

1330 OLD BRIDGE ROAD

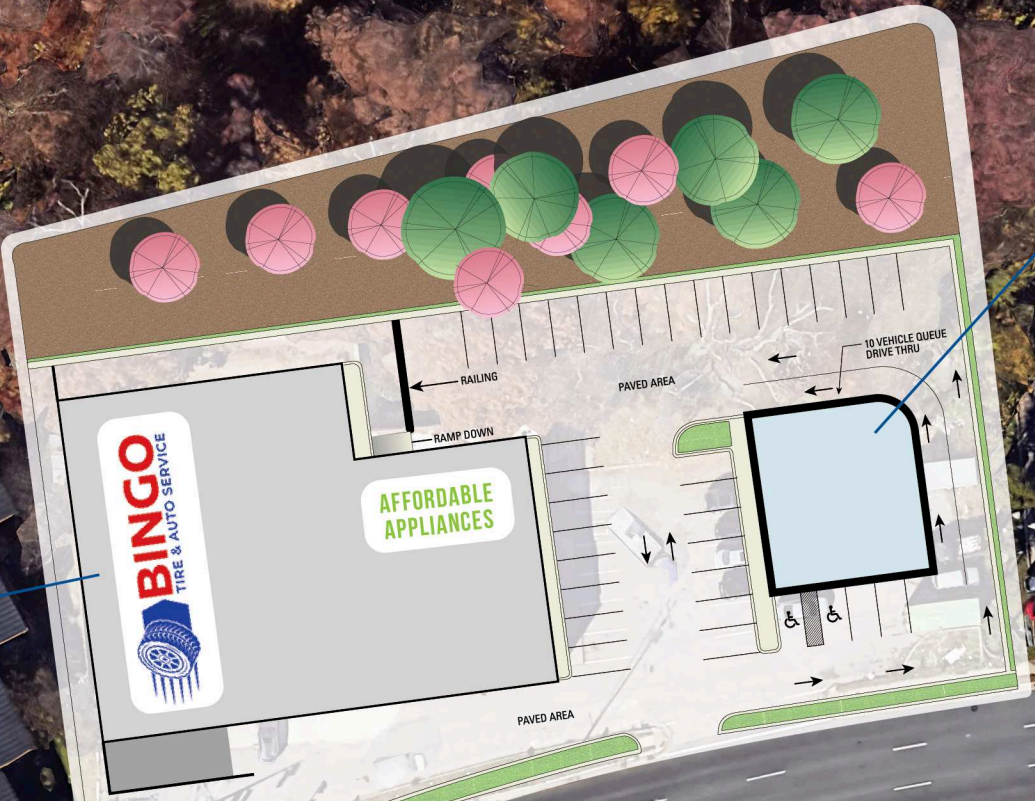
WOODBIDGE, VA

2,700 SF AVAILABLE

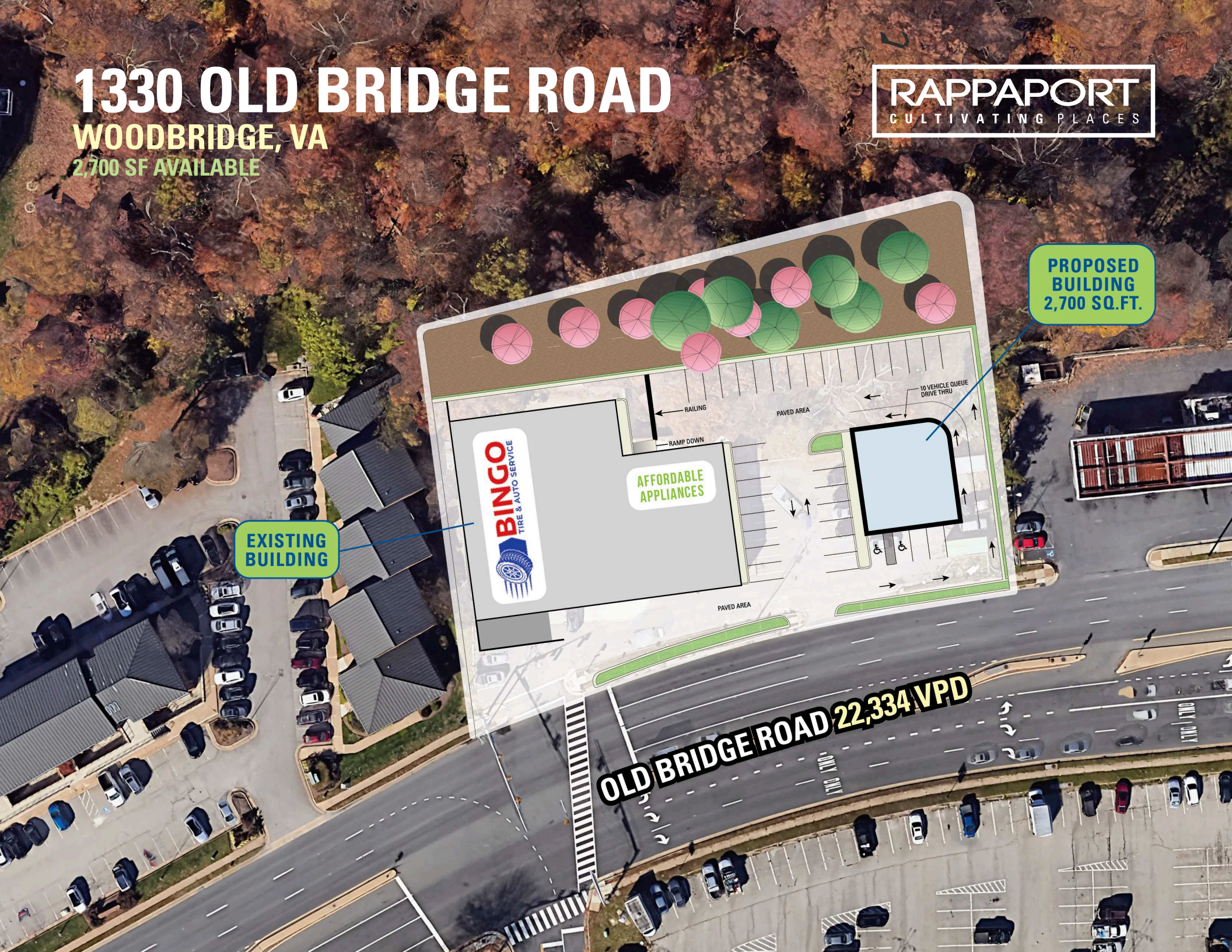


PROPOSED BUILDING
2,700 SQ.FT.

EXISTING BUILDING







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


ELEVEN


bp


Kabob Zone
Afghan Restaurant


HIBACHI
EXPRESS

KC SPORTS & FUN CENTER

CARPET STORE LAKE RIDGE




Wendy's

BISTRO L'HERMITAGE

OCCOQUAN ROAD

1330 OLD BRIDGE RD

AFFORDABLE APPLIANCES


SHELL


ELEVEN

FastFuel

Public Storage

PARKING GARAGE
COMMUTER LOT

Exxon


KFC

GORDON BLVD


The Flamingo
Palm Restaurant

OCCOQUAN RIVER

INTERSTATE
95

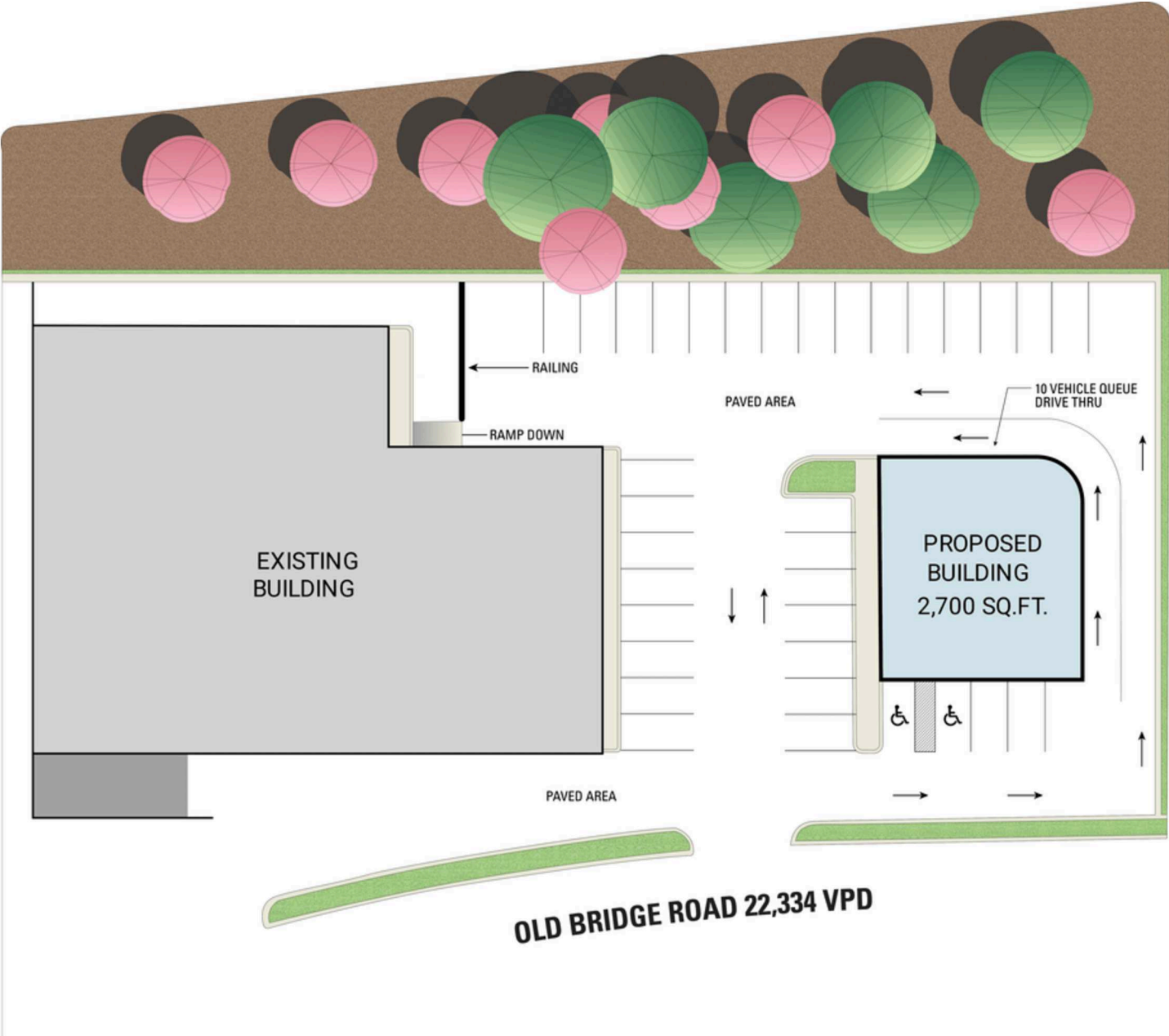
1-95-230,000 VPD

OLD BRIDGE ROAD 22,334 VPD

SITE PLAN

1330 OLD BRIDGE ROAD | WOODBRIDGE, VA

2,700 SF AVAILABLE





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