

PORT POTOMAC

WOODBIDGE, VA

1,485 - 1,497 SF AVAILABLE





RAPPAPORT



PORT POTOMAC WOODBRIDGE, VA

- | New retail space now open in highly underserved part of Route 1 in Woodbridge
- | Hard-corner site with two final retail spaces available at up to 1,497 SF adjacent to Wells Fargo
- | Highly accessible from Route 1
- | Situated in a dense residential community, ideal for quick service restaurants, take-out, or convenience retailer
- | Located half a mile from the Prince William Police Station and The Prince William County Social Services Department

DEMOGRAPHICS 2021

	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
WOODBIDGE, VA



POTOMAC FESTIVAL



ASHDALE PLAZA



SMOKETOWN PLAZA



STONEBRIDGE
AT POTOMAC
TOWN CENTER



FEATHERSTONE
SHOPPING CENTER



PORT POTOMAC

JEFFERSON DAVIS HIGHWAY

JEFFERSON DAVIS HIGHWAY



SITE PLAN

PORT POTOMAC | WOODBRIDGE, VA
1,485 - 1,497 SF AVAILABLE

JEFFERSON DAVIS HIGHWAY | 40,000 VP

CELESTIAL DRIVE

WELLS
FARGO

VELOCITY
URGENT CARE

Available
1,497 sqft

Domino's

Available 1,485 sqft

Bellagio Nails &
Spa 1,800 sqft

Top Dental
1,526 sqft

Dr. Bailey
Orthodontist
1,899 sqft

Crème de la Crème®

Making The Most Of Your Child's Early Years

RAPPAPORT

PORT POTOMAC | NAVIGATION DR, WOODBRIDGE, VA

Chris Pamboukian | cpamboukian@rappaportco.com | 571.382.1217

Christian Kingston | ckingston@rappaportco.com | 571.382.1255

rappaportco.com