



1911 Opitz Blvd
Woodbridge, VA

1,200 SF available



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** **HOME DEPOT**

Parkway Crossing West

Target **Panera Bread** **Famous Dave's**

Smoketown Station

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

Sam's 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 HOLDERS **SKY ZONE** **SWIM KIDS**

DALE BLVD

at home
The Home Decor Superstore

Stonebridge at Potomac Town Center

Wegmans **BARNES & NOBLE**
Starbucks **Onelife FITNESS** **MEI COOP** **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

PRINCE WILLIAMS PARKWAY





Featherstone Square Shopping Center

Gabes FAMILY DOLLAR

FOOD LION

McDonald's

BANK OF AMERICA



1911 OPITZ BLVD



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



Site Plan

1,200 SF available

Space #	Sq. Ft.	Tenant
1	1,200	Available

● Space Available



1911 Opitz Blvd

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1911 OPITZ BLVD, WOODBRIDGE, VA

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