR



DOMINO'S



CHUNKY CUP



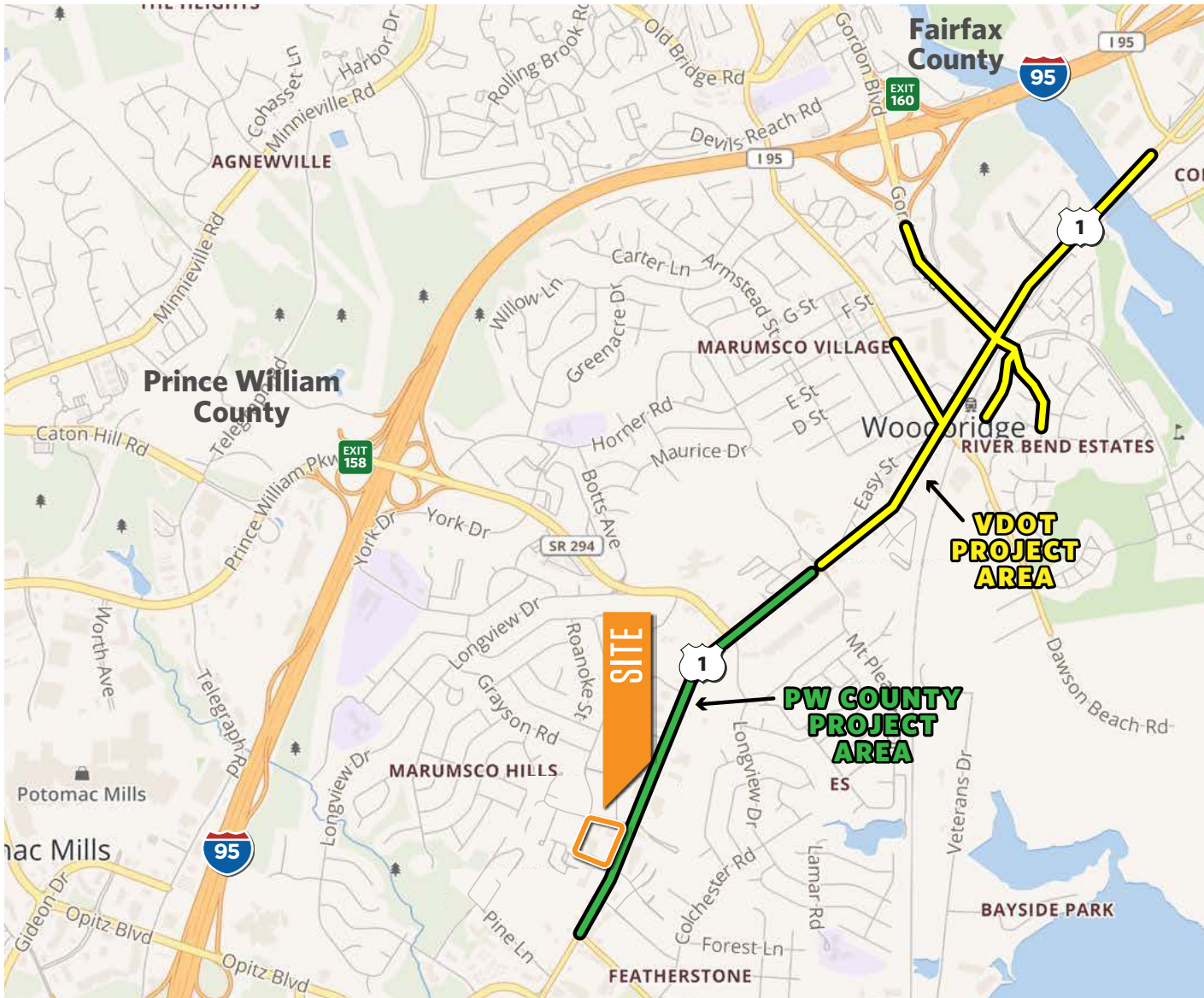
VERONICA KAMARA
VKAMARA@KLNb.COM
703-268-2714

DIMITRI GEORGELAKOS
DIMITRI@KLNb.COM
703-268-2710

14328-14440 RICHMOND HWY
WOODBIDGE, VA 22191

klnb****

ROUTE 1 PROJECT



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 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.

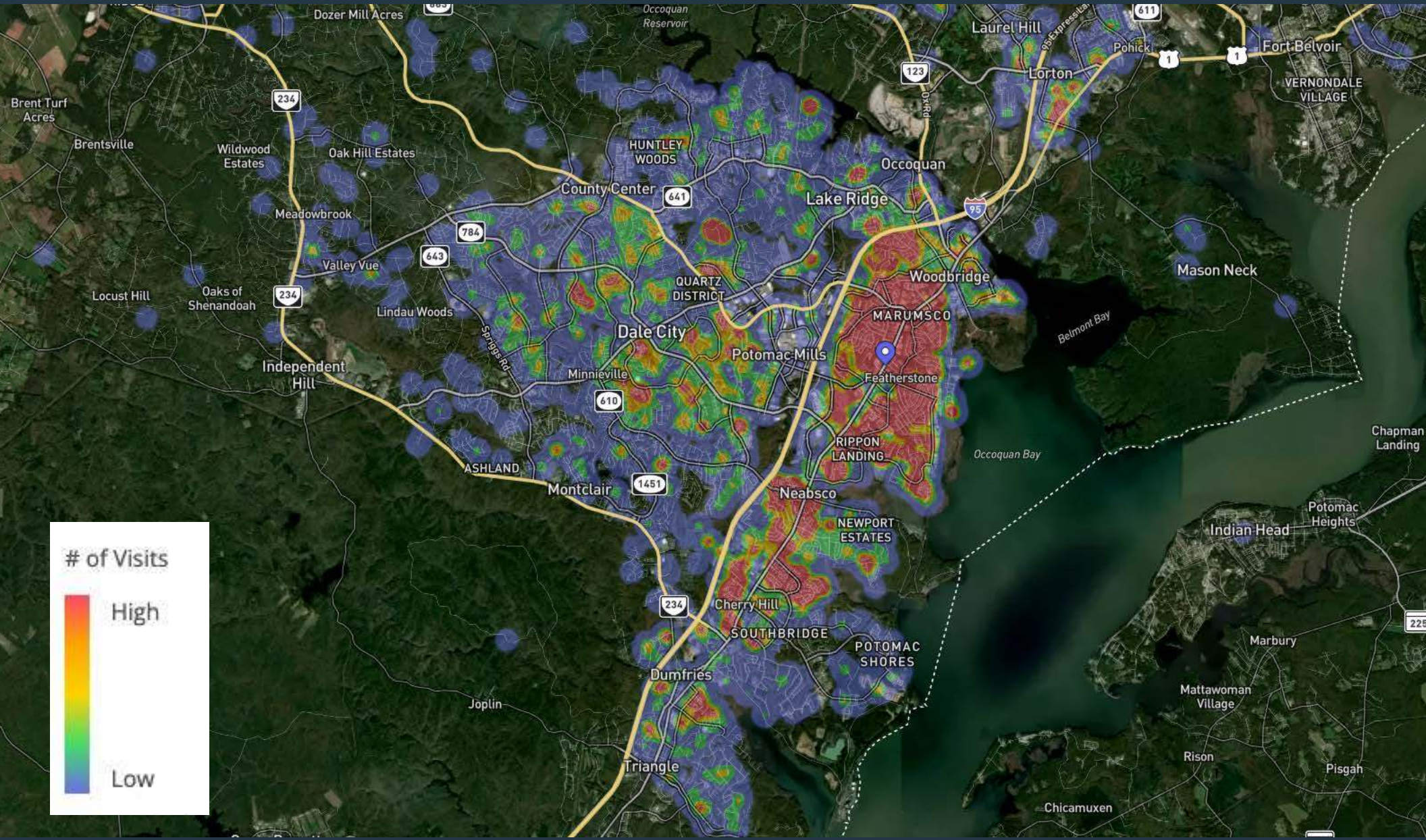
VERONICA KAMARA
VKAMARA@KLN.B.COM
703-268-2714

DIMITRI GEORGELAKOS
DIMITRI@KLN.B.COM
703-268-2710

14328-14440 RICHMOND HWY
WOODBIDGE, VA 22191



PLACER.AI TRADE AREA



VERONICA KAMARA
VKAMARA@KLNb.COM
703-268-2714

DIMITRI GEORGELAKOS
DIMITRI@KLNb.COM
703-268-2710

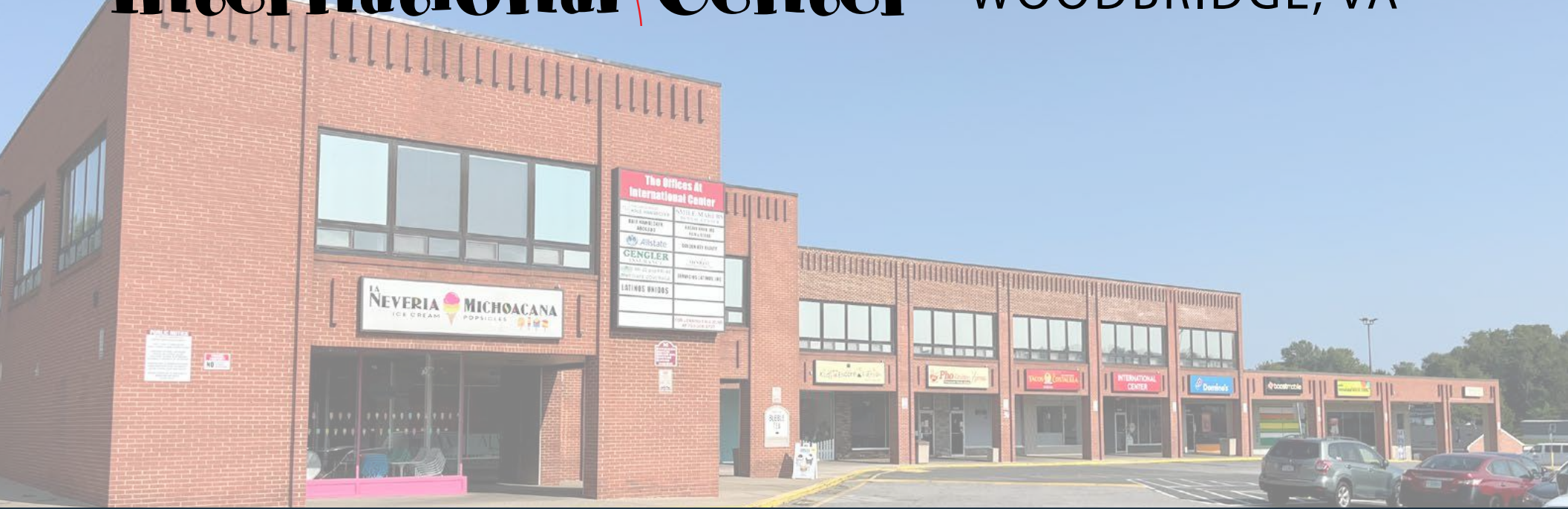
14328-14440 RICHMOND HWY
WOODBIDGE, VA 22191





International Center

WOODBIDGE, VA



klnb.com

 [instagram.com/klnbcre](https://www.instagram.com/klnbcre)

 [linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)

 [facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

[CLICK TO VIEW PROPERTY WEBSITE](#)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

VERONICA KAMARA
VKAMARA@KLN.B.COM
703-268-2714

DIMITRI GEORGELAKOS
DIMITRI@KLN.B.COM
703-268-2710

14328-14440 RICHMOND HWY
WOODBIDGE, VA 22191

