1911 OPITZ BLVD WOODBRIDGE, VA 1.05 ACRE PAD SITE OPPORTUNITY





1911 OPITZ BLVD WOODBRIDGE, VA

- I Prime corner space with excellent visibility from Jefferson Davis Highway and Opitz Boulevard
- I Zoning: B-1 General Business
- I 1.05 acres in the heart of Woodbridge, VA's major shopping district surrounded by an incredible tenant mix
- I 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
- I 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
<u></u>	TRAFFIC COUNTS	38,000 on Jefferson Davis Highway br/>26,000 on Opitz Blvd		

AREA RETAILERS























Famous Dave's













SMOKETOWN PLAZA

























FAMILY® DOLLAR

Walgreens



















STAPLES























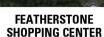


















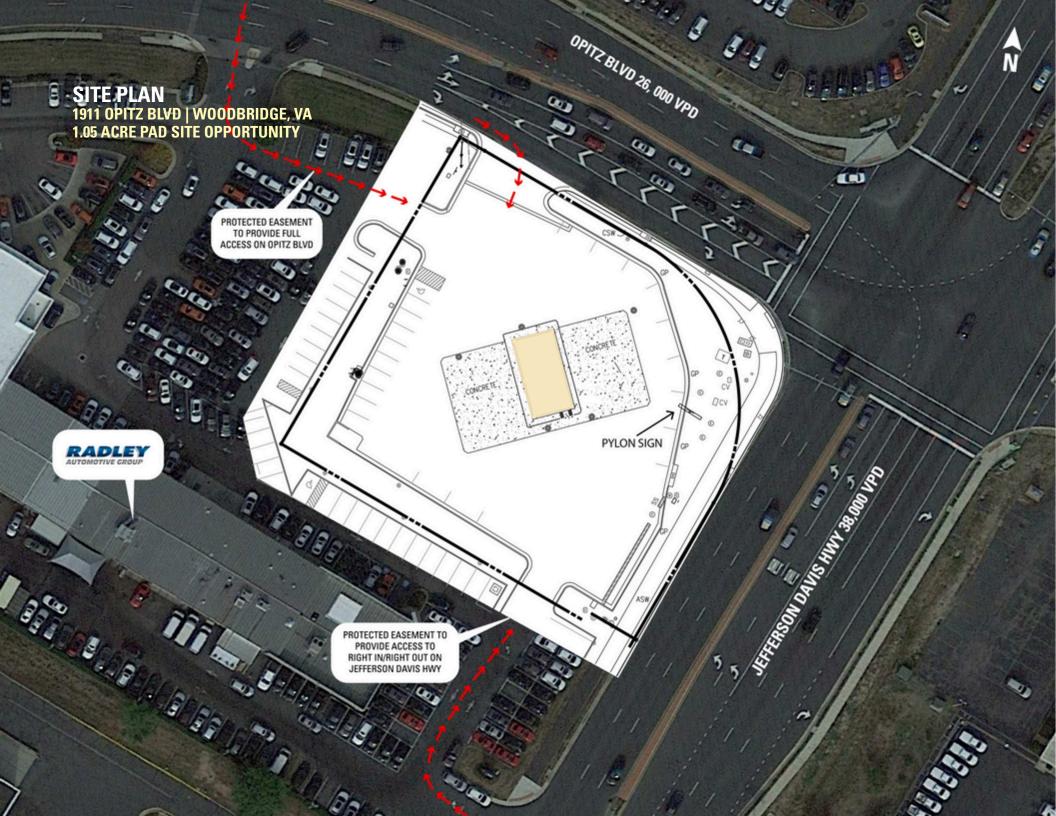














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