



1911 Opitz Blvd
Woodbridge, VA

1,200 SF available



Woodbridge

Virginia

- Current lease expiring Q4 2029, providing ample time to execute entitlements for a ground lease
- Prime corner opportunity 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
- Ideal property for automotive users, banks, fast food restaurants, and companies looking for a pad site with drive-thru 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**

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

Potomac Mills
Rack **TUMI** **Burlington**
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**

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**

PRINCE WILLIAMS PARKWAY

INTERSTATE 95

INTERSTATE 95

OPITZ BLVD 26,000 VPD

RICHMOND HIGHWAY 38,000 VPD





Featherstone Square Shopping Center

Gabe's 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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