

1330 OLD BRIDGE ROAD

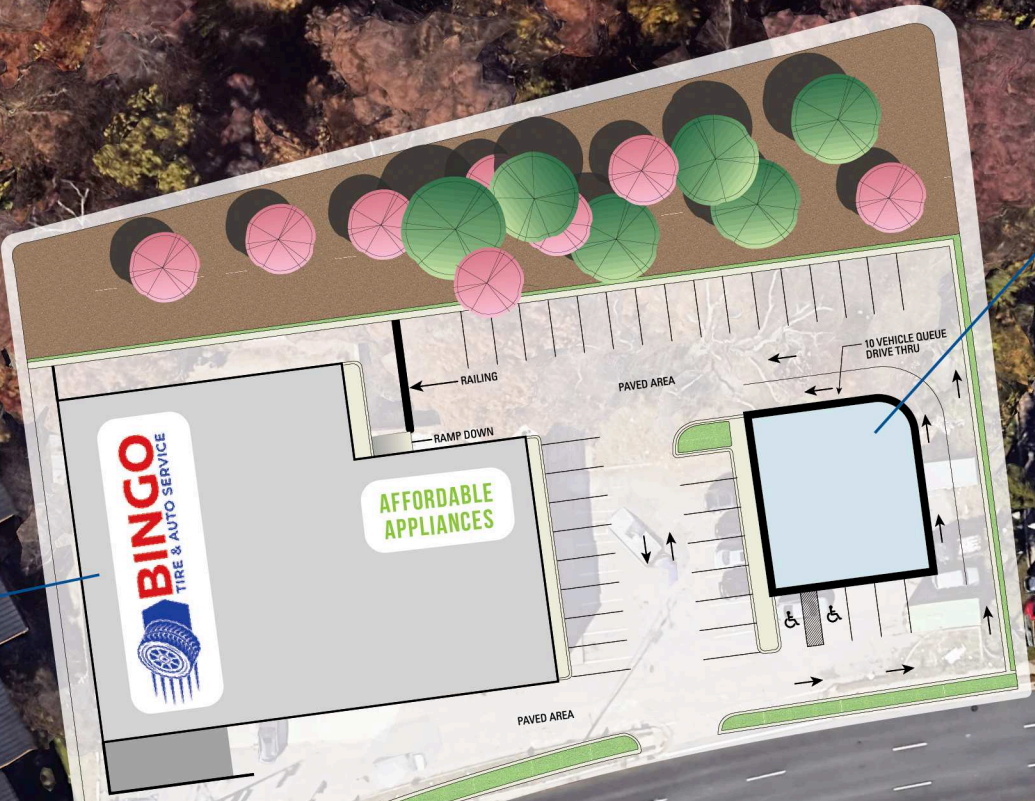
WOODBIDGE, VA

2,700 SF AVAILABLE



PROPOSED BUILDING
2,700 SQ.FT.

EXISTING BUILDING







AFFORDABLE APPLIANCES

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

OCCOQUAN ROAD



INTERSTATE
95
1-95-230,000 VPD

1330 OLD
BRIDGE RD
BINGO
AFFORDABLE APPLIANCES

Lean Coffee Shop
Kabob Zone
Afghan Restaurant



**HIBACHI
EXPRESS**

Public
Storage

PARKING GARAGE
COMMUTER LOT

FastFuel

**KC SPORTS &
FUN CENTER**

Exxon



GORDON BLVD

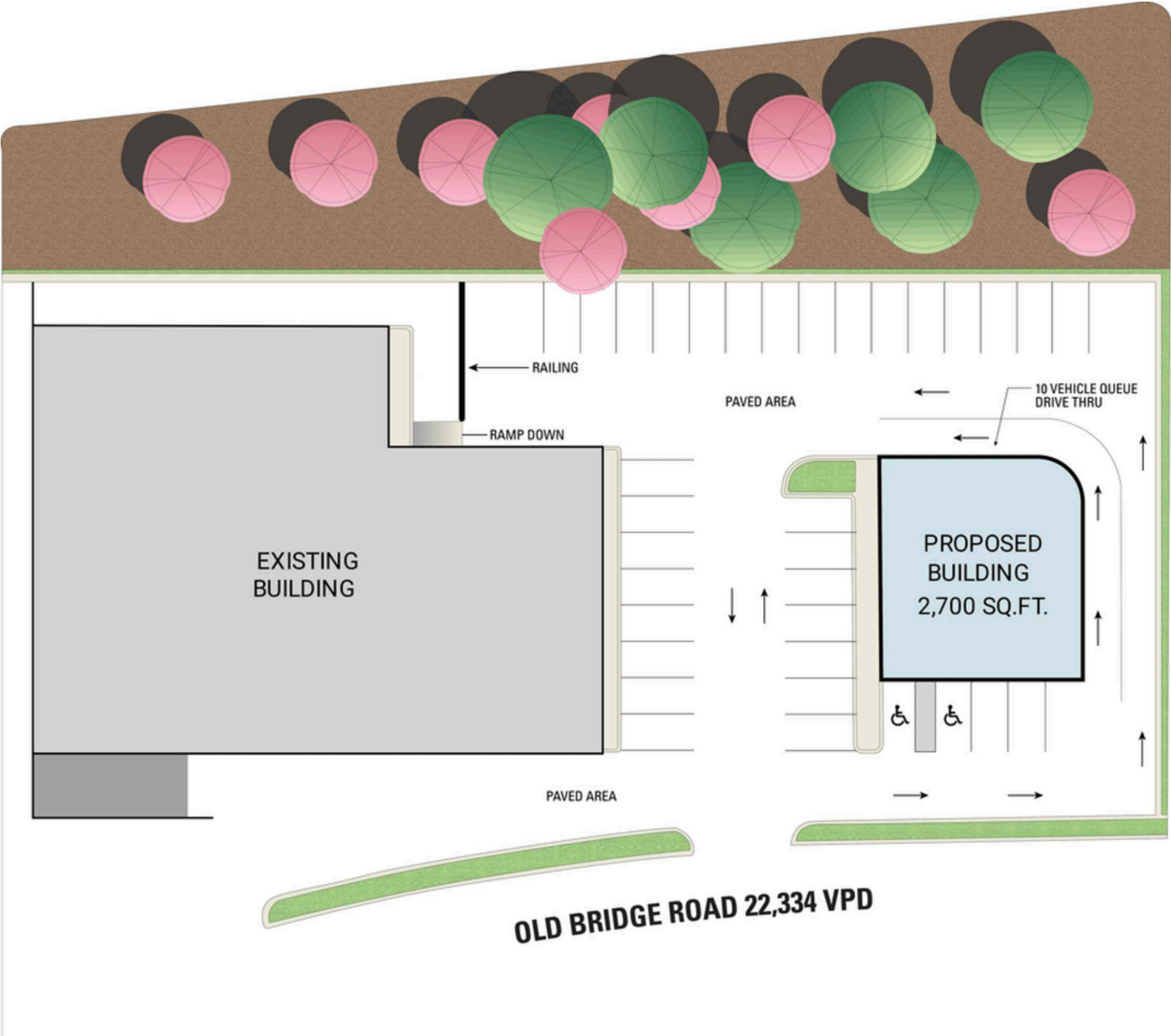
The Flamingo
Cuban Restaurant

OCCOQUAN RIVER

SITE PLAN

1330 OLD BRIDGE ROAD | WOODBRIDGE, VA

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