

# 3909 OLD BRIDGE RD

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



## RETAIL FOR LEASE

JOIN:

**DUNKIN'**

NEARBY RETAILERS:



**SAFEWAY**

**Panera**  
BREAD



- 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 Q1 2026 Delivery
- ~3,000 SF endcap with outdoor seating available. Targeting high-end QSR.

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**Josh Weiner**  
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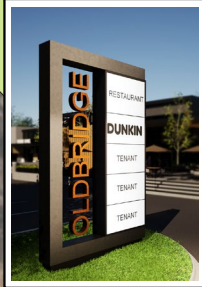
## CONCEPTUAL RETAIL SITE PLAN



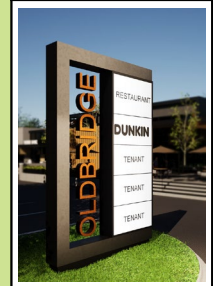
33,060  
[2022 ADT]

1,000  
[2022 ADT]

MONUMENT SIGN



MONUMENT SIGN



KEY	
AVAILABLE	AT LEASE
SIGNED LEASE	

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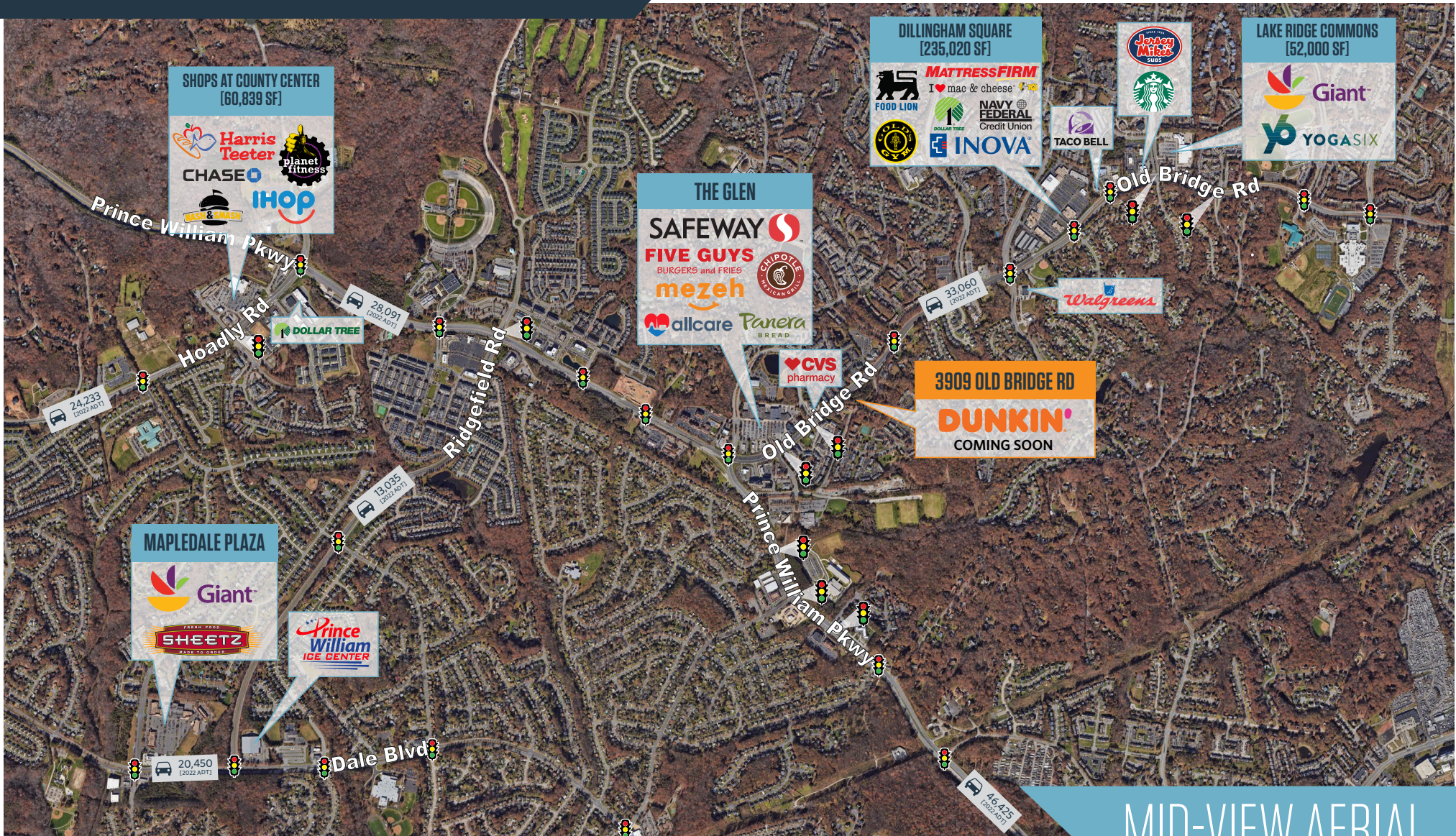
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MID-VIEW AERIAL

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MARKET AERIAL

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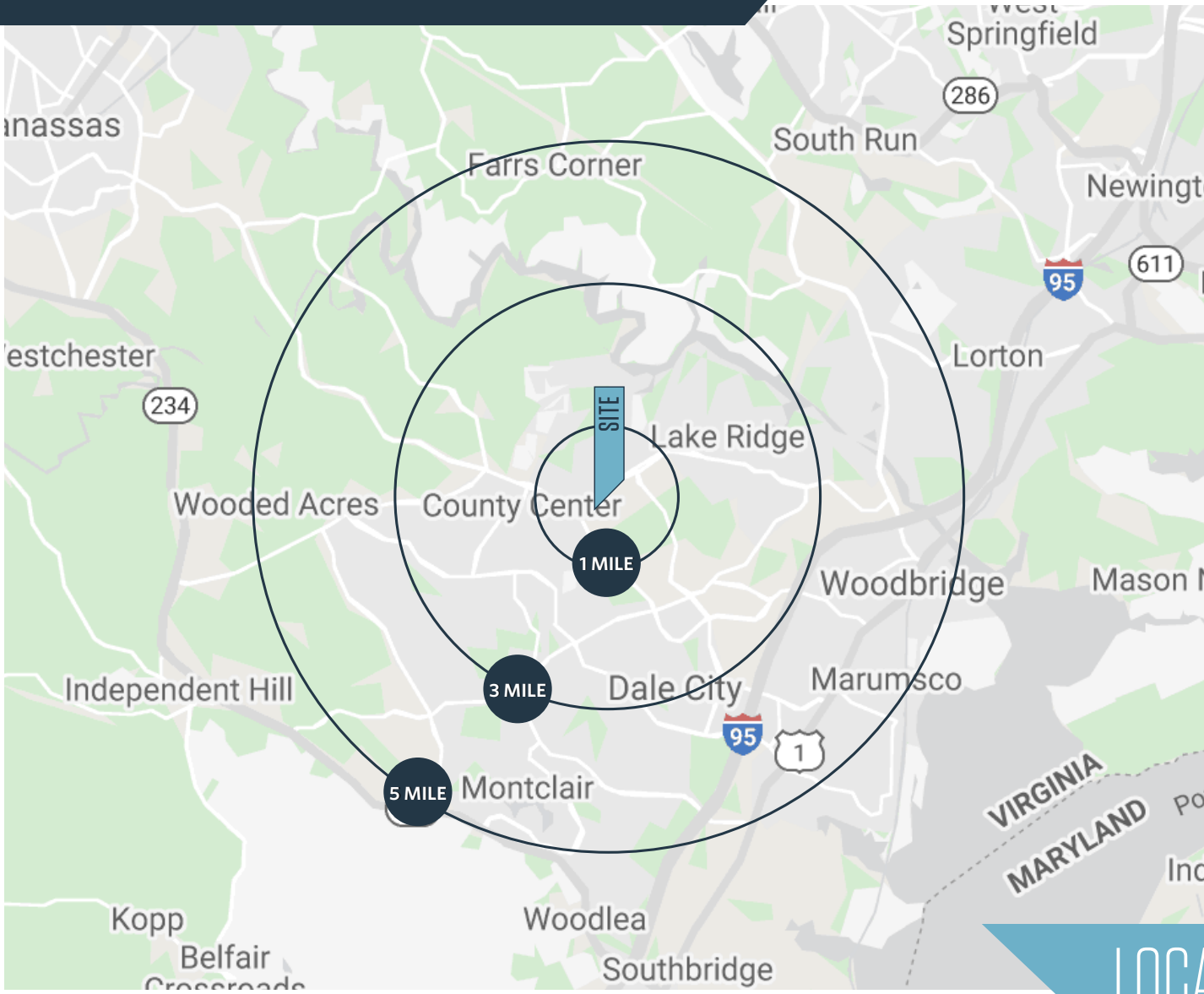
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### DEMOGRAPHICS | 2023:

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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RENDERINGS

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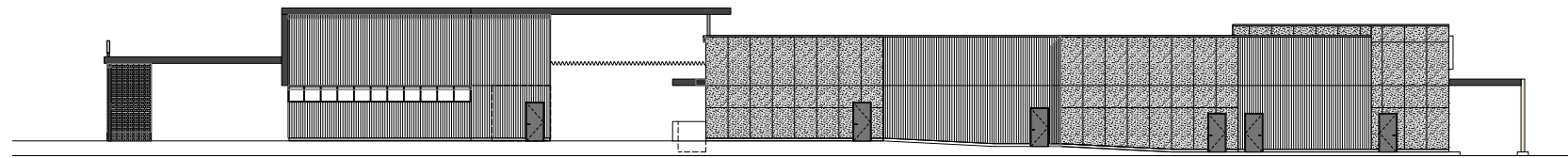


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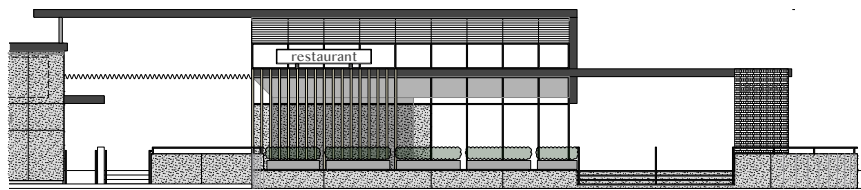
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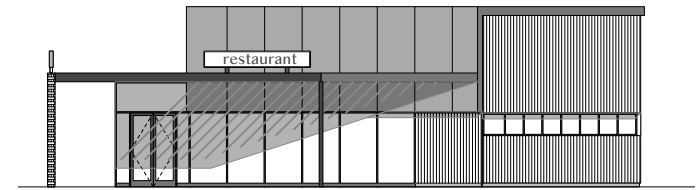
FRONT ELEVATION



REAR ELEVATION



FRONT ELEVATION



RESTAURANT ELEVATION

## ELEVATIONS

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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