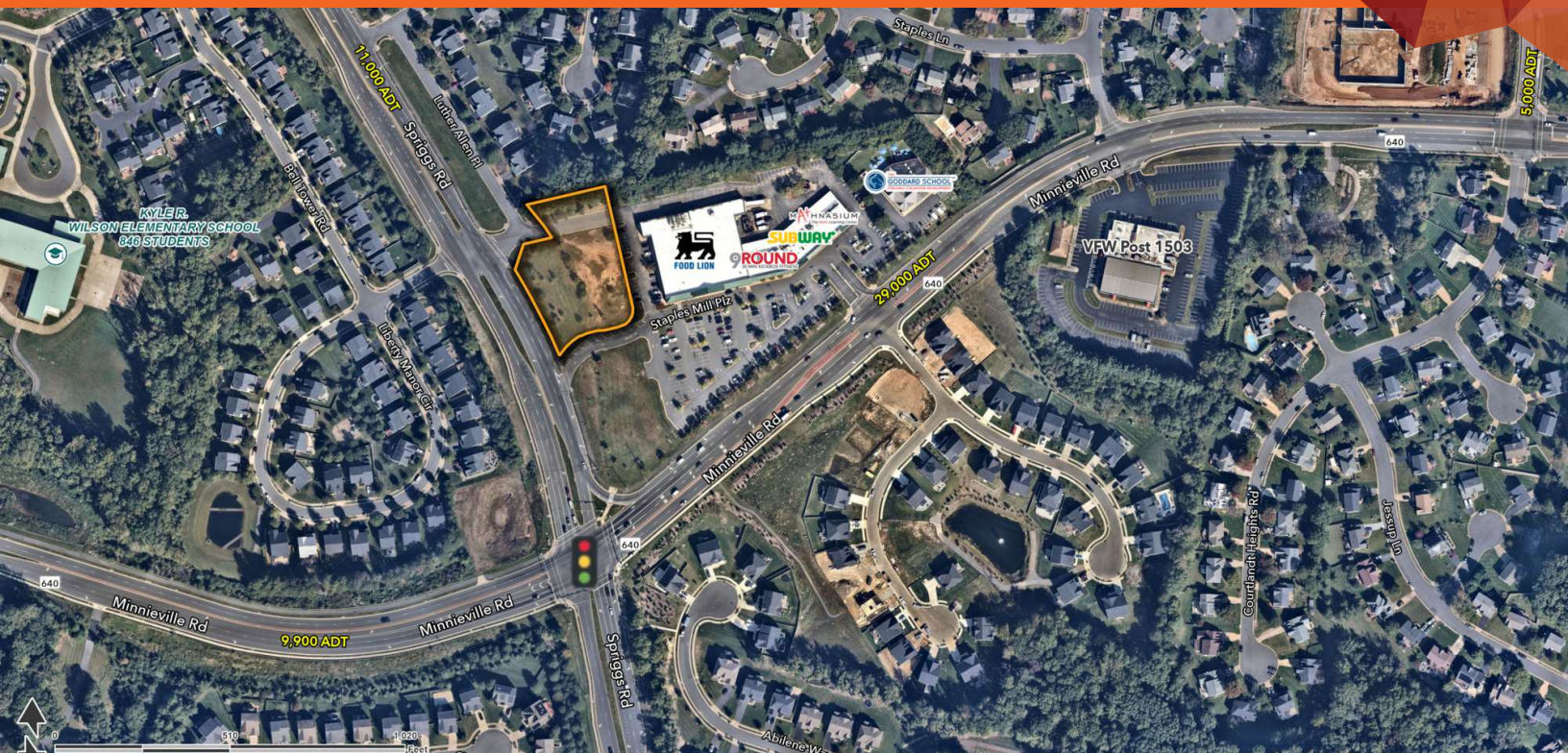


14635 SPRIGGS ROAD

WOODBIDGE, VA 22193

FOR LEASE

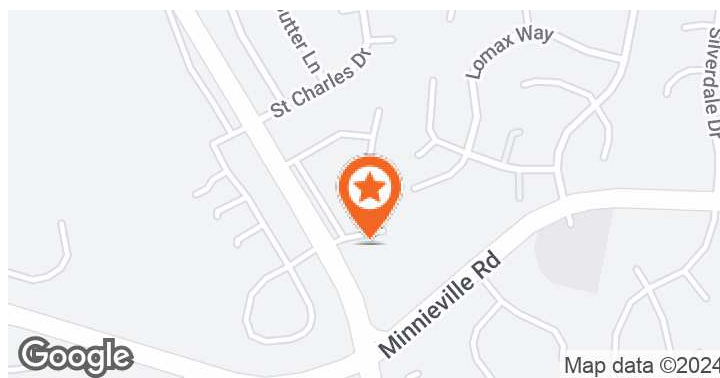


LOCATION DESCRIPTION

Direct ingress/egress to Spriggs Road, two stories admitted by-right, utilities stubbed to property with electronic signage directly visible on Spriggs Road

PROPERTY HIGHLIGHTS

- 1.5 ACRE OUTPARCEL AVAILABLE
- Situated adjacent to Food Lion anchored Staples Mill Shopping Center
- Visibility to over 29,000 VPD on Minnieville Road
- Highly visible pad site on Spriggs Rd. in Prince William County, Virginia's second most populous county
- Zoned B-2



DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Population	12,569	81,011	168,281
Daytime Population	7,240	51,505	138,054
Average HH Income	205,344\$	\$164204	\$157,245



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