



UP TO **6.8 ACRES**  
**PAD SITES**  
**AVAILABLE**

**WOODBIDGE WEST** |  
Woodbridge, VA

**RAPPAPORT**  
CULTIVATING PLACES

# Woodbridge, VA

Strategically positioned along Prince William Parkway, pad site opportunities of up to 4,600 square feet create a flexible and easily accessible retail option for the thriving town of Woodbridge.

Strikingly visible to the 45,000 drivers traveling along the roadway daily, Woodbridge West offers several proposed uses convenient for all commuters, including daycare, gas and convenience store, inline retail as well as fast-food space with a drive-thru option.



## 2024 Demographics

	1 mi.	3 mi.	5 mi.
<b>Population</b>	13,879	104,807	213,828
<b>Daytime Population</b>	7,336	56,022	115,812
<b>Household Income</b>	\$116,847	\$120,860	\$123,452
<b>Traffic Counts</b>	45,000 on Prince Williams Parkway		

## Area Retailers



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## The Area

# Site Plan

● Space Available



# The Property



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