



NEARBY RETAILERS



FOR SALE OR LEASE

- Rare opportunity to acquire a fully entitled automotive sales property in Prince William County.
- 6,187 SF building on 2.63 acres.
- Existing Special Use Permit approvals allow motor vehicle sales, limited lease/rental operations, and vehicle service uses.
- Given the difficulty of obtaining new automotive entitlements in the county, the property's established dealership zoning and operating history represent a significant barrier-to-entry advantage for automotive retailers, dealership groups, fleet operators, and related users.
- Property directly fronts Richmond Highway (38,709 AADT).
- Regionally located in close proximity to Potomac Mills and multiple I-95 on and off ramps.

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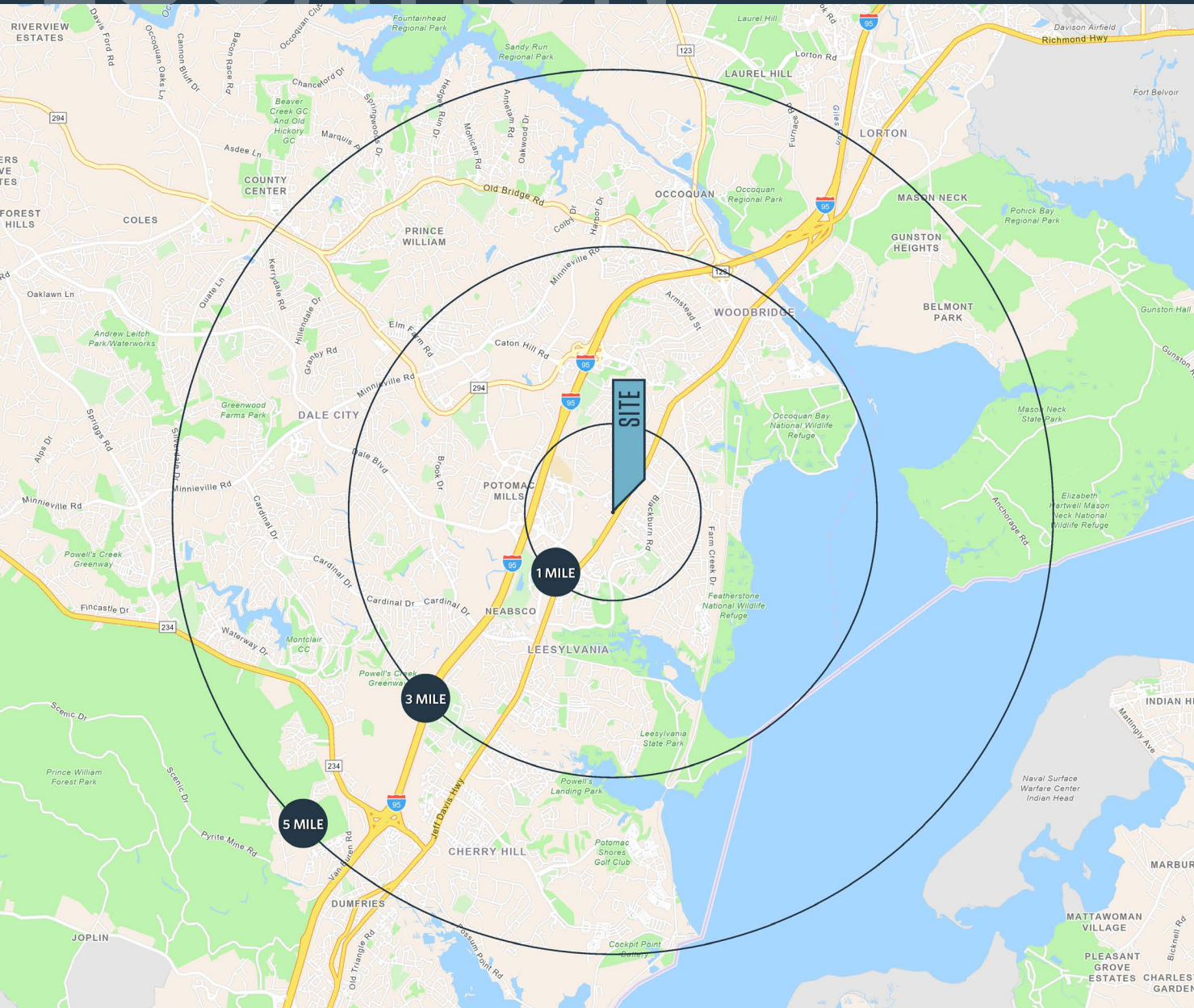
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LOCATION

14902 RICHMOND HWY

WOODBIDGE, VA 22191, PRINCE WILLIAM COUNTY



PROPERTY HIGHLIGHTS:

- 6,187 SF Building
- 2.63 acre Parcel

DEMOGRAPHICS | 2026:

1-MILE	3-MILE	5-MILE
Population		
20,478	105,288	220,337
Daytime Population		
17,722	88,278	174,266
Households		
7,576	34,744	73,034
Average HH Income		
\$121,727	\$139,938	\$152,919

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Richmond Hwy	38,709 ADT
Maryland Ave	3,231 ADT

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MARKET

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FOR MORE INFORMATION, PLEASE CONTACT:

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