

3909 OLD BRIDGE RD

3909 Old Bridge Rd, Woodbridge, Virginia, 22192
Prince William County



RETAIL FOR LEASE

JOIN:

DUNKIN'

NEARBY RETAILERS:



- Multi-tenant building along Old Bridge Rd (30,000 ADT) with flexible sizing (~8,300 SF remaining) and ample surface parking..
- Located in strong retail submarket. In between The Glen (136,452 SF) and Dillingham Square (235,078 SF) and surrounded by nation co-tenancy.
- Anticipated Q4 2025 Delivery
- ~3,000 SF endcap with outdoor seating available. Targeting high-end QSR.

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CONCEPTUAL RETAIL SITE PLAN



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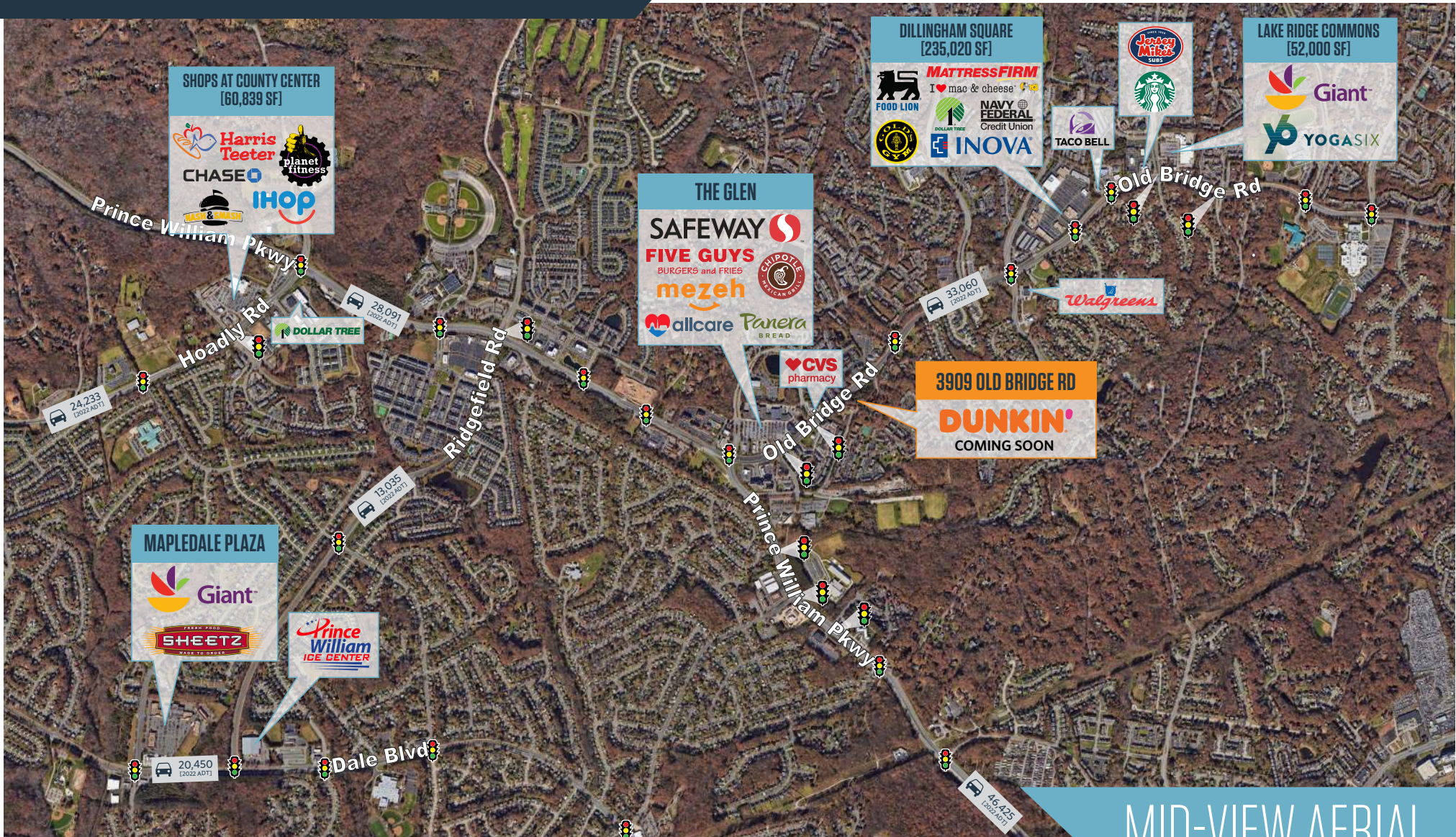
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MID-VIEW AERIAL

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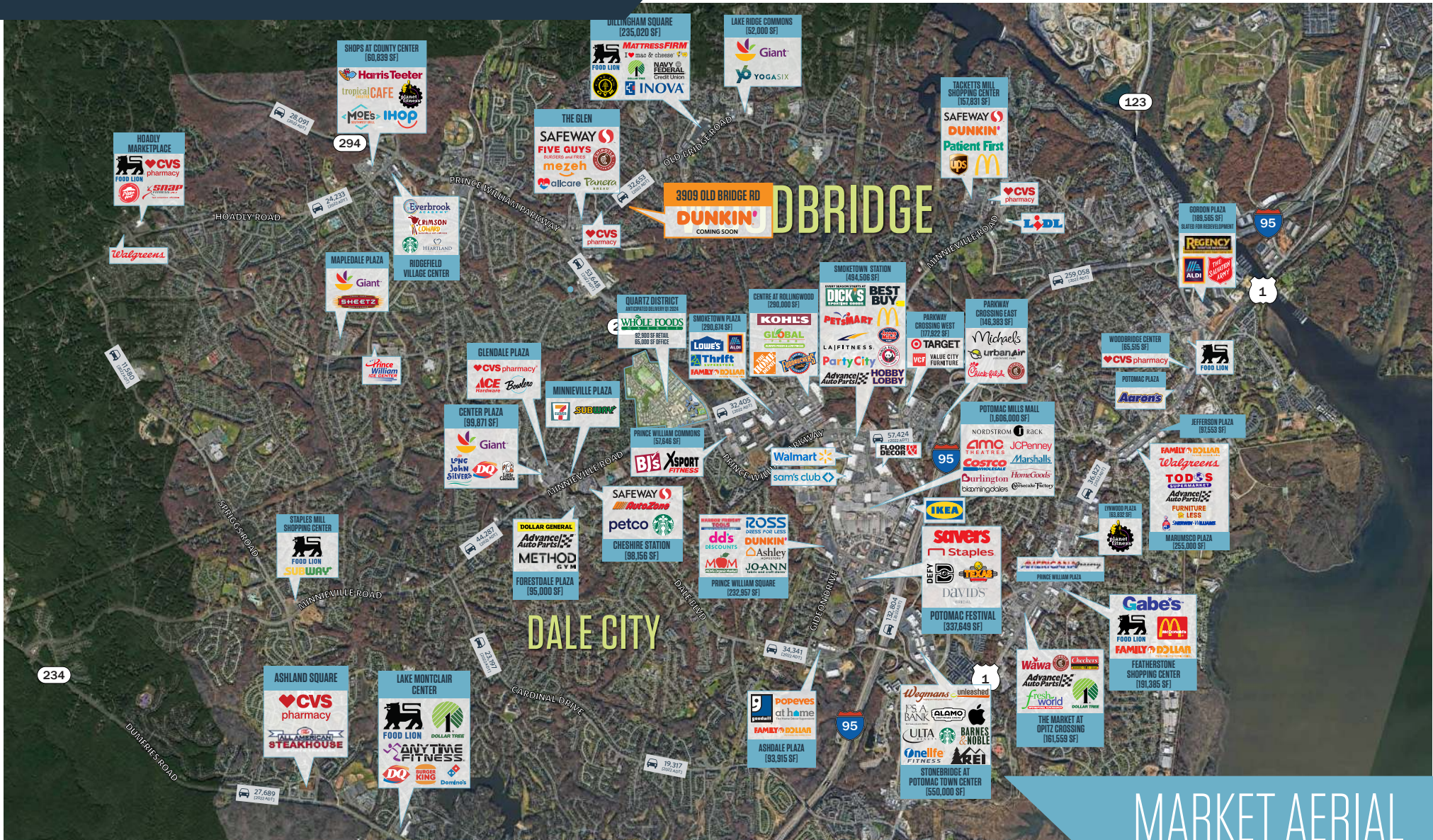
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MARKET AERIAL

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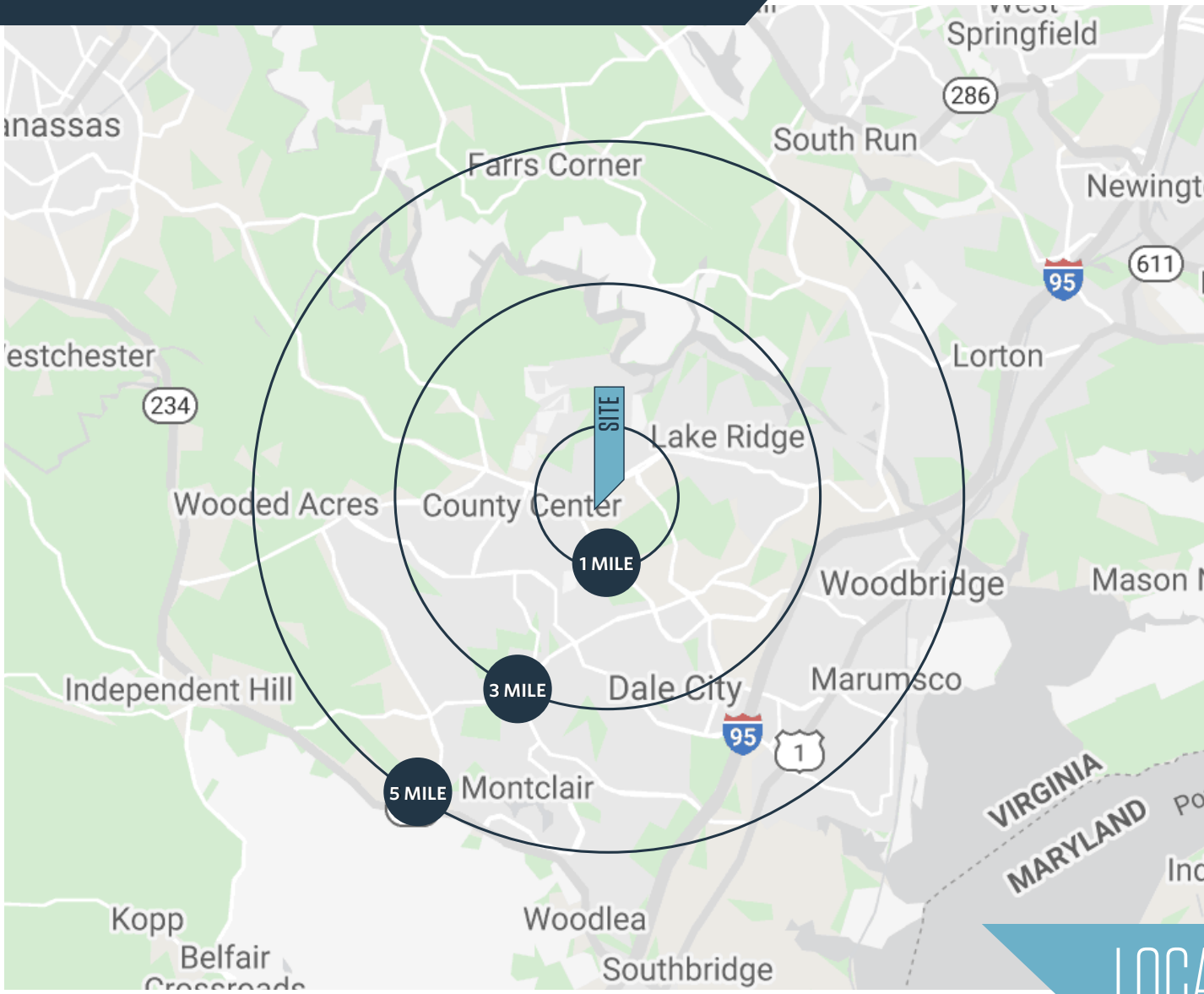
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DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	18,307	97,569	223,475
Daytime Population	5,235	41,289	71,476
Households	6,130	30,658	71,929
Average HH Income	\$152,792	\$144,908	\$148,938

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022

Old Bridge Rd	33,060 ADT
Prince William Pkwy	46,425 ADT

LOCATION & DEMOGRAPHICS

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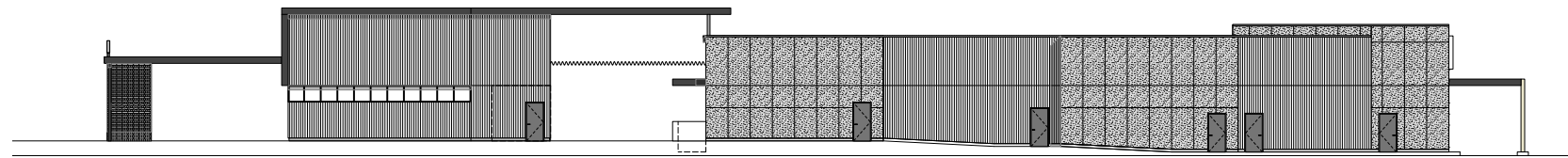
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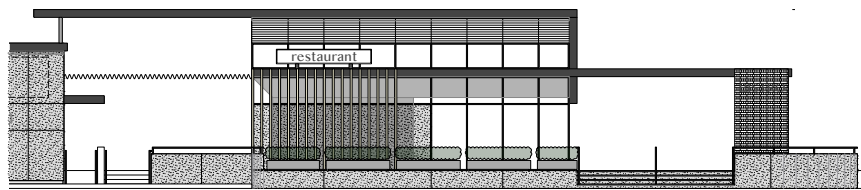
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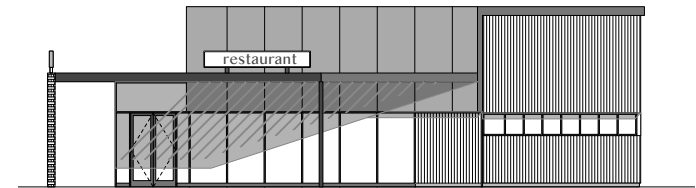
FRONT ELEVATION



REAR ELEVATION



FRONT ELEVATION



RESTAURANT ELEVATION

ELEVATIONS

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