

1330 OLD BRIDGE ROAD

WOODBIDGE, VA

2,700 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES

PROPOSED
BUILDING
2,700 SQ.FT.

EXISTING
BUILDING



AFFORDABLE
APPLIANCES

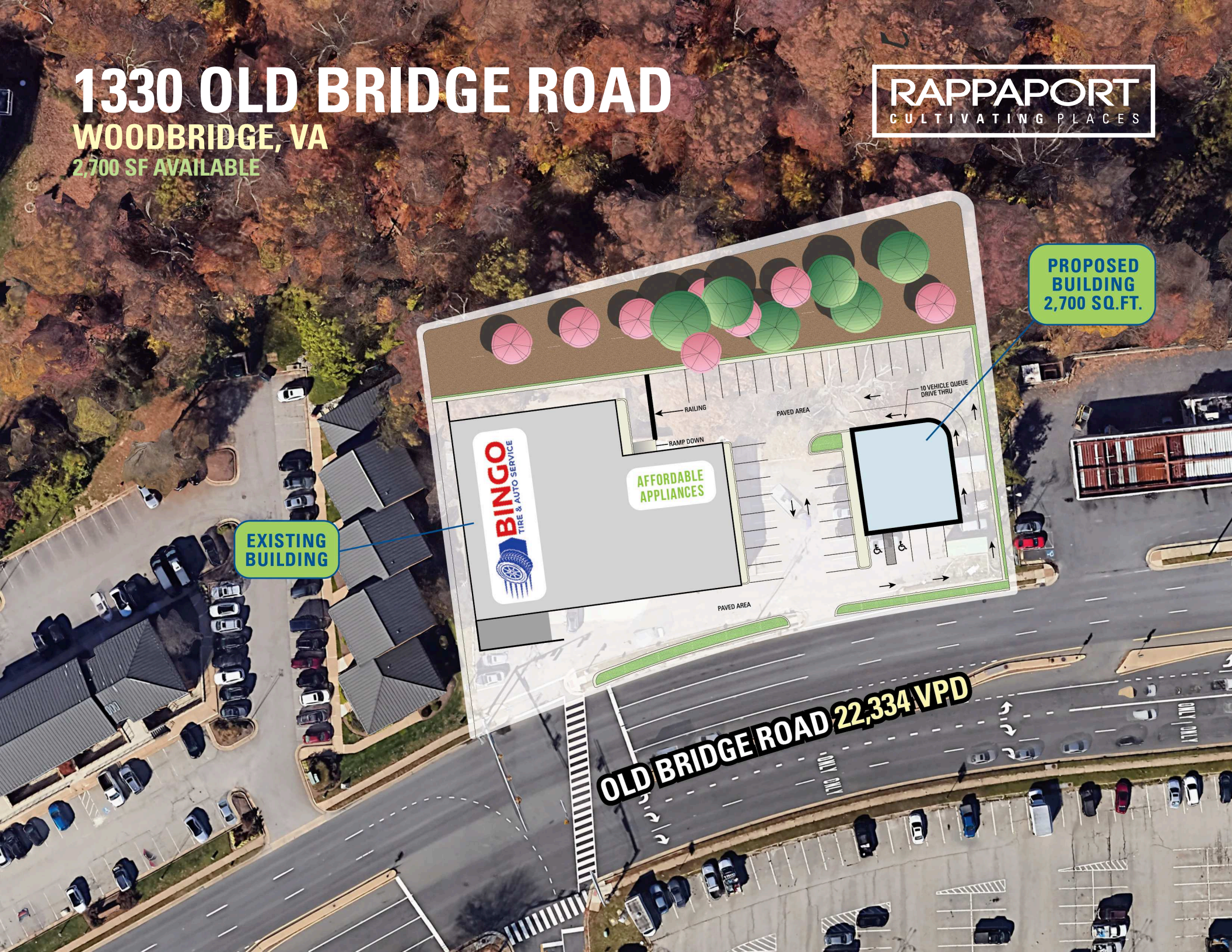
RAILING
RAMP DOWN

PAVED AREA

10 VEHICLE QUEUE
DRIVE THRU

PAVED AREA





OLD BRIDGE ROAD 22,334 VPD



1330 OLD BRIDGE ROAD WOODBRIDGE, VA

- | Pad site, ideal for QSR with drive-thru
- | Conveniently situated just off I-95
- | Located less than one mile from the Occoquan Historic District, a waterfront downtown with popular retail and dining options

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	12,354	74,217	199,122
 DAYTIME POPULATION	10,532	60,005	155,870
 HOUSEHOLD INCOME	\$100,751	\$110,333	\$123,587
 TRAFFIC COUNTS	46,680 on Old Bridge Road		

CO-TENANTS



1330 OLD BRIDGE ROAD
WOODBRIDGE, VA



NOVA
PEDIATRICS
AND YOUNG ADULT MEDICINE



OCCOQUAN SMILES

CARPET
STORE LAKE
RIDGE



BISTRO L'HERMITAGE



Wendy's



Lean Coffee Shop
Kabob Zone
Afghan Restaurant



HIBACHI
EXPRESS

KC SPORTS &
FUN CENTER

Public
Storage

PARKING GARAGE
COMMUTER LOT

Exxon



GORDON BLVD

The Flamingo
Cuban Restaurant



1330 OLD
BRIDGE RD
BINGO
AFFORDABLE APPLIANCES

FastFuel



1-95-230,000 VPD

OLD BRIDGE ROAD 22,334 VPD

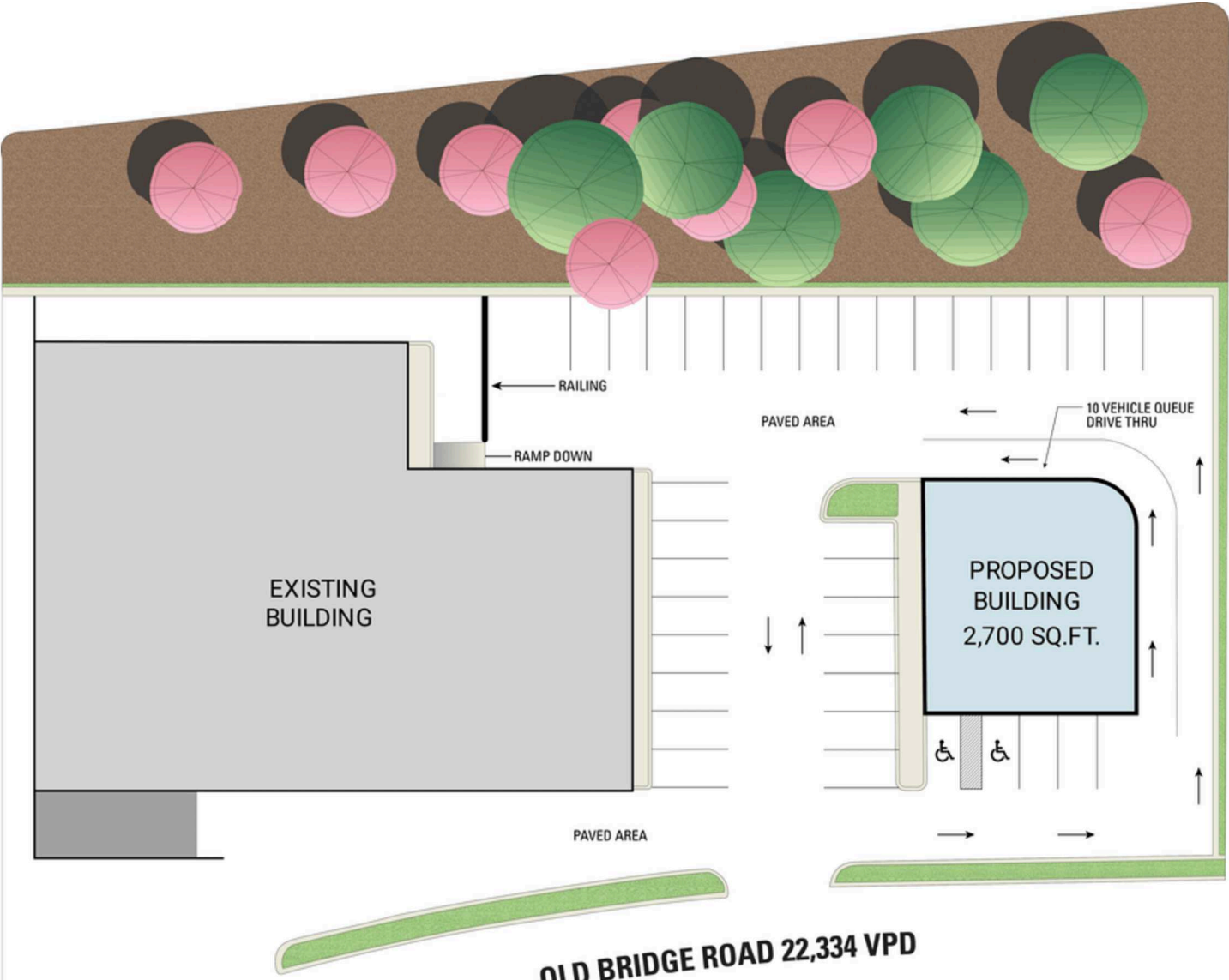
OCCOQUAN ROAD

OCCOQUAN RIVER

SITE PLAN

1330 OLD BRIDGE ROAD | WOODBRIDGE, VA

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