

1.3453 ACRES OF B-1 ZONED COMMERCIAL LAND AVAILABLE



ACRES:
1.3453

ZONING:
B-1
General Business

TRAFFIC COUNTS:
60000 +/- Vehicles Daily on Rte. 1

ADDRESS:
15807 Jefferson Davis Hwy, Woodbridge, VA 22191

LOCATION:
This 1.3453 acre retail site has direct access to Route 1 with 60,000 +/- vehicles/day. Subject to proffers.
This sale includes 1.3453 acres of the site. The +/- 6.8 acres north of Neabsco Creek does not convey as part of this listing and will be subdivided at time of final site plan approval.

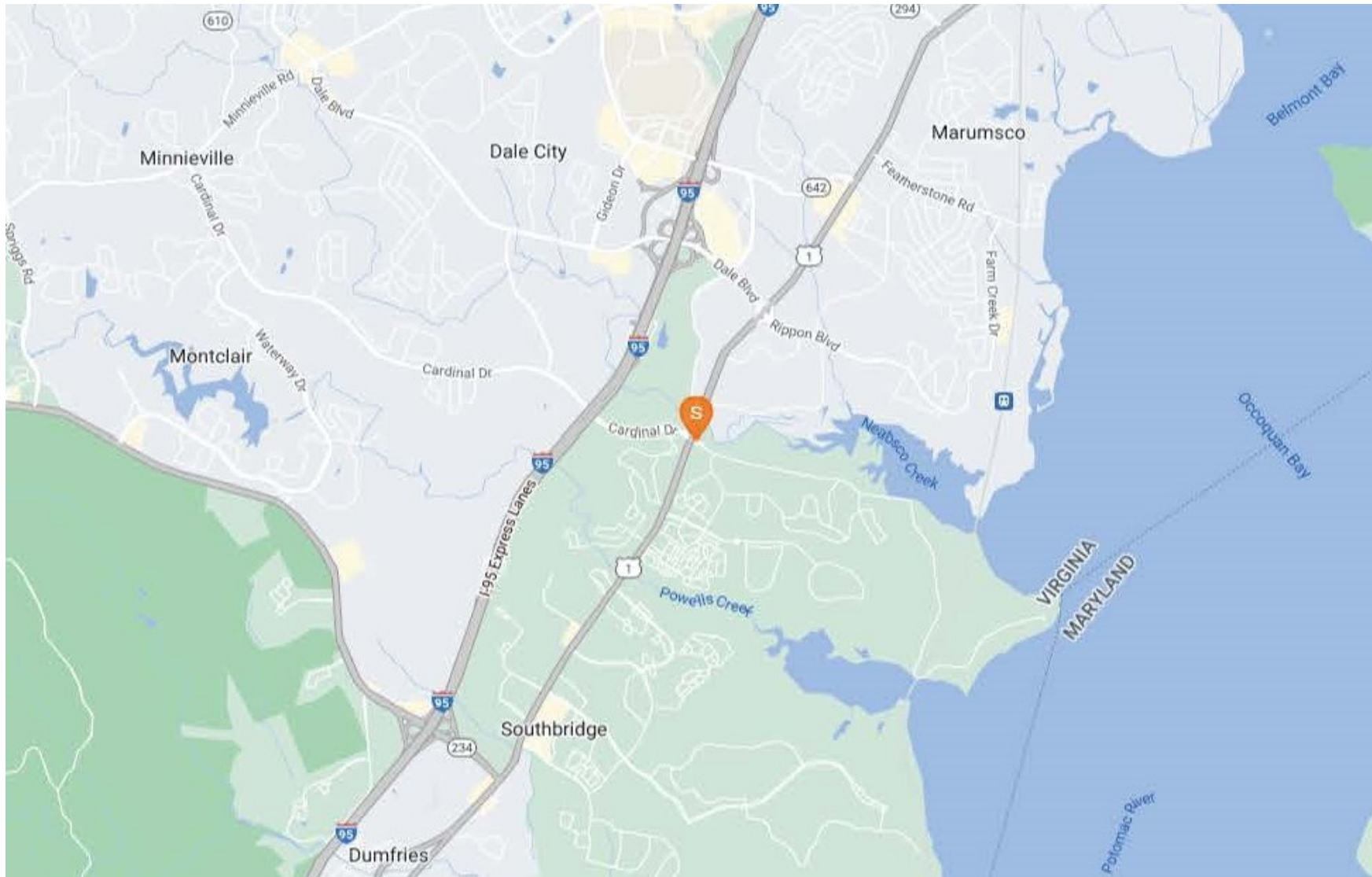
PRICE: \$1,599,000



11350 Random Hills Rd
Suite 735
Fairfax, VA 22030
www.farmsandacreageinc.com

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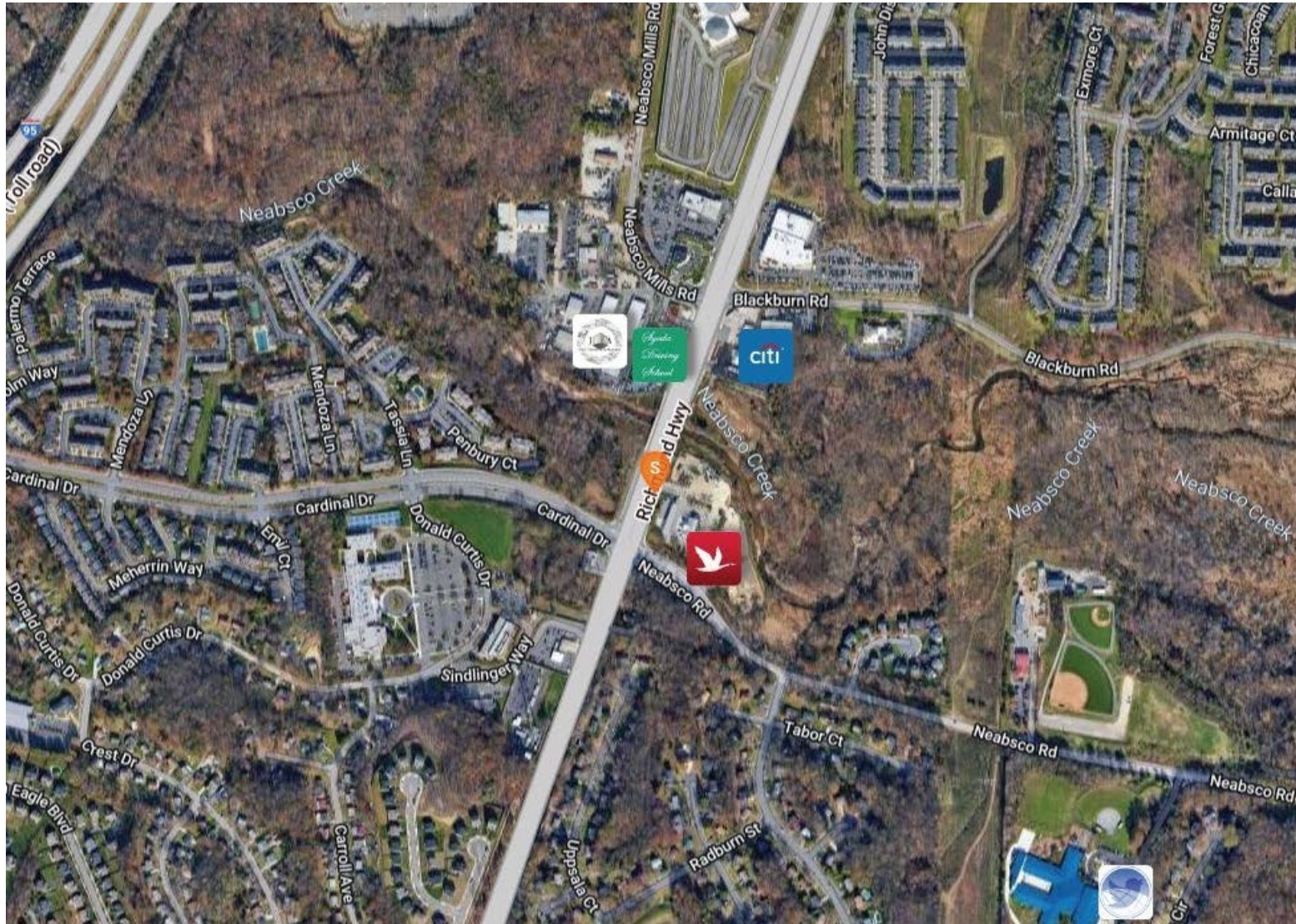
LOCATOR MAP



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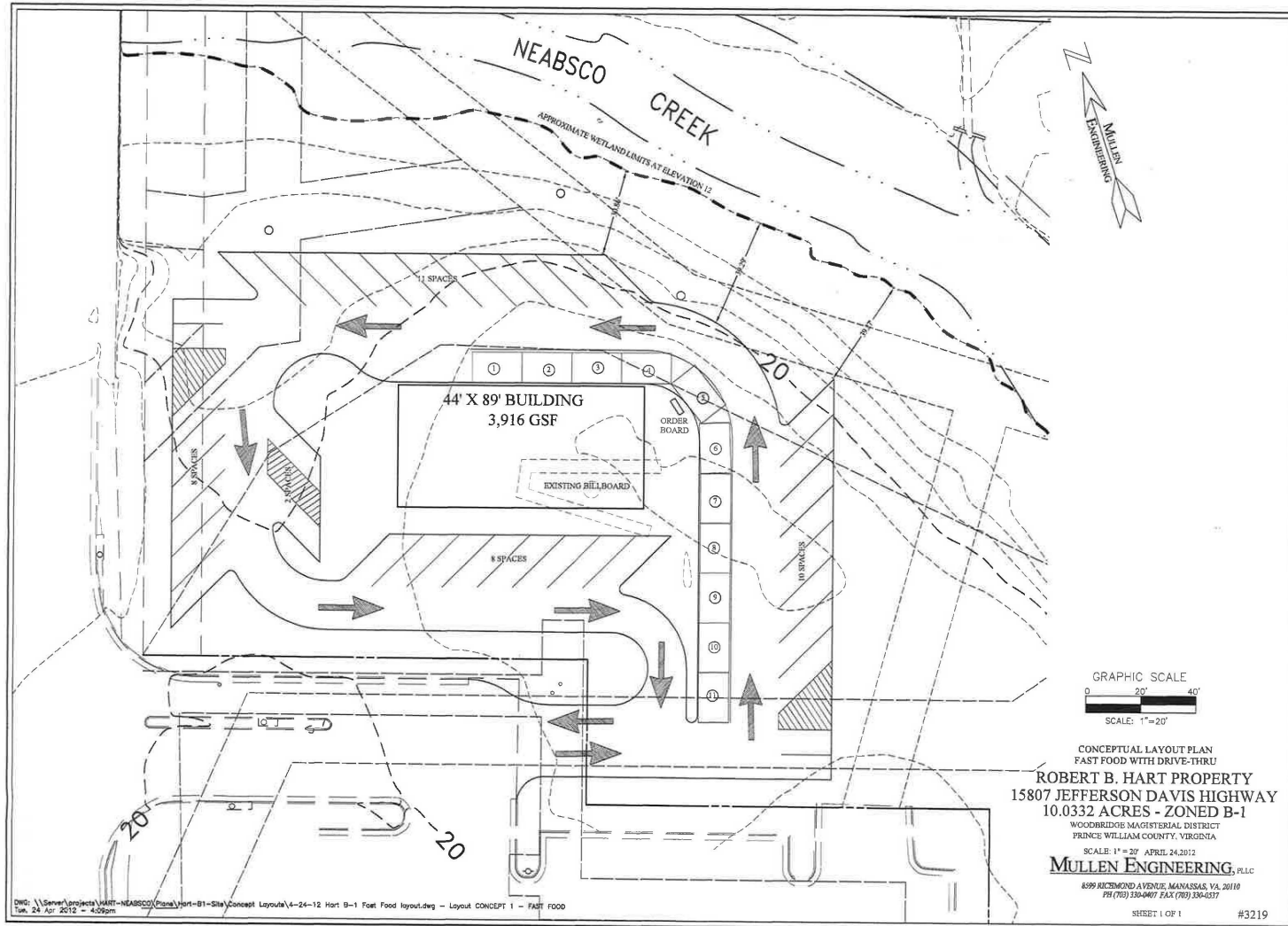
AERIAL MAP



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LAYOUT PLAN



Sample - Retail Drive-Thru Layout



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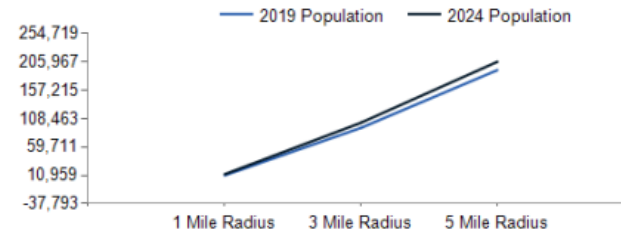
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DEMOGRAPHICS

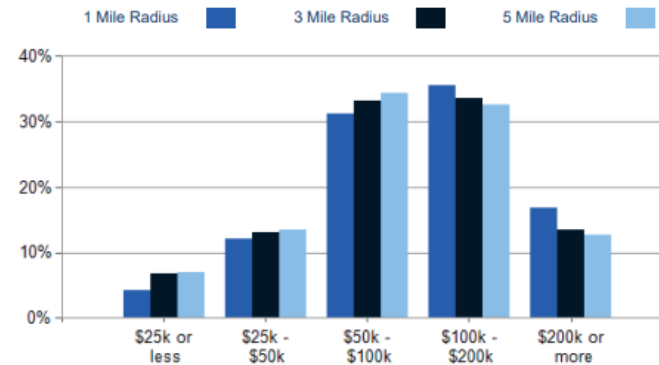
| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|---------|---------|
| 2000 Population | 3,015 | 53,266 | 129,362 |
| 2010 Population | 7,710 | 75,696 | 166,592 |
| 2019 Population | 10,959 | 92,500 | 191,596 |
| 2024 Population | 12,889 | 101,306 | 205,967 |
| 2019-2024: Population: Growth Rate | 16.50% | 9.20% | 7.30% |

| 2019 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000 | 74 | 919 | 2,024 |
| \$15,000-\$24,999 | 74 | 1,113 | 2,324 |
| \$25,000-\$34,999 | 168 | 1,601 | 3,223 |
| \$35,000-\$49,999 | 249 | 2,271 | 5,156 |
| \$50,000-\$74,999 | 536 | 4,561 | 10,382 |
| \$75,000-\$99,999 | 543 | 5,352 | 10,961 |
| \$100,000-\$149,999 | 721 | 6,266 | 12,626 |
| \$150,000-\$199,999 | 512 | 3,710 | 7,680 |
| \$200,000 or greater | 585 | 4,019 | 7,902 |
| Medlan HH Income | \$104,015 | \$94,552 | \$91,702 |
| Average HH Income | \$133,607 | \$121,298 | \$118,688 |

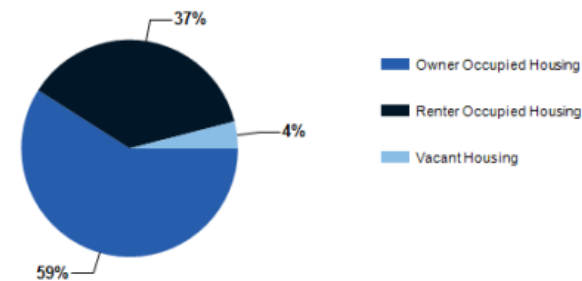
| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing | 1,044 | 18,284 | 45,166 |
| 2010 Total Households | 2,416 | 24,379 | 54,410 |
| 2019 Total Households | 3,463 | 29,812 | 62,277 |
| 2024 Total Households | 4,060 | 32,648 | 66,836 |
| 2019 Average Household Size | 3.16 | 3.10 | 3.07 |
| 2019-2024: Households: Growth Rate | 16.15% | 9.15% | 7.10% |



2019 Household Income



2019 Own vs. Rent - 1 Mile Radius



Source: esri



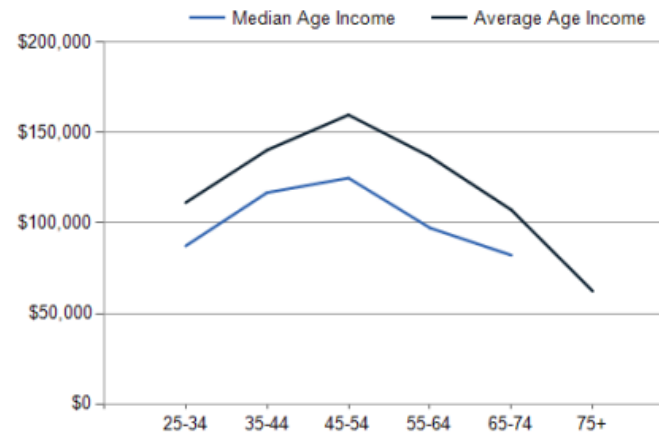
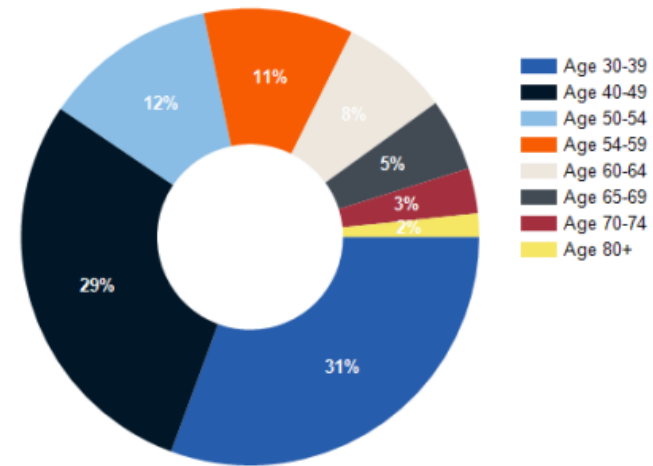
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DEMOGRAPHICS CONT.

| 2019 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|---------|
| 2019 Population Age 30-34 | 869 | 7,684 | 15,315 |
| 2019 Population Age 35-39 | 949 | 7,552 | 15,136 |
| 2019 Population Age 40-44 | 917 | 6,616 | 13,319 |
| 2019 Population Age 45-49 | 797 | 5,987 | 12,630 |
| 2019 Population Age 50-54 | 728 | 5,703 | 12,174 |
| 2019 Population Age 55-59 | 628 | 5,567 | 12,035 |
| 2019 Population Age 60-64 | 458 | 4,582 | 9,950 |
| 2019 Population Age 65-69 | 304 | 3,342 | 7,297 |
| 2019 Population Age 70-74 | 190 | 2,339 | 5,060 |
| 2019 Population Age 75-79 | 98 | 1,346 | 2,878 |
| 2019 Population Age 80-84 | 46 | 750 | 1,558 |
| 2019 Population Age 85+ | 40 | 624 | 1,245 |
| 2019 Population Age 18+ | 7,665 | 67,216 | 140,512 |
| 2019 Median Age | 33 | 34 | 34 |
| 2024 Median Age | 33 | 34 | 35 |

| 2019 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$87,380 | \$85,578 | \$83,399 |
| Average Household Income 25-34 | \$111,331 | \$109,464 | \$106,505 |
| Median Household Income 35-44 | \$116,853 | \$107,196 | \$103,298 |
| Average Household Income 35-44 | \$140,407 | \$131,934 | \$127,402 |
| Median Household Income 45-54 | \$124,920 | \$108,538 | \$107,045 |
| Average Household Income 45-54 | \$159,855 | \$138,088 | \$136,407 |
| Median Household Income 55-64 | \$97,343 | \$95,886 | \$97,455 |
| Average Household Income 55-64 | \$136,791 | \$124,421 | \$126,815 |
| Median Household Income 65-74 | \$82,228 | \$83,081 | \$81,019 |
| Average Household Income 65-74 | \$107,311 | \$111,653 | \$107,608 |
| Average Household Income 75+ | \$62,364 | \$75,631 | \$66,566 |



Prince William County Zoning Information

B-1: General Business District



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