

NEARBY RETAILERS



PAD FOR SALE

- Size: 0.87 Acres
- Zoned B-1 (General Business) [CLICK FOR ZONING](#)
- Strategically located on Richmond Hwy (Route 1), this site benefits from strong daily traffic counts and excellent frontage.
- Woodbridge continues to experience significant commercial and residential growth, making this a prime opportunity to capitalize on increasing demand for retail and service-oriented businesses.
- For Sale: \$800,000

ALEX WILLNER

awillner@klnb.com | 703-268-2718

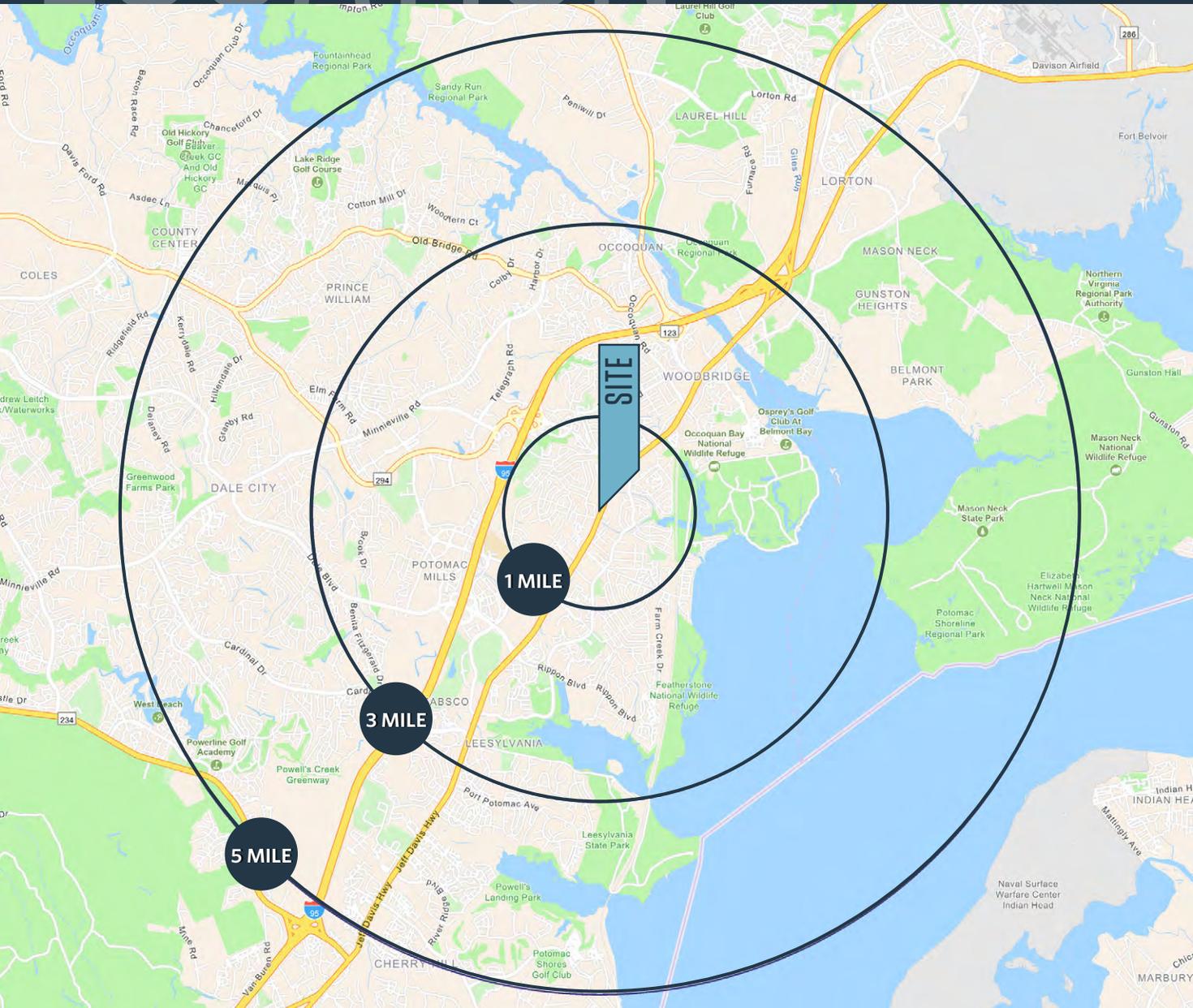
CRAIG CHENEY

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LOCATION

14240 RICHMOND HWY

14240 RICHMOND HWY, WOODBRIDGE, VA 22191, PRINCE WILLIAM COUNTY



DEMOGRAPHICS | 2025:

| 1-MILE | 3-MILE | 5-MILE |
|--------------------|-----------|-----------|
| Population | | |
| 22,853 | 92,101 | 217,787 |
| Daytime Population | | |
| 6,128 | 43,826 | 70,605 |
| Households | | |
| 7,099 | 31,565 | 72,555 |
| Average HH Income | | |
| \$108,731 | \$130,266 | \$148,935 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Richmond Hwy (Rt. 1) 37,100 ADT

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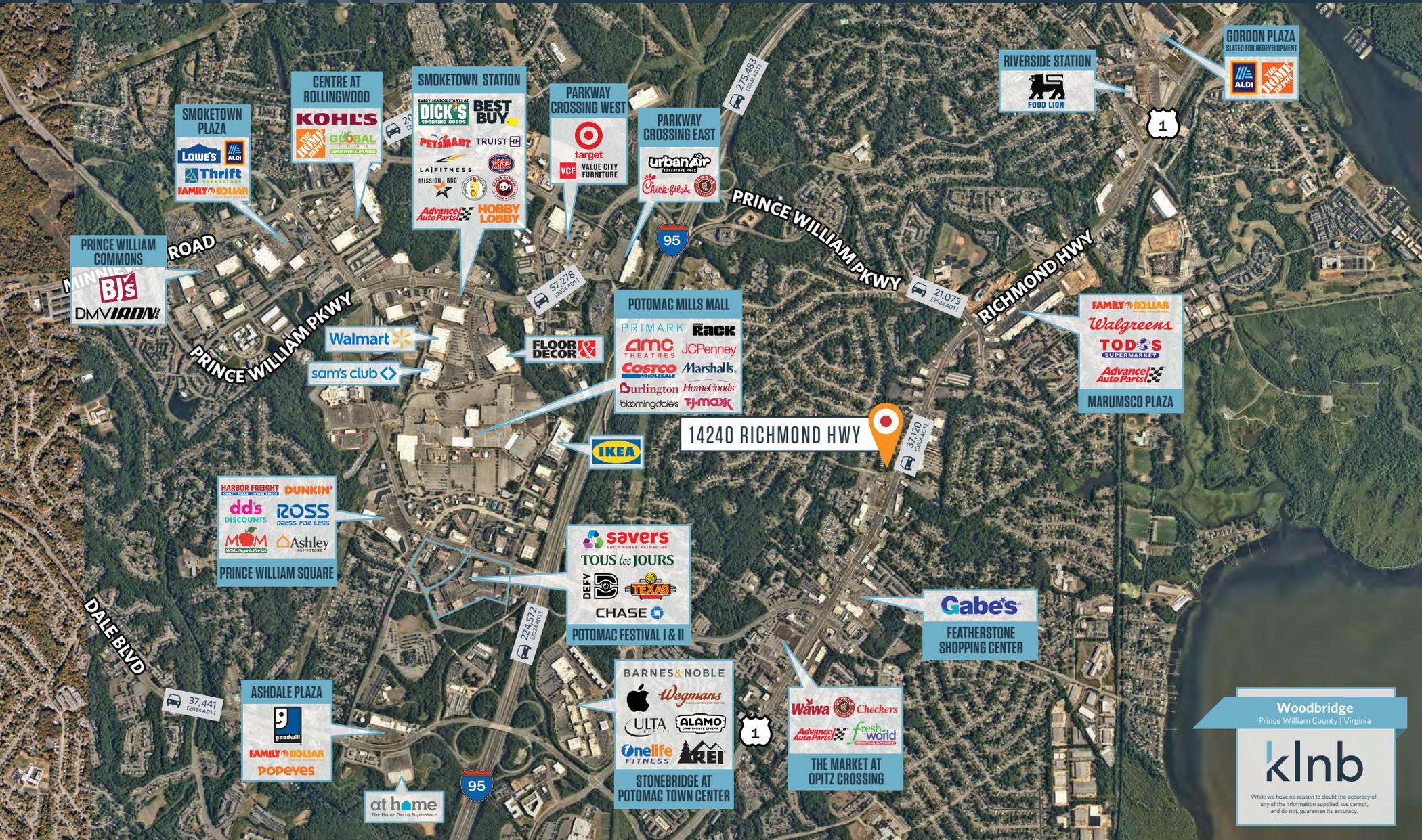
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MARKET

14240 RICHMOND HWY

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Woodbridge
Prince William County | Virginia

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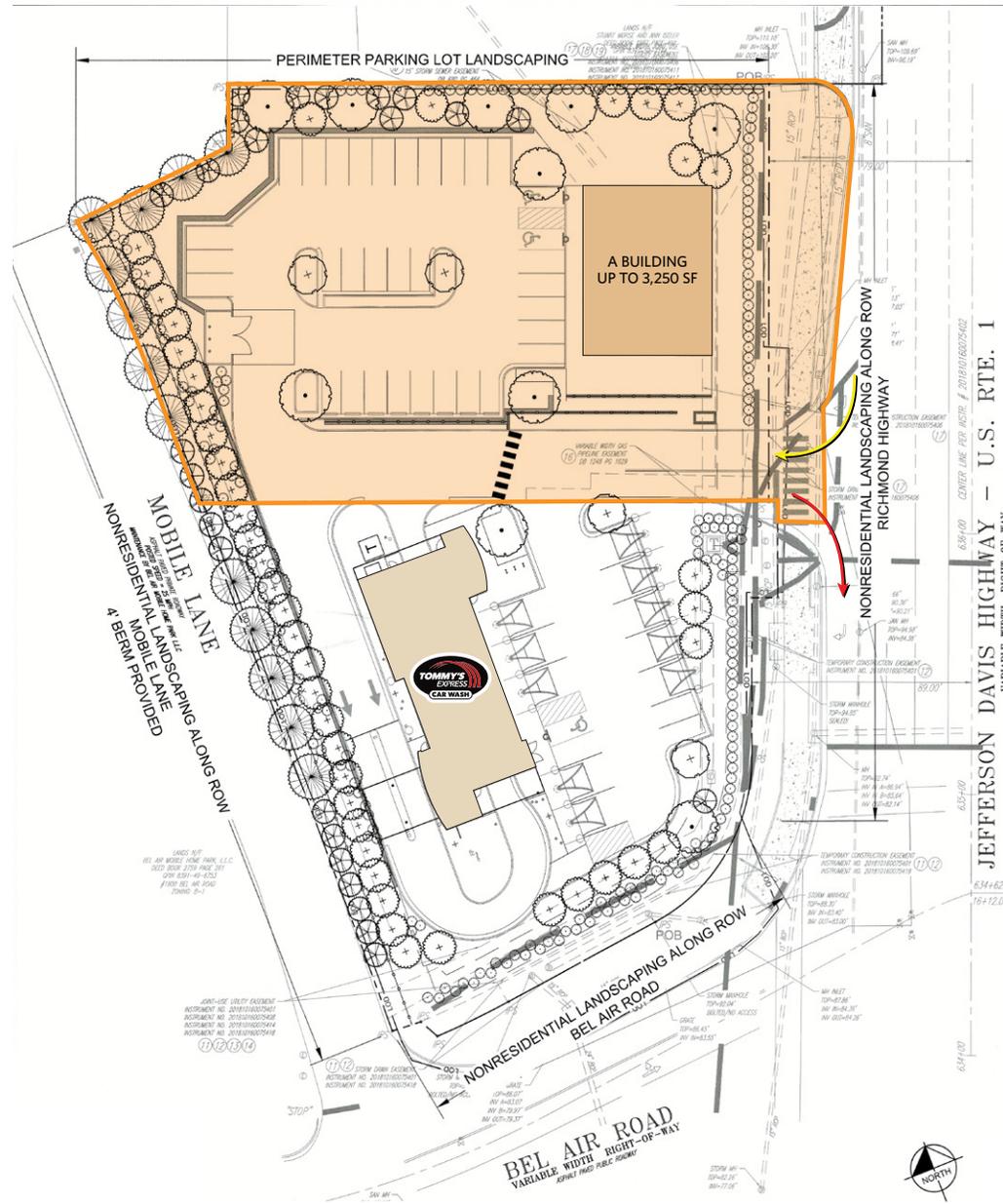
While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

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SITE PLAN

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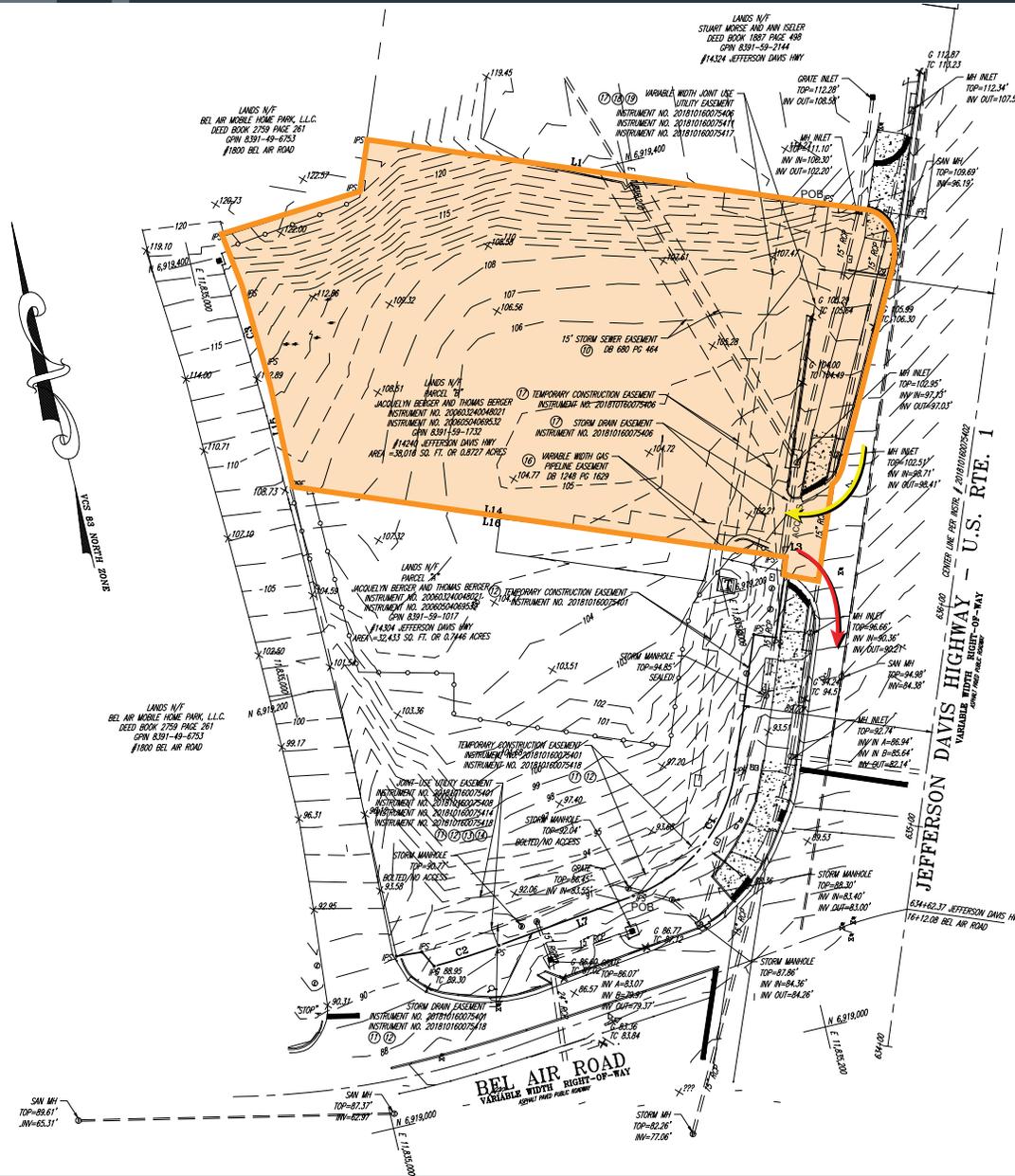
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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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