

PORT POTOMAC

WOODBIDGE, VA

1,485 - 1,497 SF AVAILABLE



RAPPAPORT



NO
PARKING
EXCEPT
FIRE LANE

16410

MEDICAL WEIGHT CARE

PORT POTOMAC

WOODBIDGE, VA

New retail space in highly underserved part of Route 1 in Woodbridge. Hard-corner site with up to 13,650 SF of retail and divisible inline retail spaces adjacent to Wells Fargo. Highly accessible from I-95 and Route 1 and situated in a dense residential community, ideal for quick service restaurants, take-out, or convenience retailers. Property is located half a mile from the Prince William Police Station and The Prince William County Social Services Department.

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	18,171	90,346	181,475
 DAYTIME POPULATION	2,439	18,819	45,703
 HOUSEHOLD INCOME	\$121,358	\$135,876	\$127,809
 TRAFFIC COUNTS	40,000 on Route 1		

AREA RETAILERS



**PORT POTOMAC
WOODBRIDGE, VA**



**RAPPAPORT
NEW RETAIL
CENTER**

**RETAIL SPACE
AVAILABLE**

CHRIS PAMBOUKIAN
571.437.4524

CHRISTIAN KINGSTON
703.618.2221

WWW.RAPPAPORTCO.COM

KMS
703-980-9778

Bellagio
NAILS & SPA

SITE PLAN

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PORT POTOMAC | NAVIGATION DR, WOODBRIDGE, VA

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