



1911 Opitz Blvd
Woodbridge, VA



Woodbridge

Virginia

- 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
- Ideal property for automotive users, banks, fast food restaurants, and companies looking for a pad site with drivethru potential



2026 Demographics

	1 mi.	3 mi.	5 mi.
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 Richmond Highway 26,000 on Opitz Blvd		

Area Retailers





Centre At Rollingwood
KOHL'S **GLOBAL FOOD** **THE HOME DEPOT**

Parkway Crossing West
Target **Panera Bread** **Famous Dave's**

Smoketown Station
HOBBY LOBBY **Advance Auto Parts** **MISSION BBQ**

Sams Club **Red Robin** **Walmart**

Potomac Mills
Rack **TUMI** **Durlington**
kate spade **TJ-maxx** **COSTCO**

Prince William Square Shopping Center
ROSS **ASHLEY** **MOM**

Potomac Festival II
BOB'S DISCOUNT FURNITURE **BUFFALO WILD WINGS** **KU-TEA**

Potomac Festival I
savers **TOUS LES JOURS** **SAKURA**
TEXAS COCCLES **SKY ZONE** **SWIM KIDS**

DALE BLVD

at home
 The Home Decor Superstore

Stonebridge at Potomac Town Center
Wegmans **BARNES & NOBLE**
Starbucks **Onelife FITNESS** **REI** **crumbl cookies**

OPITZ BLVD 26,000 VPD

1911 OPITZ BLVD

Market at Opitz Crossing
PriceRite **Wawa** **Chipotle**
SUBWAY **kate spade** **Checkers**

Featherstone Square Shopping Center
Gabe's **FAMILY DOLLAR**
Food Lion **McDonald's** **BANK OF AMERICA**

RICHMOND HIGHWAY 38,000 VPD

INTERSTATE 95

INTERSTATE 95

PRINCE WILLIAMS PARKWAY

1



Featherstone Square Shopping Center
 Gabe's FAMILY DOLLAR
 FOOD LION
 McDonald's
 BANK OF AMERICA

enterprise

UNITED STATES POSTAL SERVICE

HYUNDAI

1911 OPITZ BLVD

ACURA RADLEY AUTOMOTIVE GROUP

OPITZ BLVD 26,000 VPD

RICHMOND HIGHWAY 38,000 VPD

REDDY DR 18,000 VPD

MARYLAND AVE

Market at Opitz Crossing
 Price Rite MARKETPLACE
 Wawa
 CHIPOTLE MEXICAN GRILL
 SUBWAY
 TRUIST
 Checkers BURGERS • FRIES • COLAS

AUTOGIANTS NISSAN

Site Plan

Space #	Sq. Ft.	Tenant
1	1,200	Insurance Doctor

● Space Available



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