



# International Center WOODBRIDGE, VA



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WOODBRIDGE, VA 22191



# RARE PAD OPPORTUNITY ON RT. 1

## 2,015 SF RESTAURANT OPPORTUNITY

### PROPERTY HIGHLIGHTS:

- Located on high traffic Richmond Highway (Route 1), Woodbridge, VA with 39,000 ADT
- 4 different entrances/access points from Route 1
- Ample parking for patrons
- Great access to the Center with signalized intersections on Richmond Highway & Prince William Plaza and Richmond Highway & Bel Air Road

SPACE	TENANT	SF
14328	SuperSuds	2,623
14332	Tobacco & More	1,629
14334	Latin Beauty	1,553
14336	Iglesia Pentecostes Renacienda Con Cristo	3,189
14342	Heaven Seekers Ministry	2,942
14348	Kingslight Chapel	5,112
14350	Woodbridge International Market	1,440
14352	Boost Mobile	1,440
14402	Domino's	1,500

SPACE	TENANT	SF
14404	AVAILABLE (RESTAURANT OPPORTUNITY)	2,015
14406	Tacos El Costallilla	2,000
14408	Pho Golden Xpress	2,000
14410	AVAILABLE (RESTAURANT OPPORTUNITY)	2,049
14412	Dynamic Rehab	2,574
14414	AJAX Studios	2,417
14418	Chunky Cup Bubble Tea	856
14420	Michoacana Ice Cream Parlor	766
14400	Popeyes	3,034
14330	AVAILABLE PAD BUILDING	5,585



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# WOODBIDGE VIRGINIA



3 MILE 5 MILE

	POPULATION	92,165	214,306
	DAYTIME POP	40,128	62,930
	AVG. HH INCOME	\$118,643	\$136,350
	TOTAL BUSINESSES	3,095	4,750

## TRAFFIC COUNTS

	RT. 1 .....	36,318 ADT
	I-95 .....	201,658 ADT

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# PHOTOS

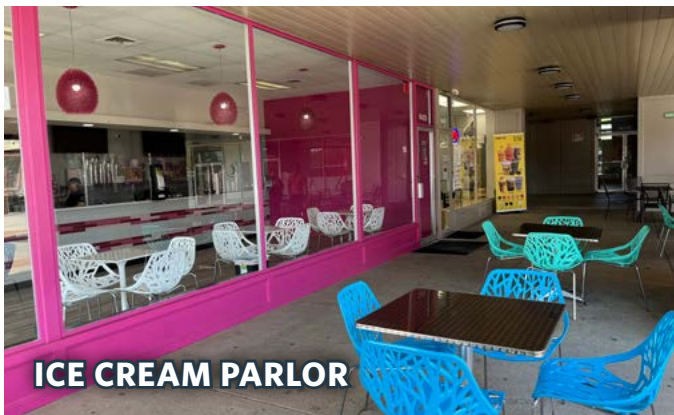
**PHO GOLDEN XPRESS**



**TACOS EL COSTALILLA**



**ICE CREAM PARLOR**



**DOMINO'S**



**CHUNKY CUP**



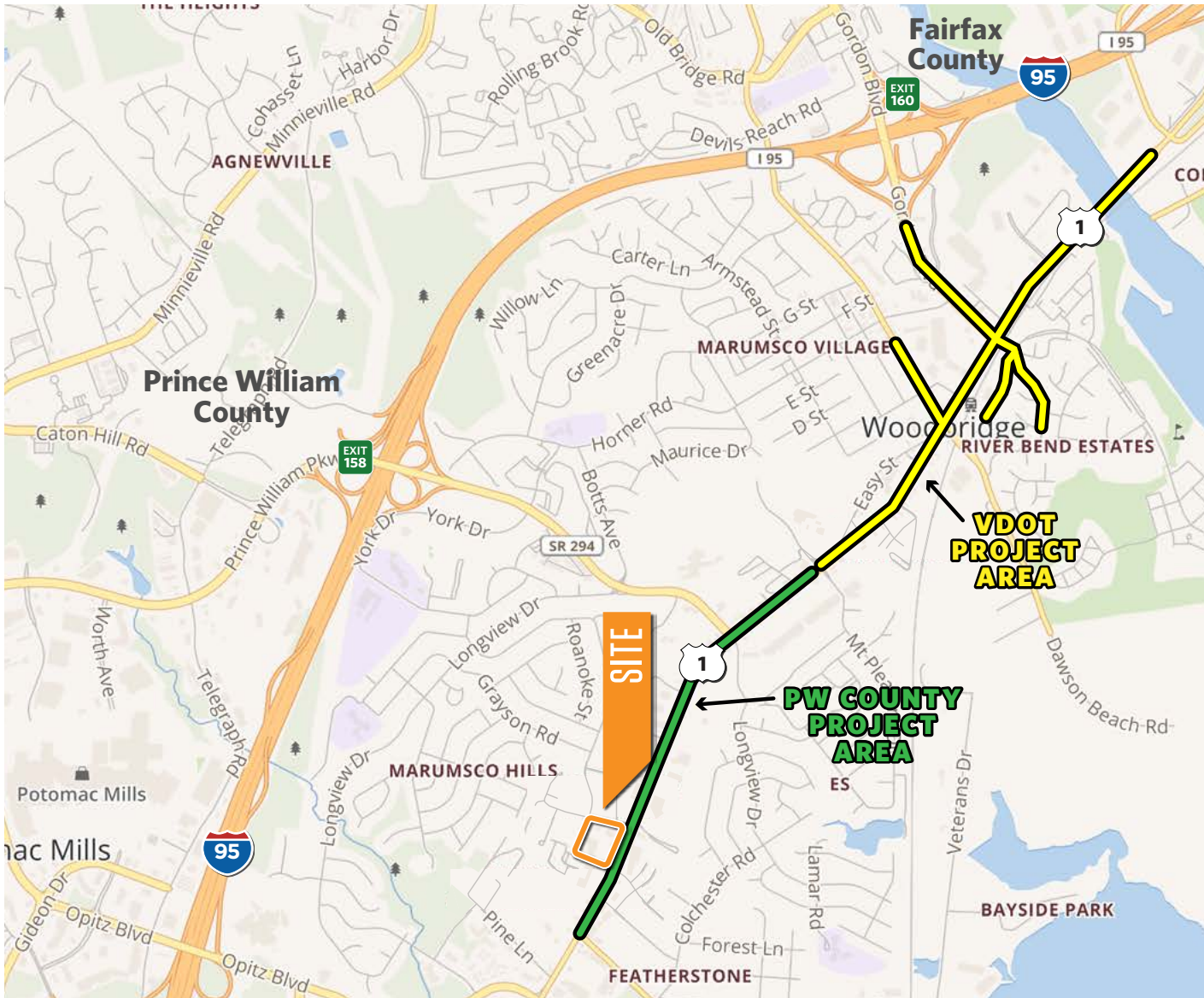
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# ROUTE 1 PROJECT



## ROUTE 1 WIDENING FACTS (UNDER CONSTRUCTION)

### About the Project

Route 1 will be widened from 4 to 6 lanes between Marys Way and Featherstone Road.

### The project includes the following:

- Enhanced access to the Woodbridge VRE kiss-and-ride facility.
- A new Route 1 bridge at Marumscro Creek.
- Improvements to Occoquan Road, including a median and turn lanes from U.S. 1 to south of Horner Road.
- A ten-foot shared-use path and six-foot sidewalk.
- Underground utilities along Route 1
- Demolition of vacant buildings along the corridor.
- In 2017, Route 1 carried 39,000 vehicles per day. Projected volumes for 2036 are 75,000 vehicles per day.
- Intersection improvements at all the intersections within the project limits including additional signals, separation of intersections, and pedestrian improvements at signalized intersections.

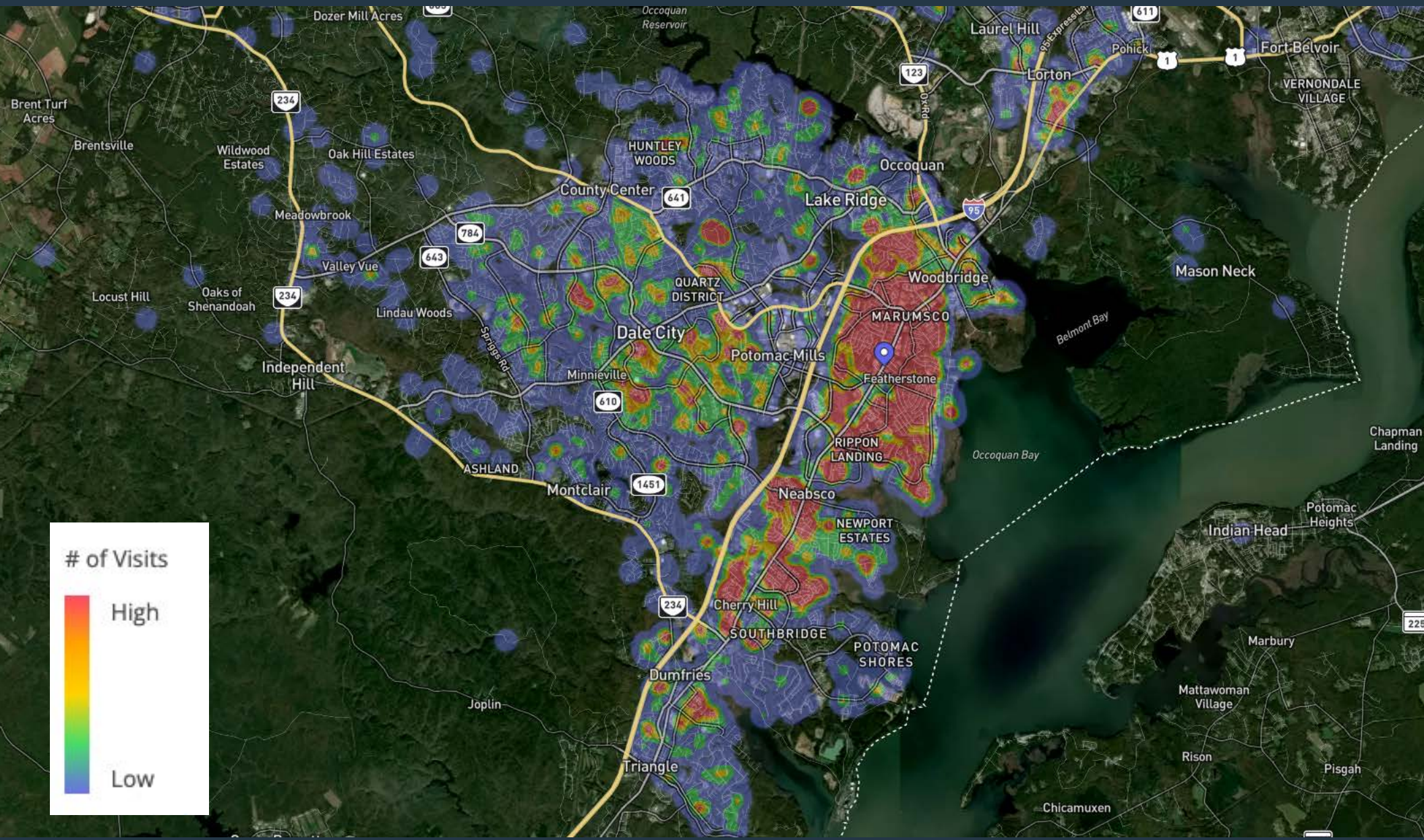
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# PLACER.AI TRADE AREA



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# International Center

WOODBIDGE, VA



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