

# 4545 Daisy Reid Avenue

Woodbridge, Virginia 22192

Office / Medical for Lease



### Property Address:

4545 Daisy Reid Avenue, Woodbridge, Virginia 22192,  
Woodbridge / I-95 Corridor Submarket, Northern Virginia, Prince  
William County

### For Lease:

Suite 225 - 2,776 SF on the Second Floor **\$33.00** Per Square  
Foot, Full Service

### Property Overview:

Located in Reid's Prospect, 2 Story Mixed Use Building with  
Street-Level Retail Available for Lease with Abundant Parking  
(120 Total Spaces)

Located on Prince William Parkway with Signalized Access  
Meticulously Maintained, Built in 2009

Spacious with Ample Natural Lighting

Women's and Men's Restrooms Located on Each Floor Elevator  
and Stairwell Accessible

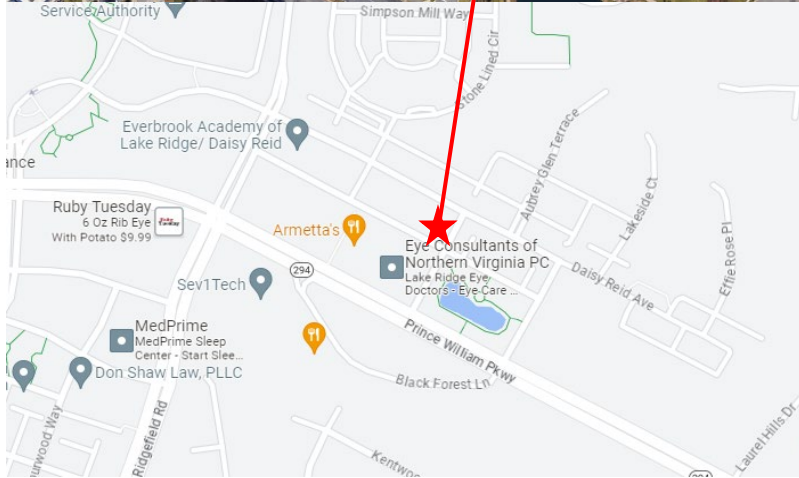
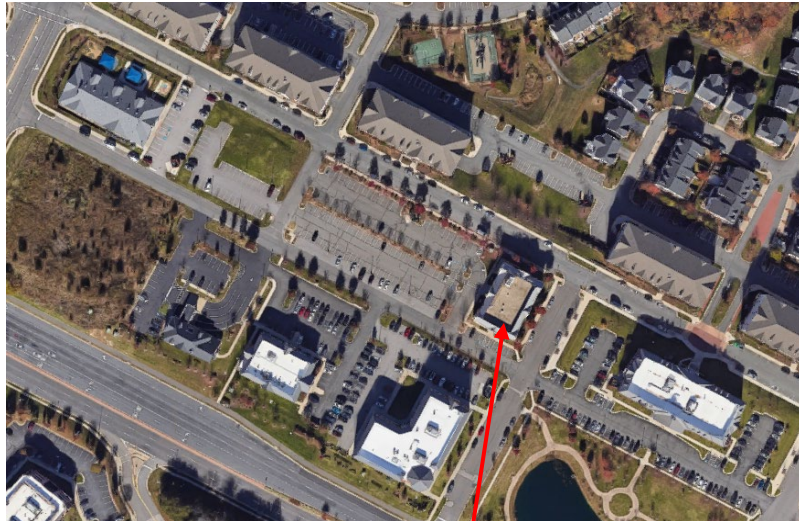
**Zoning:** PMD (Planned Mixed Development)

**Parcel ID:** 8193-22-3614

### Trade Area Demographics:

- Medium & Heavy Density and **Growing**, with a mix of Residential & Daytime Worker Population with a minimum of 47,163 (2023) within a two-mile radius; and
- Average Household Income of \$147,359 within a two-mile radius.
- Population Projection (2028) 48,255 within two-mile radius

**Traffic:** 50,974 (2022) Annual Average Daily Traffic Volume  
(AADT) / Cars Drive by Site



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www.rltinc.net

For more information, please  
contact:  
Guy Travers, Principal Broker  
703.339.0100

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Second Floor Photos:



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Second Floor Additional Photos:



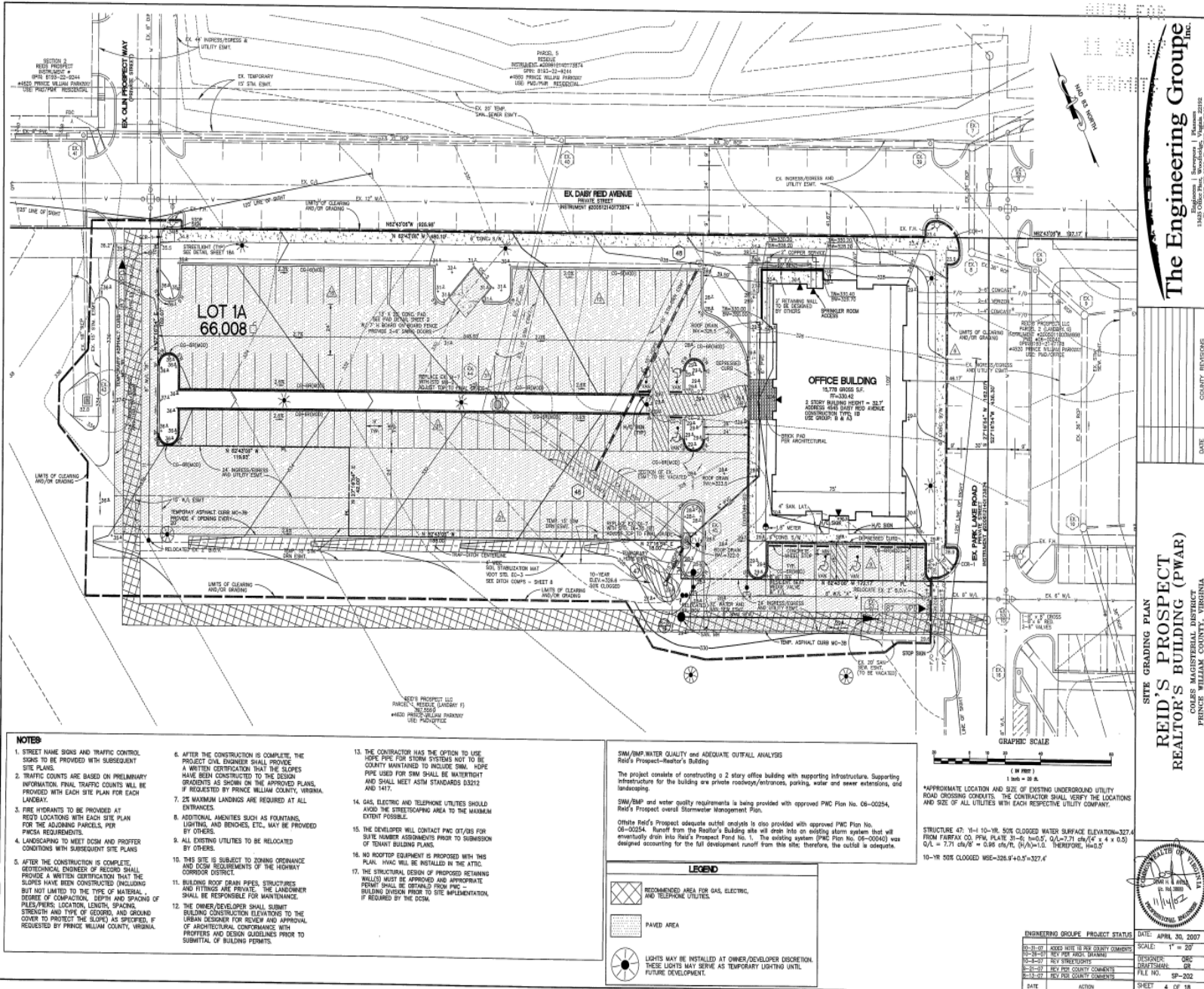
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### Building Site Plan w/ Parking Lot



- NOTES**
- STREET NAME SIGNS AND TRAFFIC CONTROL SIGNS TO BE PROVIDED WITH SUBSEQUENT SITE PLANS.
  - TRAFFIC COUNTS ARE BASED ON PRELIMINARY INFORMATION. FINAL TRAFFIC COUNTS WILL BE PROVIDED WITH EACH SITE PLAN FOR EACH LANDPARCEL.
  - FIRE HYDRANTS TO BE PROVIDED AT SPECIFIC LOCATIONS WITH EACH SITE PLAN FOR EACH LANDPARCEL.
  - LANDSCAPING TO MEET DCSM AND PROPER CONDITIONS WITH SUBSEQUENT SITE PLANS.
  - AFTER THE CONSTRUCTION IS COMPLETE, GEOTECHNICAL ENGINEER OF RECORD SHALL PROVIDE A WRITTEN CERTIFICATION THAT THE SLOPES HAVE BEEN CONSTRUCTED INCLUDING BUT NOT LIMITED TO THE TYPE OF MATERIAL, DEGREE OF COMPACTION, DEPTH AND SPACING OF REINFORCEMENT, LOCATION, LENGTH, SPACING, STRENGTH AND TYPE OF GEOTEXTILE, AND GROUND COVER TO PROTECT THE SLOPES AS SPECIFIED, IF REQUESTED BY PRINCE WILLIAM COUNTY, VIRGINIA.
  - AFTER THE CONSTRUCTION IS COMPLETE, THE PROJECT CIVIL ENGINEER SHALL PROVIDE A WRITTEN CERTIFICATION THAT THE SLOPES HAVE BEEN CONSTRUCTED TO THE DESIGN GRADIENTS AS SHOWN ON THE APPROVED PLANS, IF REQUESTED BY PRINCE WILLIAM COUNTY, VIRGINIA.
  - 2% MAXIMUM LANDINGS ARE REQUIRED AT ALL ENTRANCES.
  - ADDITIONAL AMENITIES SUCH AS FOUNTAINS, LIGHTING, AND BENCHES, ETC., MAY BE PROVIDED BY OTHERS.
  - ALL EXISTING UTILITIES TO BE RELOCATED BY OTHERS.
  - THIS SITE IS SUBJECT TO ZONING ORDINANCE AND DCSM REQUIREMENTS OF THE HIGHWAY CORRIDOR DISTRICT.
  - BUILDING ROOF DRAIN PIPES, STRUCTURES AND FITTINGS ARE PRIVATE. THE LANDOWNER SHALL BE RESPONSIBLE FOR MAINTENANCE.
  - THE OWNER/DEVELOPER SHALL SUBMIT BUILDING CONSTRUCTION ELEVATIONS TO THE URBAN DESIGNER FOR REVIEW AND APPROVAL OF ARCHITECTURAL CONTINUOUS WITH PROFFERS AND DESIGN GUIDELINES PRIOR TO SUBMITTAL OF BUILDING PERMITS.
  - THE CONTRACTOR HAS THE OPTION TO USE HOPE PIPE FOR STORM SYSTEMS NOT TO BE COUNTY MAINTAINED TO INCLUDE S.W. HOPE PIPE USED FOR SWM SHALL BE WATER TIGHT AND SHALL MEET ASTM STANDARDS D3312 AND 1417.
  - GAS, ELECTRIC AND TELEPHONE UTILITIES SHOULD AVOID THE STREETSCAPING AREA TO THE MAXIMUM EXTENT POSSIBLE.
  - THE DEVELOPER WILL CONTACT PWD OT/OS FOR SITE NUMBER ASSIGNMENTS PRIOR TO SUBMISSION OF SWMT BUILDING PLANS.
  - NO ROOFTOP EQUIPMENT IS PERMITTED WITH THIS PLAN. HVAC WILL BE INSTALLED IN THE ATTIC.
  - THE STRUCTURAL DESIGN OF PROPOSED RETAINING WALLS MUST BE APPROVED AND APPROPRIATE PERMIT SHALL BE OBTAINED FROM PWC - BUILDING DIVISION PRIOR TO SITE IMPLEMENTATION, IF REQUIRED BY THE DCSM.

**SWM/BMP WATER QUALITY AND ADEQUATE OUTFALL ANALYSIS**  
 Reid's Prospect-Realtor's Building

The project consists of constructing a 2 story office building with supporting infrastructure. Supporting infrastructure for the building are private roadways/entrances, parking, water and sewer extensions, and landscaping.

SWM/BMP and water quality requirements is being provided with approved PWC Plan No. 06-00254, Reid's Prospect overland Stormwater Management Plan.

Officer Heit's Proposed adequate outfall analysis is also provided with approved PWC Plan No. 06-00254. Runoff from the Realtor's Building site will drain into an existing storm system that will eventually drain into Reid's Prospect Pond No. 1. The existing system (PWC Plan No. 06-00040) was designed accounting for the full development runoff from this site; therefore, the outfall is adequate.

**LEGEND**

- RECOMMENDED AREA FOR GAS, ELECTRIC, AND TELEPHONE UTILITIES.
- PAVED AREA.
- LIGHTS MAY BE INSTALLED AT OWNER/DEVELOPER DISCRETION. THESE LIGHTS MAY SERVE AS TEMPORARY LIGHTING UNTIL FUTURE DEVELOPMENT.

**GRAPHIC SCALE**  
 1" = 30' (1" = 30')

**APPROXIMATE LOCATION AND SIZE OF EXISTING UNDERGROUND UTILITY ROAD CROSSING CONDUITS.** THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND SIZE OF ALL UTILITIES WITH EACH RESPECTIVE UTILITY COMPANY.

STRUCTURE 47: 10'-10" 10'-10" 50% CLOSED WATER SURFACE ELEVATION=322.4' FROM FAIRFAX CO. P.W. PLATE 31-6 h=0.5, Q/L=7.71 cfs/(4' x 4' x 0.5) Q/L = 7.71 cfs/8' = 0.96 cfs/ft, (h/A)=1.0. THEREFORE, h=0.5'

10'-10" 50% CLOSED WSE=326.9'+0.5'=327.4'

ENGINEERING GROUP	PROJECT STATUS	DATE:	APRIL 30, 2007
01-10-01	CHECK WIRE IS IN COUNTY COMMENTS	SCALE:	1" = 20'
02-10-01	REV PER ARCH DRAWING	DESIGNER:	GTC
03-10-01	REV TYPERS	DATE:	04/30/07
04-10-01	REV FOR COUNTY COMMENTS	FILE NO.:	SP-202
05-10-01	REV FOR COUNTY COMMENTS	SHEET:	4 OF 10

**The Engineering Group, Inc.**  
 13400 Office Park, Woodbridge, Virginia 22192  
 13400 Office Park, Woodbridge, Virginia 22192  
 13400 Office Park, Woodbridge, Virginia 22192

**REID'S PROSPECT REALTOR'S BUILDING (PWAR)**  
 COLES MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

**DATE** \_\_\_\_\_

**COUNTY REVISIONS**



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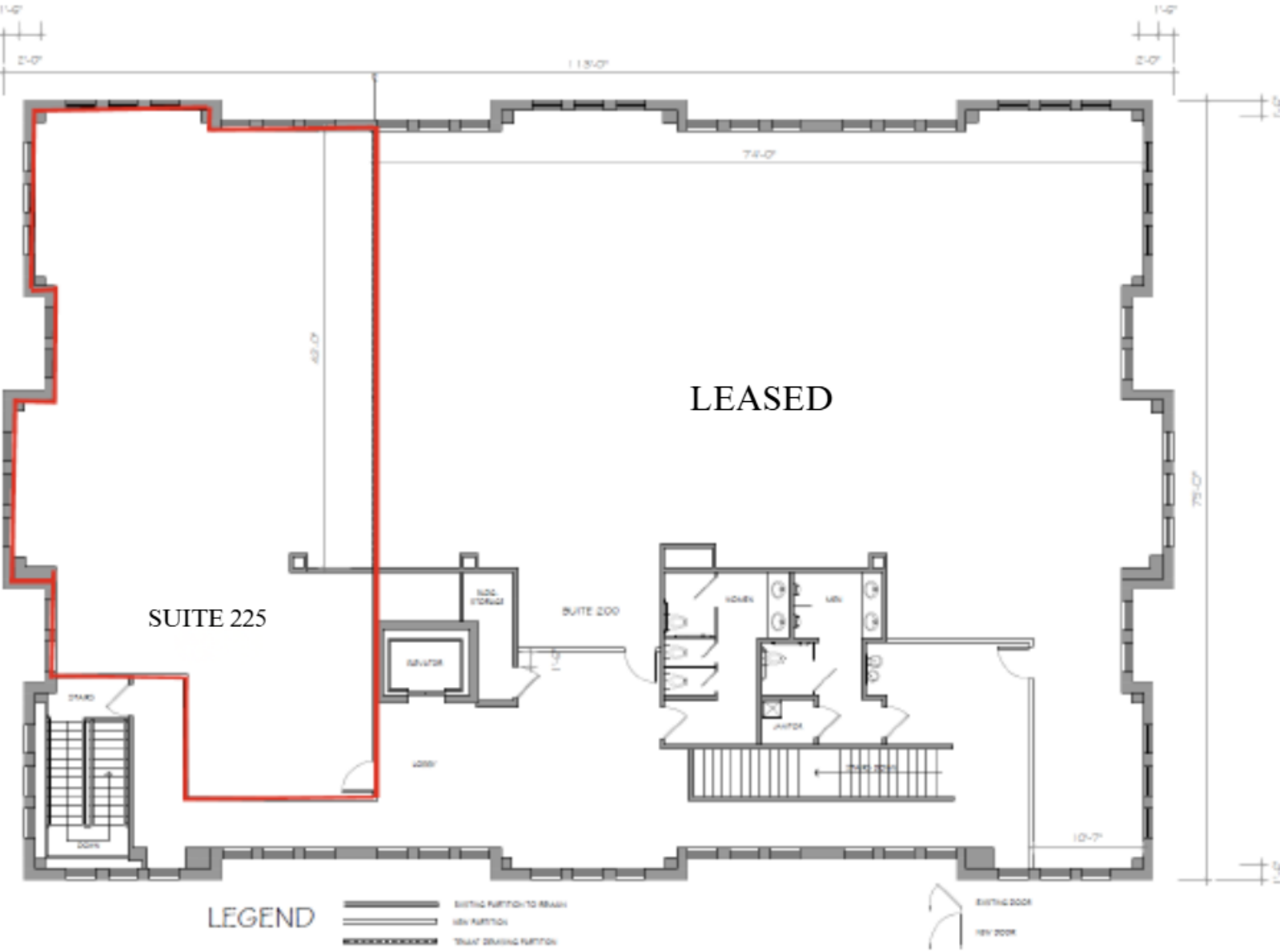
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**Second Floor Plan Existing Conditions:**



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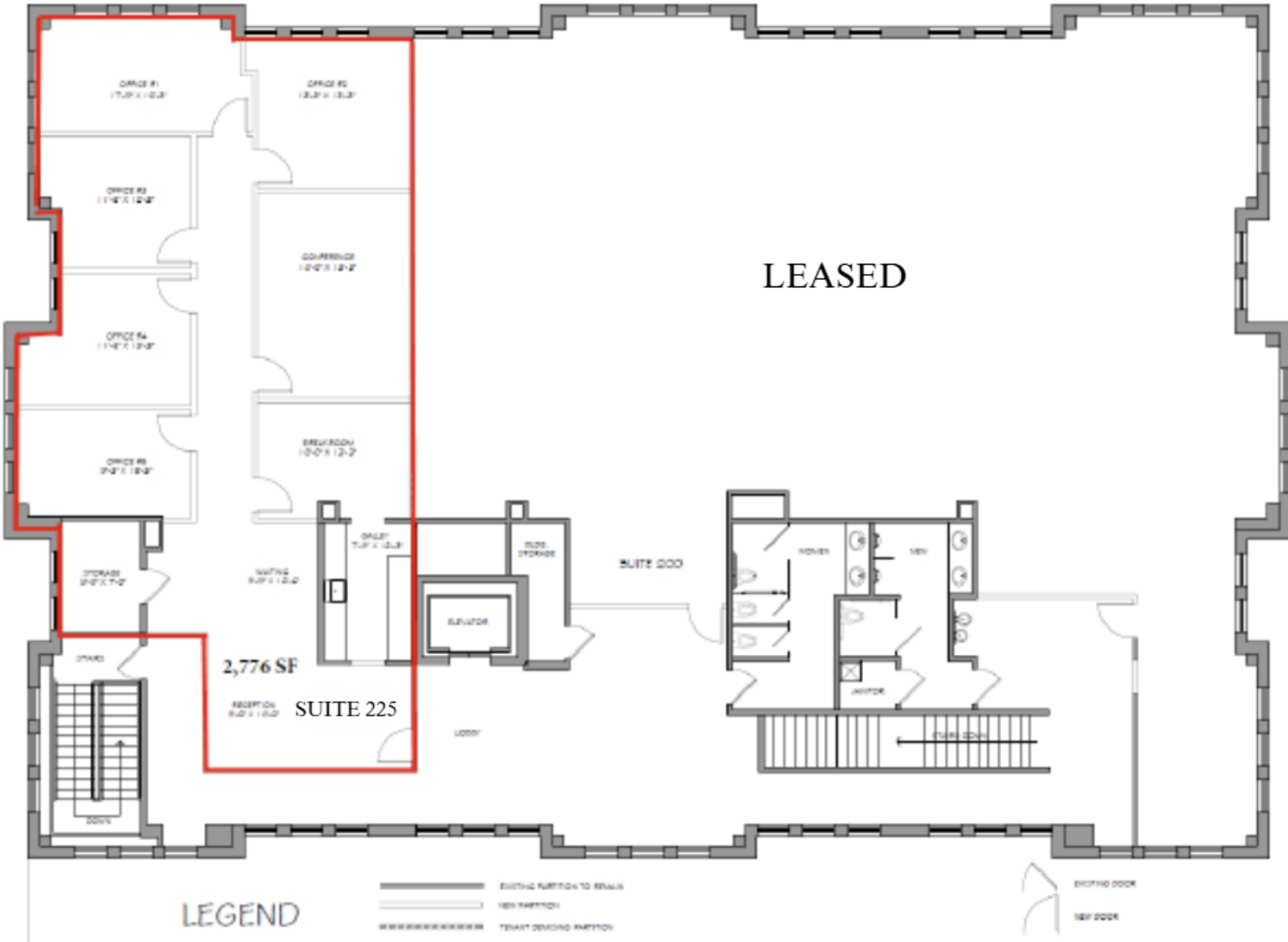
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## Second Floor SPEC Suites Plan: Suite 225



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## PWC Demographics:

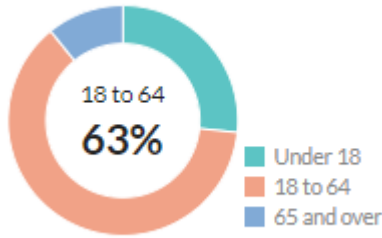
Age

**36.1**  
Median age

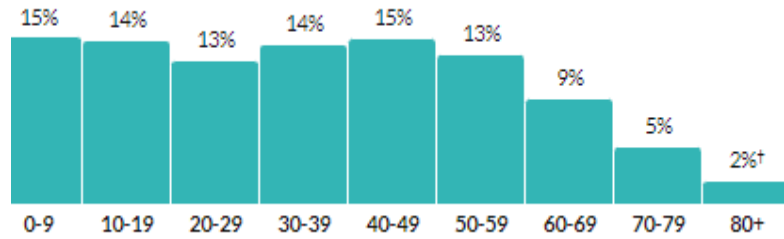
about 90 percent of the figure in Virginia: 38.8

about 90 percent of the figure in United States: 38.8

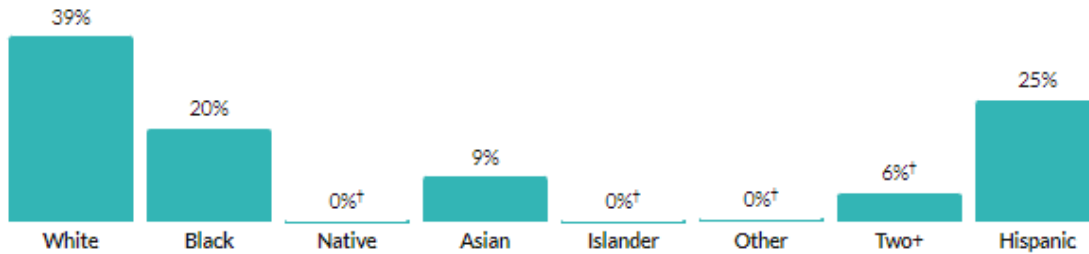
Population by age category



Population by age range

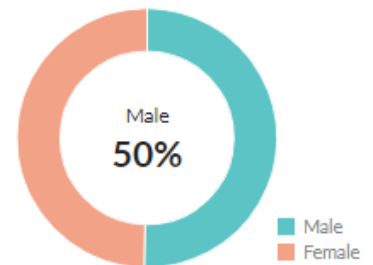


Race & Ethnicity



\* Hispanic includes respondents of any race. Other categories are non-Hispanic.

Gender



## Economics:

Income

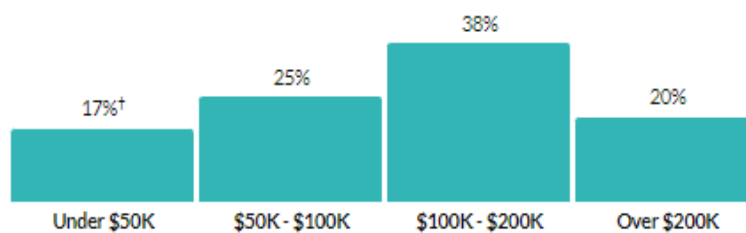
**\$44,327**

Per capita income

about the same as the amount in Virginia: \$43,756

about 20 percent higher than the amount in United States: \$38,332

Household income



**\$118,117**

Median household income

about 1.5 times the amount in Virginia: \$80,963

more than 1.5 times the amount in United States: \$69,717

Households

**154,619**

Number of households

Virginia: 3,331,461

United States: 127,544,730

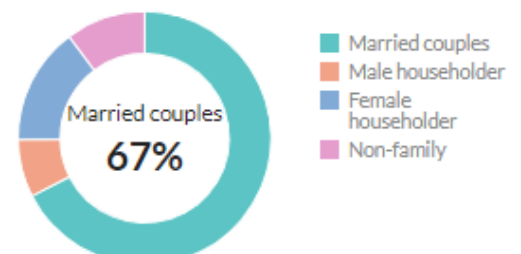
**3.1**

Persons per household

about 25 percent higher than the figure in Virginia: 2.5

about 25 percent higher than the figure in United States: 2.5

Population by household type



Citation: U.S. Census Bureau (2021). American Community Survey 1-year estimates. Retrieved from Census Reporter Profile page for Prince William County, VA <<http://censusreporter.org/profiles/05000US51153-prince-william-county-va/>> <<http://censusreporter.org/profiles/05000US51153-prince-william-county-va/>>  
 Citation: U.S. Census Bureau (2021). American Community Survey 5-year estimates. Retrieved from Census Reporter Profile page for Prince William County, VA



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### Housing:

#### Units & Occupancy

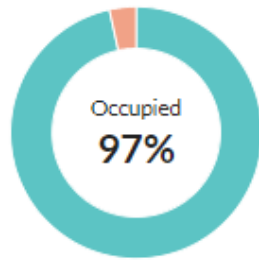
**160,107**

Number of housing units

Virginia: 3,652,329

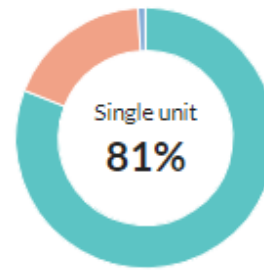
United States: 142,148,050

#### Occupied vs. Vacant



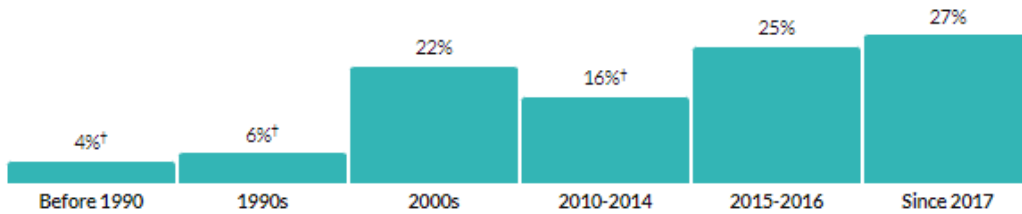
Occupied  
Vacant

#### Types of structure



Single unit  
Multi-unit  
Mobile home  
Boat, RV, van, etc.

#### Year moved in, by percentage of population



#### Value

**\$457,400**

Median value of owner-occupied housing units

about 1.4 times the amount in Virginia: \$330,600

more than 1.5 times the amount in United States: \$281,400

### Social:

#### Educational attainment

**90.6%**

High school grad or higher

about the same as the rate in Virginia: 91.4%

about the same as the rate in United States: 89.4%

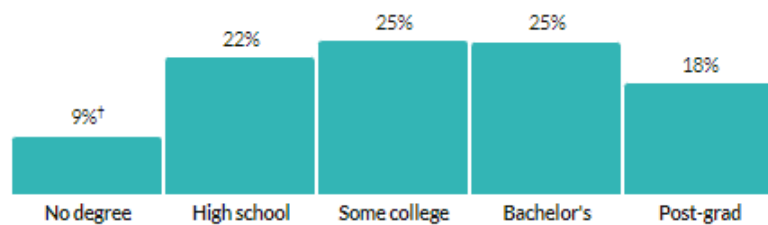
**43.1%**

Bachelor's degree or higher

a little higher than the rate in Virginia: 41.8%

about 25 percent higher than the rate in United States: 35%

#### Population by highest level of education



\* Universe: Population 25 years and over

#### Language at home, children 5-17

Column	Prince William County			
English only	70%	±3.2%	67,519	±3,131
Spanish	20%†	±2.3%	19,245	±2,174
Indo-European	4.4%†	±1.3%	4,212	±1,286
Asian/Islander	2%†	±0.8%	1,889	±750
Other	3.7%†	±1.7%	3,545	±1,626

#### Language at home, adults 18+

Column	Prince William County			
English only	62.1%	±1.6%	220,708	±5,744.6
Spanish	19.5%	±0.6%	69,285	±2,211.9
Indo-European	7.4%†	±0.9%	26,393	±3,056.5
Asian/Islander	4.3%†	±0.6%	15,182	±2,051.9
Other	6.7%†	±1.5%	23,730	±5,307.6

\*Citation: U.S. Census Bureau (2021). American Community Survey 1-year estimates. Retrieved from Census Reporter Profile page for Prince William County, VA <<http://censusreporter.org/profiles/05000US51153-prince-william-county-va/>>

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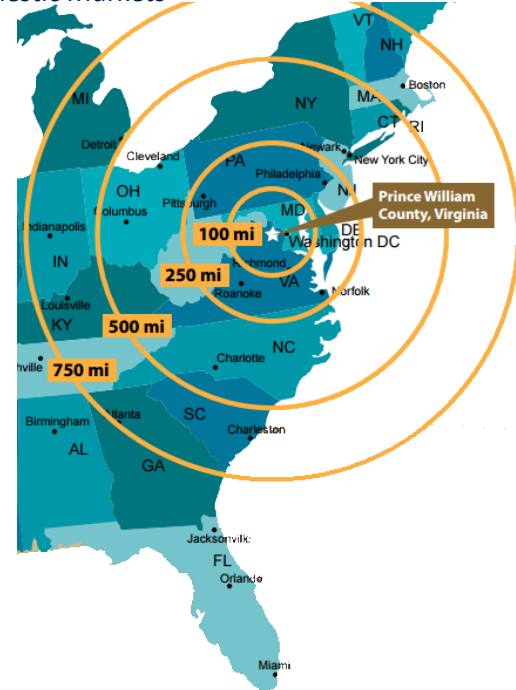
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### EASE OF ACCESSIBILITY: Easy Access to Regional and Domestic Markets

Reid's Prospect's strategic location offers easy access to international, national, and regional markets. By air, the Reid's Prospect is primarily serviced by two major international airports and one regional airport: Dulles International Airport – the 3rd largest trans-Atlantic hub along the East Coast; Ronald Reagan Washington National Airport – the 25th busiest airport by passenger volume; and Manassas Regional Airport – the largest executive regional airport in Virginia. CSX and Norfolk Southern provide freight service to domestic and international port terminals. Lastly, Virginia Railway Express and Amtrak provide commuter and destination rail service to more than 500 stations in 45 states and the District of Columbia.

- Two main interstates – Interstate 66 which runs east to west; and Interstate 95 which runs north to south
- Prince William Parkway connects I-66 & I-95 through the middle of the County
- I-66 and I-95 allow for overnight trucking capabilities to approximately 56% of the U.S. population
- Journey-to-work time is significantly reduced with the ability to reverse commute along the I-95 and I-66 corridors.
- Prince William County provides access to an outstanding talent pool of highly skilled, culturally diverse labor; 41% of the workforce has college degrees.
- 75% of Northern Virginia's 1.1 million workers live within a 30-minute one-way commute to the center of Prince William County during rush hour.



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### PRINCE WILLIAM COUNTY ZONING ORDINANCE: - PLANNED DEVELOPMENT (For Reference Purpose Only - Not A Legal Document) PMD, PLANNED MIXED USE DISTRICT Purpose and Intent.

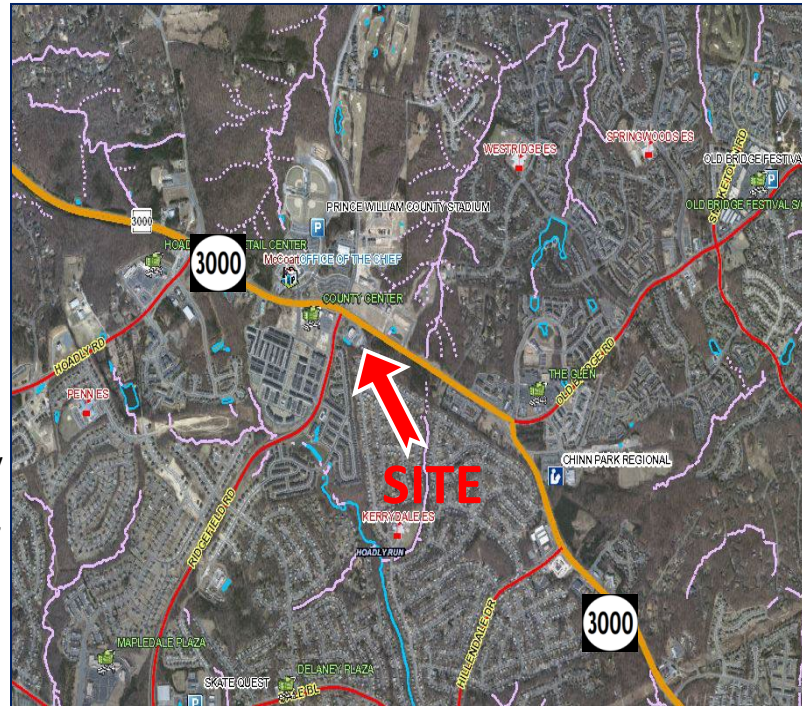
- The planned development - mixed use district (PMD) is intended to encourage and accommodate a mix of commercial, office, and residential development with flexibility of design necessary to implement the economic development goals and objectives as set forth in the comprehensive plan. More specifically, it is intended to implement the community employment center and regional employment center land use classifications of the comprehensive plan. The PMD provides a single zoning district which promotes an integrated business community within which businesses and residences are conveniently linked. The PMD should be established in areas served by a freeway or interstate highway or serviced by a minor arterial or greater designation roadway. The objectives of the PMD are:
1. To promote a comprehensively planned business community that may include commercial services & a residential component.
  2. To encourage coordination of "campus-like" office park and employment centers with residential areas, linked by pedestrian walkways through open space.
  3. To reduce vehicular traffic by promoting employment and housing opportunities in close proximity to one another.

### Permitted uses, permissible land bay designations.

1. The PMD shall permit residential and non-residential land bay designations identified in subsection 32-280.11.1. Uses within each land bay designation shall be permitted by right, as secondary or special uses, as appropriate, as provided in section 32-280.11 of this chapter.

### Sec. 32-280.11. (Chapter 32 - Zoning, Article II, Part 280 Planned Development Districts) - Land Bay designations.

1. Planned development districts shall be divided into land bays shown on the master zoning plan. Land bays shall be sequentially numbered or lettered. Land bays may contain more than one designation to achieve a mix of uses, but the designations shall be depicted and a list of uses identified to ensure compatibility with the land use classifications of the comprehensive plan and the purposes and objectives of this part.
  - (a) Residential land bays shall designate the uses and the standards found in Article III, and shall be established in accordance with the following density ranges:
    - (1) Areas of low density residential (one to four dwellings per acre) (LDR);
    - (2) Areas of medium density residential (four to six dwellings per acre) (MDR);
    - (3) Areas of high density residential (eight to 16 dwellings per acre) (HDR);
    - (4) Areas of urban density residential (16 to 30 dwellings per acre) (UDR); and
    - (5) Areas of urban high density residential (minimum of 31 dwellings per acre) (UHDR).
  - (b) Non-residential areas shall designate the uses and the standards, found in Article IV, and shall be established in accordance with the following zoning districts:
    - (1) B-1, General Business.
    - (2) B-2, Neighborhood Business.
    - (3) O(L), Office Low-Rise.
    - (4) O(M), Office Mid-Rise.
    - (5) O(H), Office High-Rise.
    - (6) O/F, Office/Flex.
    - (7) M-2, Light Industrial.
  - (c) Areas to remain as open space or conservation areas shall be labeled as such or may be incorporated into a land bay as OS.
2. Upon creation of a planned development district, uses permitted in each land bay shall be determined by its use designation, subject to any restrictions in the particular planned district regulations, the master zoning plan and any applicable proffers or special use permit conditions.
3. The designation of permitted uses by land bay as required by subsections 1. and 2. above shall not be required in planned development districts approved prior to November 22, 1991, provided that if the owners shall substantially change the project from the approved in the original rezoning, the planning director may require that any application for amendment of the master zoning plan conform to the requirements of this part.



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