



COLDWELL BANKER
COMMERCIAL
ELITE



RETAIL SPACE FOR LEASE

FOR LEASE | AVAILABLE NOW | 1,200 SF

36080 Goodwin Dr, Locust Grove, VA 22508

PRICE:

\$2,800/Month

1,200 square feet of move-in-ready retail space available in Lake of the Woods Plaza — the primary commercial hub for one of Orange County's largest planned communities. Unit D features an open floor plan with storefront glass, a private back room, and existing plumbing, making it a strong fit for service, wellness, boutique retail, or food users. Consistent foot traffic, strong co-tenancy, and immediate availability make this an easy decision for the right tenant.

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	20,682	54,705	171,578
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	8,208	20,567	62,951
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$167,910	\$119,844	\$125,102

KEY HIGHLIGHTS

Unit D – 36080 Goodwin Dr | Lake of the Woods Plaza

- 1,200 SF retail space
- \$28.00/SF/year | NNN | ~\$2,800/month
- General Commercial (C-2) zoning
- Open floor plan with storefront glass frontage
- Bathroom with existing plumbing
- Drop ceiling, carpet throughout
- Ample surface parking
- Ideal for service, wellness, boutique retail, or food users

PROPERTY HIGHLIGHTS

- Located in Lake of the Woods Plaza
- Strong co-tenancy with active surrounding businesses
- C-2 zoning supporting a wide range of retail and service uses
- Excellent storefront visibility and direct customer access
- Ample shared parking for tenants and customers
- Not located in a flood plain, wetlands, or historic district
- Immediate availability for qualified tenants





LAKE OF THE WOODS
COMMUNITY



3

~34,000 - ~35,000 VPD

 DOLLAR TREE

 Atlantic
Union Bank



 Domino's
 SUBWAY

 CVS
pharmacy



DOLLAR GENERAL



 SAM'S
Pizza & Subs

SITE

 **COLDWELL BANKER**
ELITE

CenterCare Urgent Care
Family Practice



 FRESNIUS
MEDICAL CARE



OFFERING MEMORANDUM

RETAIL SPACE FOR LEASE

36080 GOODWIN DR, LOCUST GROVE, VA 22508

FOR MORE INFORMATION PLEASE CONTACT:



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Owner is a Licensed Real Estate Agent

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