

13707 RICHMOND HIGHWAY

Woodbridge, VA 22191
Prince William County



PAD SITE/EXISTING BUILDING FOR SALE OR LEASE

1.1 ACRE PAD OR 3,504 SF BUILDING

**13707 RICHMOND HWY
1.1 AC**

3,504 SF



POTOMAC
PLAZA



Richmond Hwy

39,038
(2024 ADT)

NEARBY RETAILERS



RETAIL FOR SALE OR LEASE

- 1.1 acre pad site with existing 3,504 SF freestanding building
- Located on the high traffic Richmond Hwy (Rt 1) retail corridor with 39,038 VPD
- Right-in, Right-out access
- Zoning is B1 which can accommodate uses such as: dry cleaning, laundromat, financial institution, event center, vet hospital, religious institution, etc.

klnb

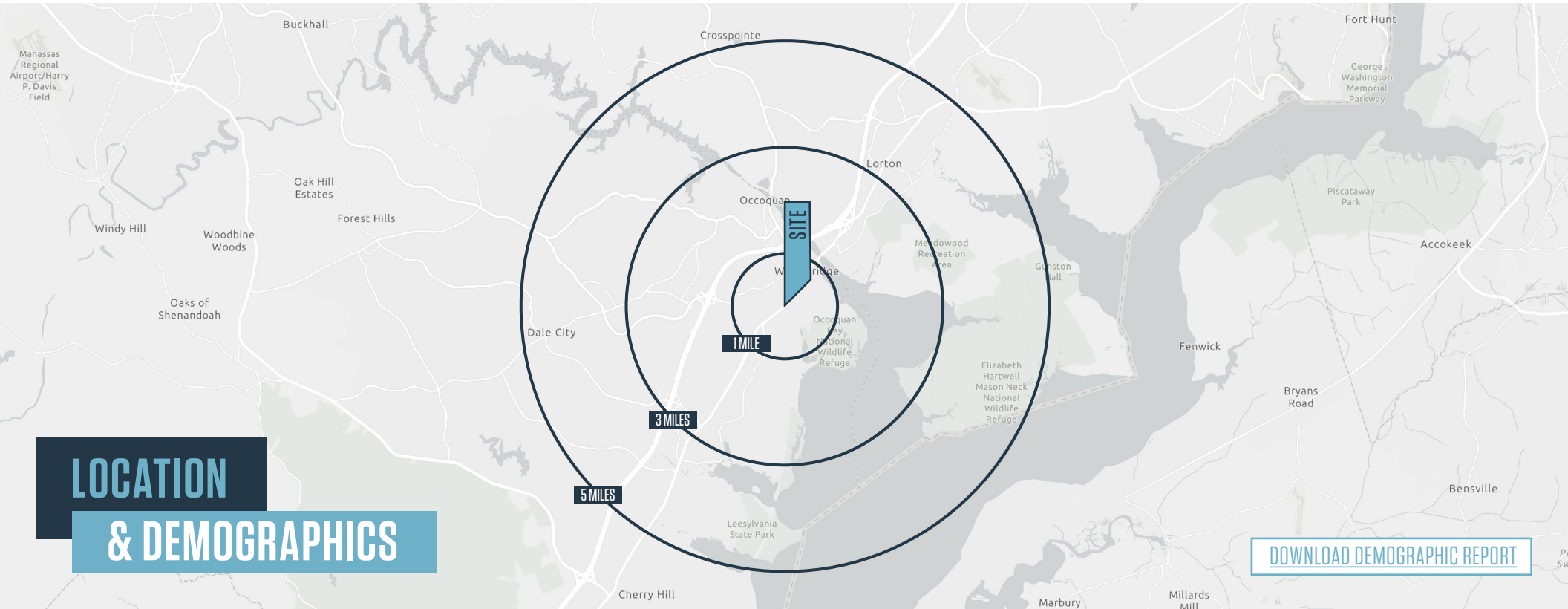
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LOCATION & DEMOGRAPHICS

[DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024

| | |
|--------------|-------------|
| Richmond Hwy | 39,038 ADT |
| I-95 | 275,483 ADT |

| | 1-MILE | 3-MILES | 5-MILES | | | |
|--|-----------------------------|---------|---------|--|---------------------------------------|------------------------|
| | Population 19,559 | 73,557 | 193,950 | | Households 6,350 | 25,859 64,890 |
| | Daytime Population 4,636 | 38,575 | 69,536 | | Average Household Income \$118,958 | \$131,521 \$148,108 |

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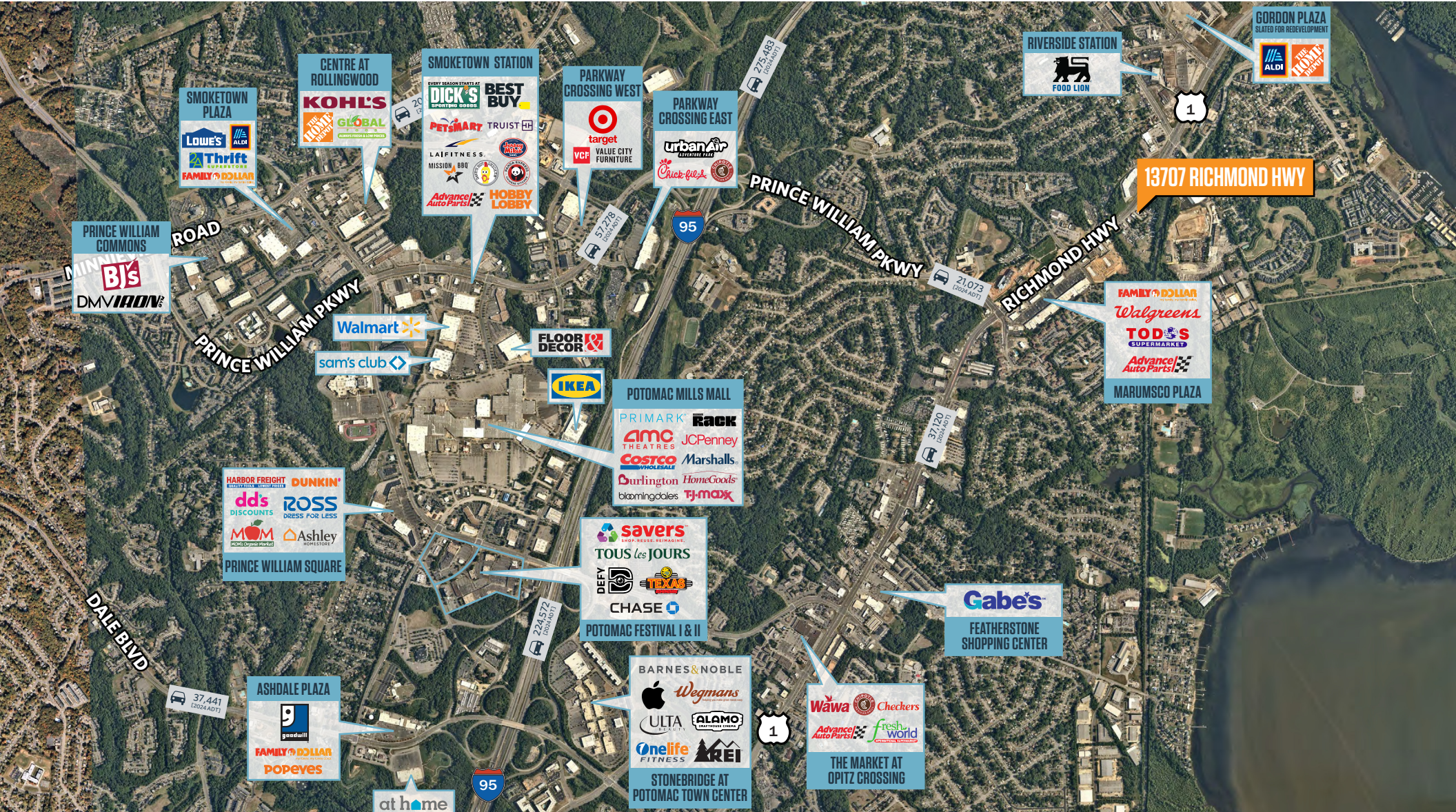
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MID-VIEW AERIAL



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CLOSE-UP AERIAL



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