

1911 OPITZ BLVD

WOODBIDGE, VA

1.05 ACRE PAD SITE OPPORTUNITY





RAPPAPORT
CULTIVATING PLACES



1911 OPITZ BLVD WOODBRIDGE, VA

- Prime corner space with excellent visibility from Jefferson Davis Highway and Opitz Boulevard
- Zoning: B-1 General Business
- 1.05 acres in the heart of Woodbridge, VA's major shopping district surrounded by an incredible tenant mix
- Located near multiple large shopping centers and neighborhood centers, including retailers such as Apple, Wegmans, REI, Wawa, Chipotle, Savers, Staples, Nordstrom Rack, Costco, IKEA, and Lowe's
- Ideal property for automotive users, banks, fast food restaurants, and companies looking for a pad site with drive-thru potential

DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	23,715	93,948	204,861
 DAYTIME POPULATION	20,353	85,214	176,566
 HOUSEHOLD INCOME	\$108,265	\$111,164	\$120,684
 TRAFFIC COUNTS	38,000 on Jefferson Davis Highway >26,000 on Opitz Blvd		

AREA RETAILERS





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PARKWAY CROSSING WEST

Walmart
Sams Club

PARKWAY CROSSING EAST

SMOKETOWN PLAZA



POTOMAC MILLS

JEFFERSON DAVIS HWY 38,000 VPD

MARUMSCO PLAZA SHOPPING CENTER

PRINCE WILLIAM SQUARE SHOPPING CENTER

1911 OPITZ BLVD

OPITZ BLVD 26,000 VPD

POTOMAC FESTIVAL

FEATHERSTONE SHOPPING CENTER



ASHDALE PLAZA SHOPPING CENTER

STONEBRIDGE AT POTOMAC TOWN CENTER

MARKET AT OPITZ CROSSING

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OPITZ BLVD 26,000 VPD

JEFFERSON DAVIS HWY 38,000 VPD

REDDY DR 18,000 VPD



FEATHERSTONE SQUARE SHOPPING CENTER



MARKET AT OPITZ CROSSING



SITE PLAN

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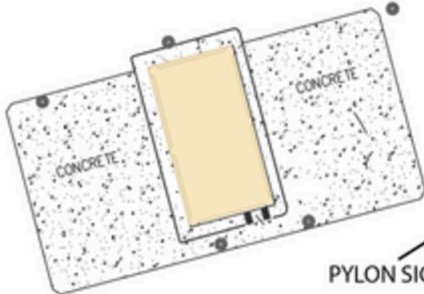
PROTECTED EASEMENT
TO PROVIDE FULL
ACCESS ON OPITZ BLVD



PROTECTED EASEMENT TO
PROVIDE ACCESS TO
RIGHT IN/RIGHT OUT ON
JEFFERSON DAVIS HWY

OPITZ BLVD 26,000 VPD

JEFFERSON DAVIS HWY 38,000 VPD





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