

**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 2026

	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**

**PARKWAY CROSSING EAST**

**SMOKETOWN PLAZA**



**POTOMAC MILLS**



**MARUMSCO PLAZA SHOPPING CENTER**

**PRINCE WILLIAM SQUARE SHOPPING CENTER**

**1911 OPITZ BLVD**

OPITZ BLVD 26,000 VPD

JEFFERSON DAVIS HWY 38,000 VPD

**FEATHERSTONE SHOPPING CENTER**

**POTOMAC FESTIVAL**

**STONEBRIDGE AT POTOMAC TOWN CENTER**

**MARKET AT OPITZ CROSSING**

**ASHDALE PLAZA SHOPPING CENTER**

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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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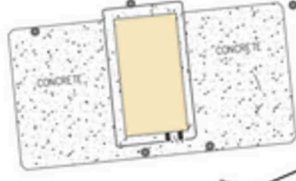


PROTECTED EASEMENT  
TO PROVIDE FULL  
ACCESS ON OPITZ BLVD

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

OPITZ BLVD

JEFFERSON DAVIS HWY





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