



PORT POTOMAC |
Woodbridge, VA



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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.

2024 Demographics

| | 1 mi. | 3 mi. | 5 mi. |
|--------------------|-------------------|-----------|-----------|
| 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

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Area Retailers

The Area

- Located with direct access from Linton Hall Road, which sees 19,000 vehicles per day, and is bordered by Nokesville, Linton Hall, and Vint Hill Roads.
- Across from over 900 new homes complete and under development
- Over 3,700 residential units in the immediate trade area
- Within close proximity to the 1,500-acre Innovation Park, with 2.1M SF of office and technology space currently developed
- Area retailers include Harris Teeter, Target, Safeway, and PetSmart

Site Plan

● Space Available



The Property

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The Property

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