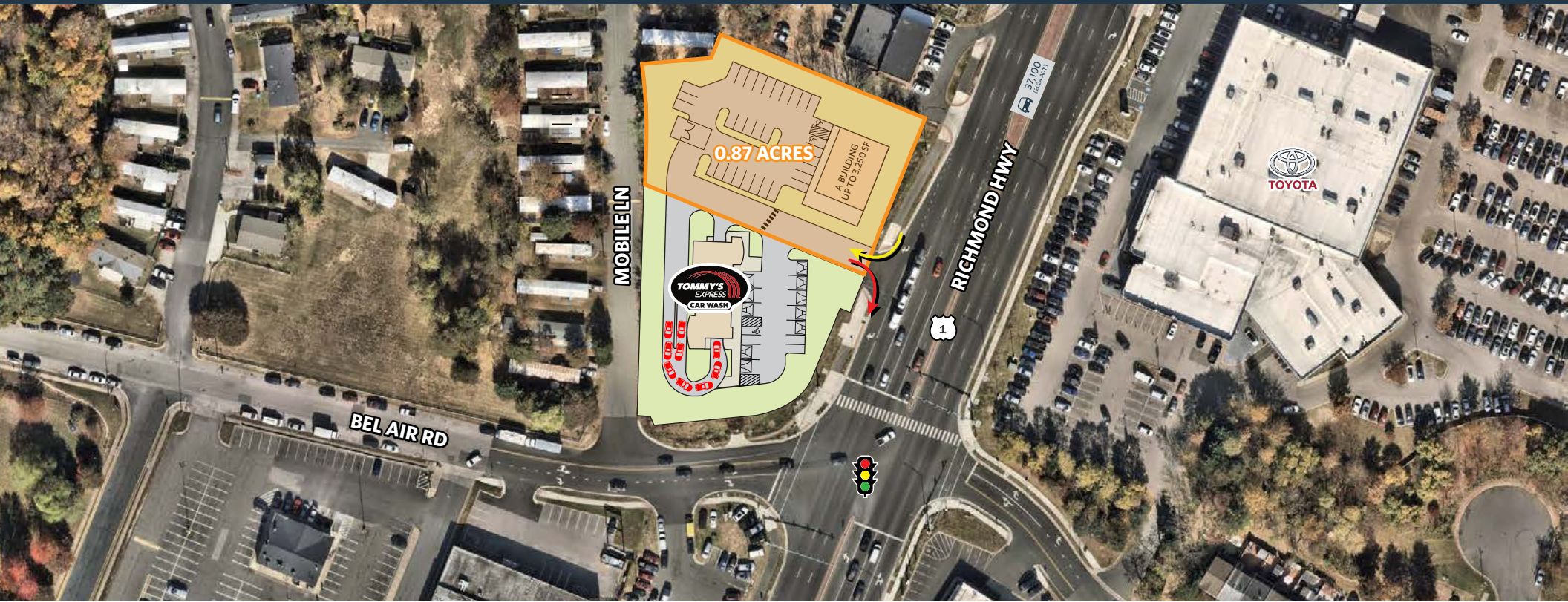




NEARBY RETAILERS

AMERICANA Grocery

Planet Fitness

ADVANCE
AUTO PARTS

Gabe's **FOOD LION**

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.

ALEX WILLNER

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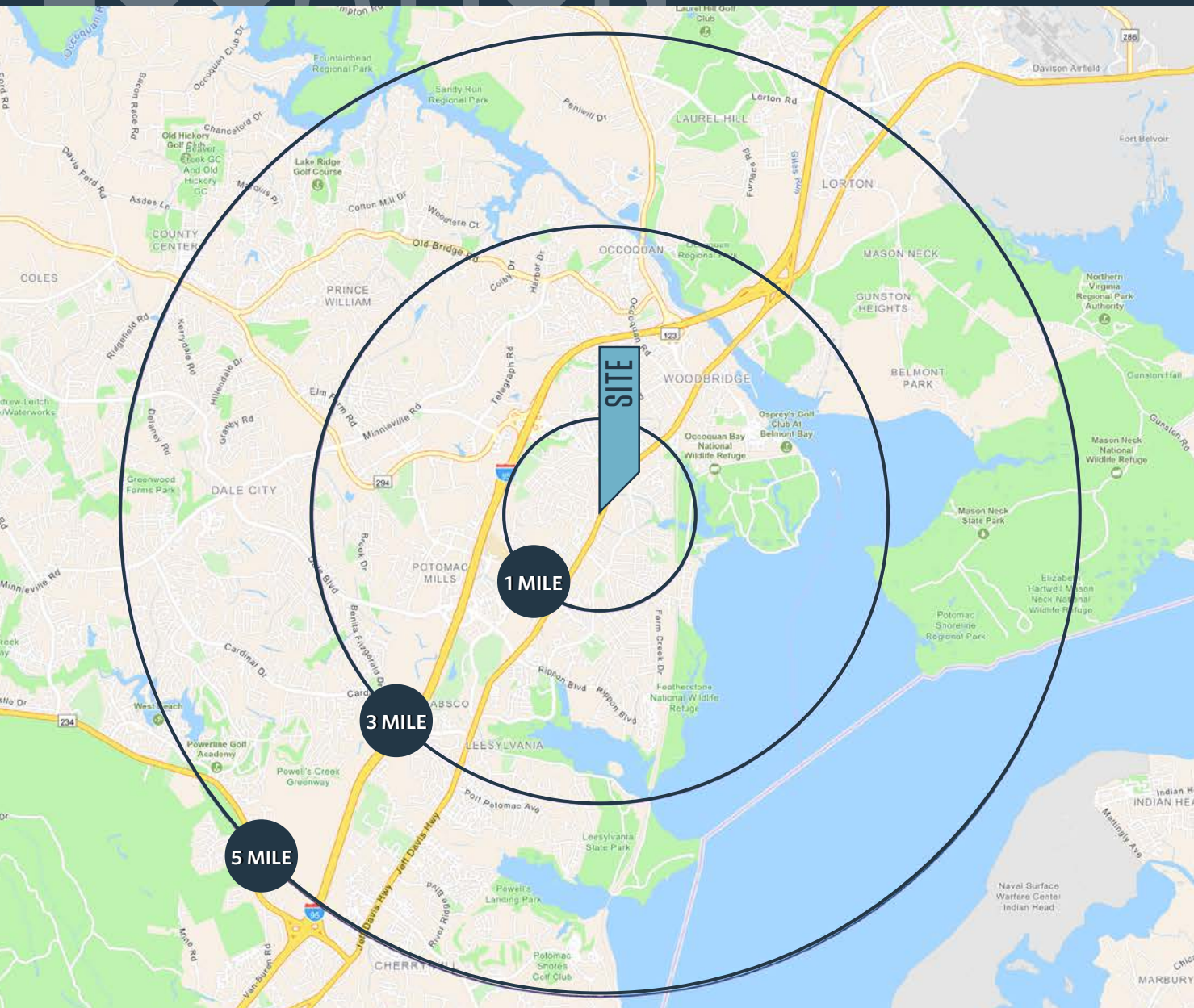
CRAIG CHENEY

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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

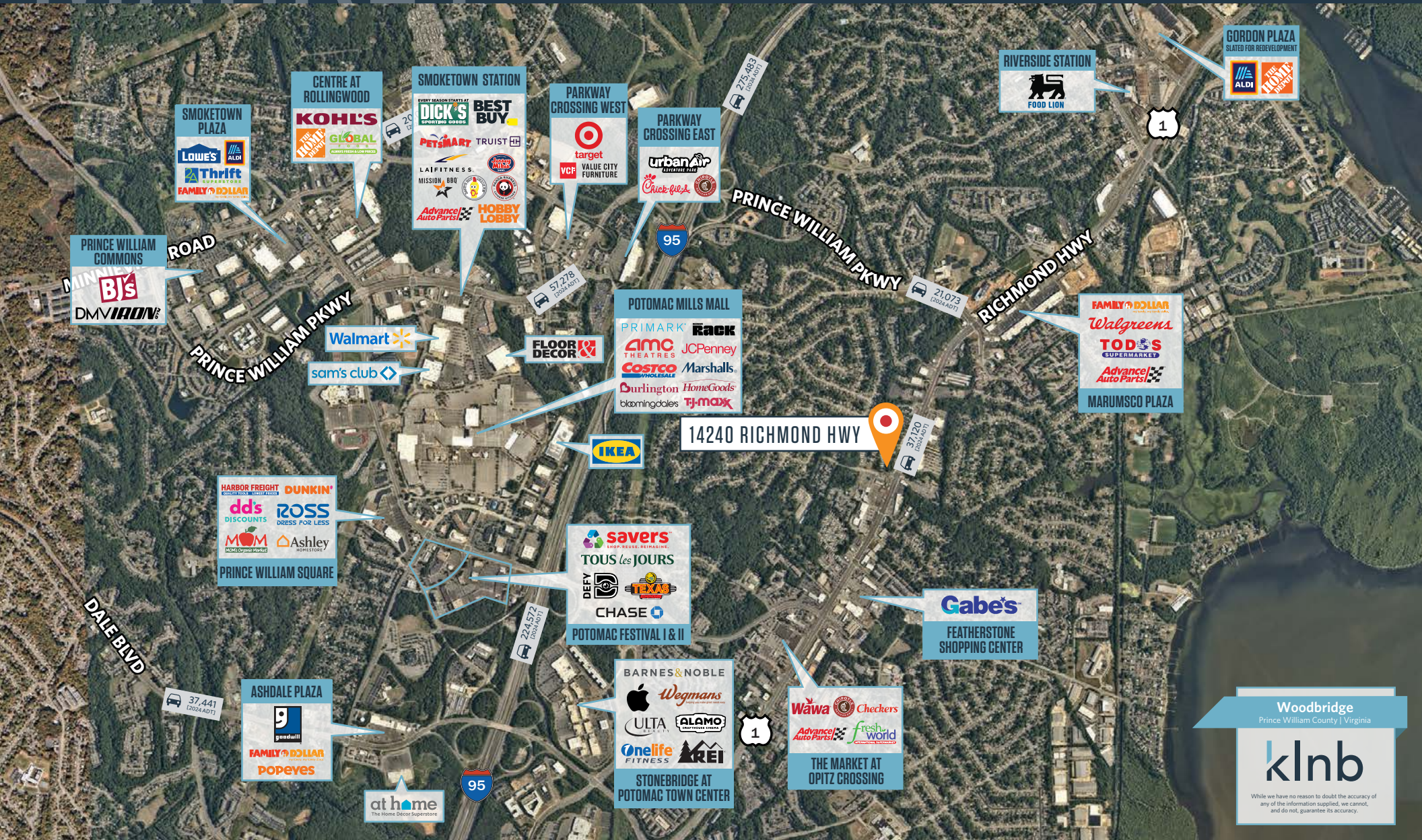
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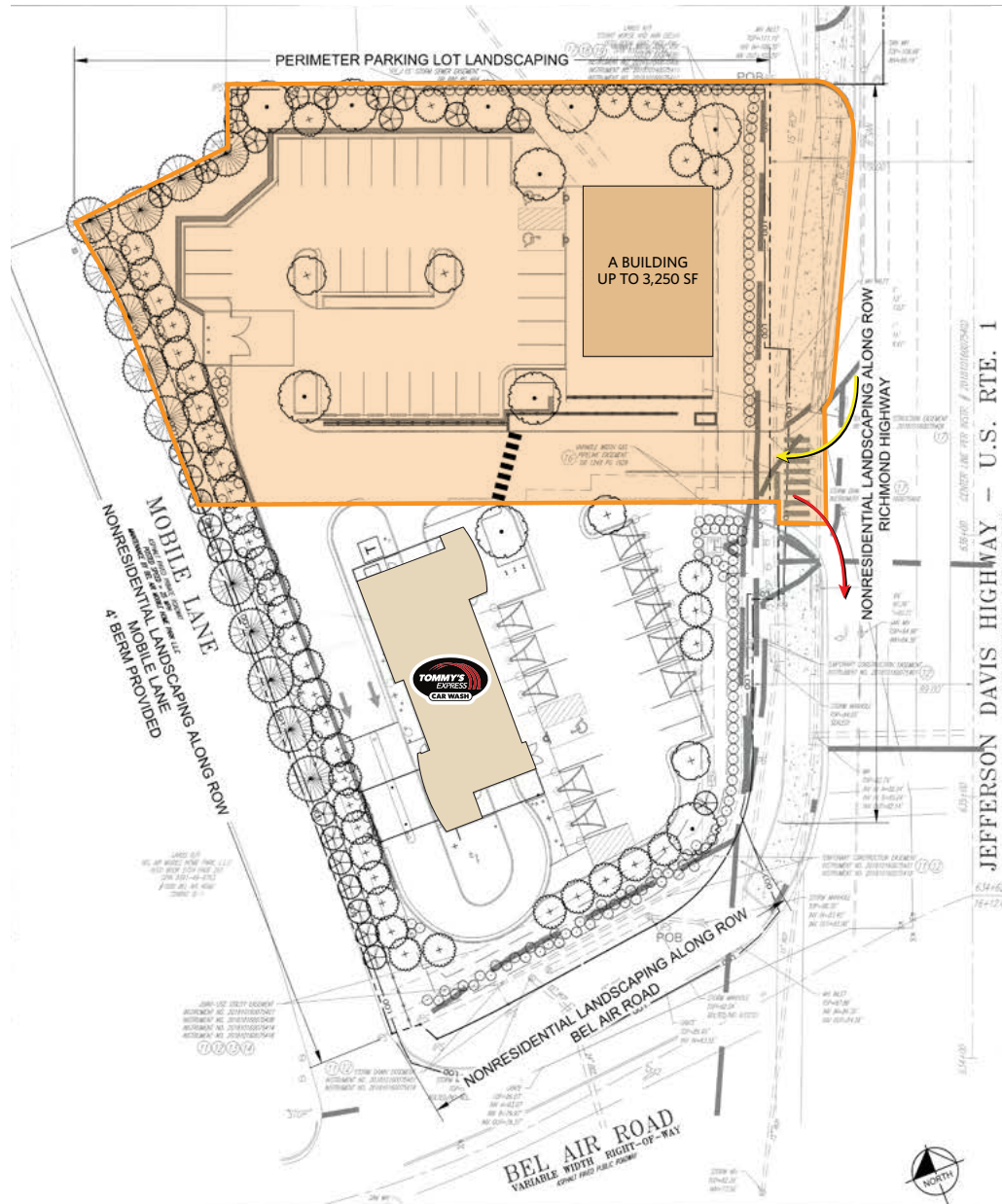
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SITE PLAN

14240 RICHMOND HWY

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



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CLICK TO VIEW PROPERTY WEBSITE

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