

**FOR LEASE**

## RIVERWALK

125 MILL ST OCCOQUAN, VA 22125



### OFFERING SUMMARY

Available SF:	965 SF
Building Size:	15,963 SF
Zoning:	B-1
Market:	Washington DC
Submarket:	Woodbridge/I-95 Corridor
Parcel ID:	8393-74-2219

### PROPERTY OVERVIEW

Riverwalk at Occoquan presents a rare retail opportunity in one of Northern Virginia's most distinctive historic settings.

Unit 15 is a 3rd floor office unit consisting of 965 SF with large open work area and one private office.

### LOCATION OVERVIEW

Located in the heart of the Historic Town of Occoquan, Riverwalk at Occoquan enjoys a prime riverfront position surrounded by centuries-old architecture, cobblestone streets, and a thriving mix of artisan shops, galleries, and restaurants. The town is a well-known destination for day-trippers and tourists, hosting seasonal festivals, riverfront events, and steady weekend foot traffic. Its charming setting, combined with excellent access to Rt. 123 and I-95, makes it an ideal location for businesses looking to capture both local residents and visitors from across the region.

#### PRESENTED BY:

**GEORGE CHARLTON**  
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703.330.1224  
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## LEASE SPACES



### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 15	965 SF	NNN (CAM Fees \$530/mo)	\$1,045 per month	3rd Floor Office Unit

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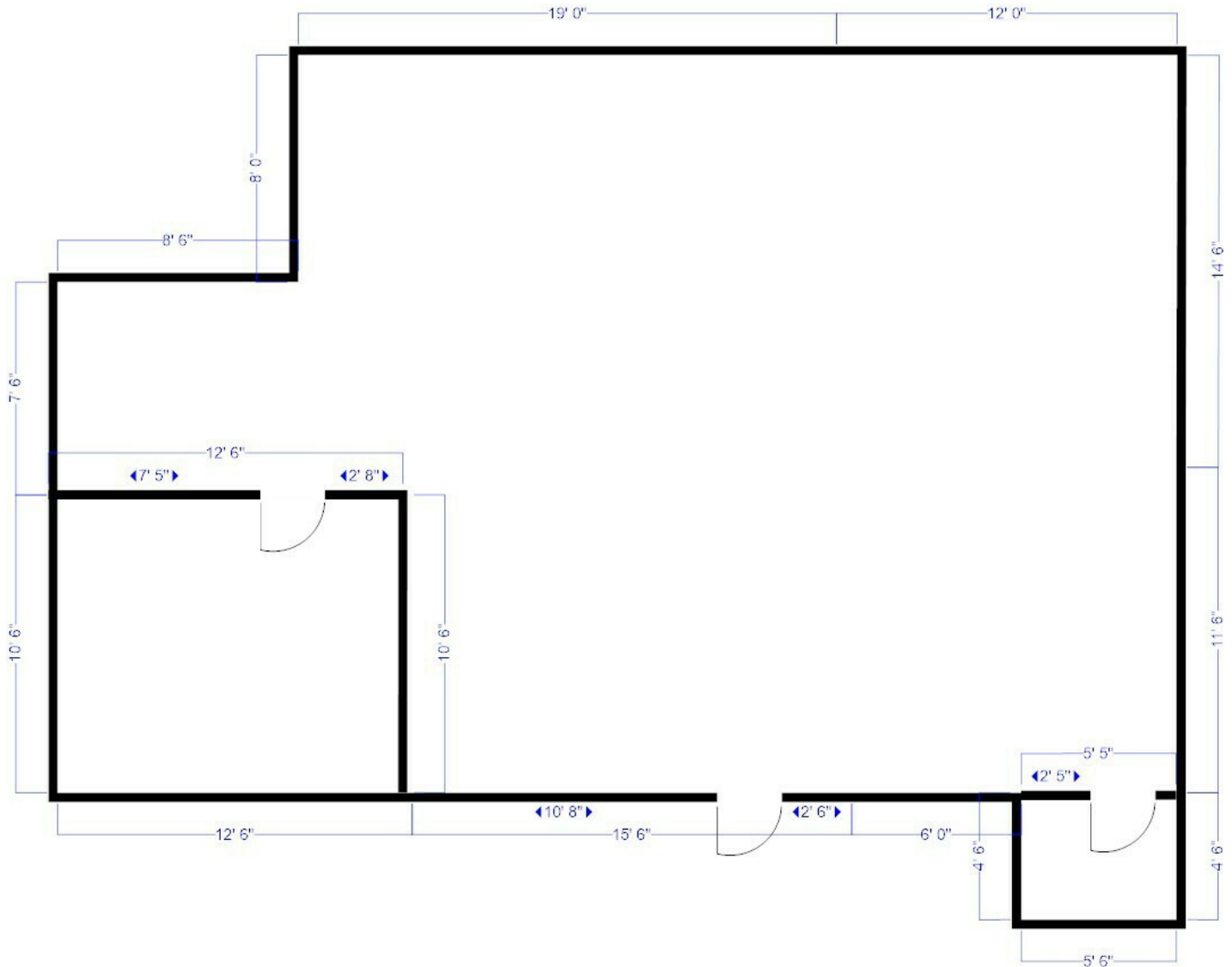
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## FLOOR PLAN - UNIT 15

\*Drawing not to scale. Measurements approx.



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## ADDITIONAL PHOTOS - UNIT 15



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ADDITIONAL PHOTOS



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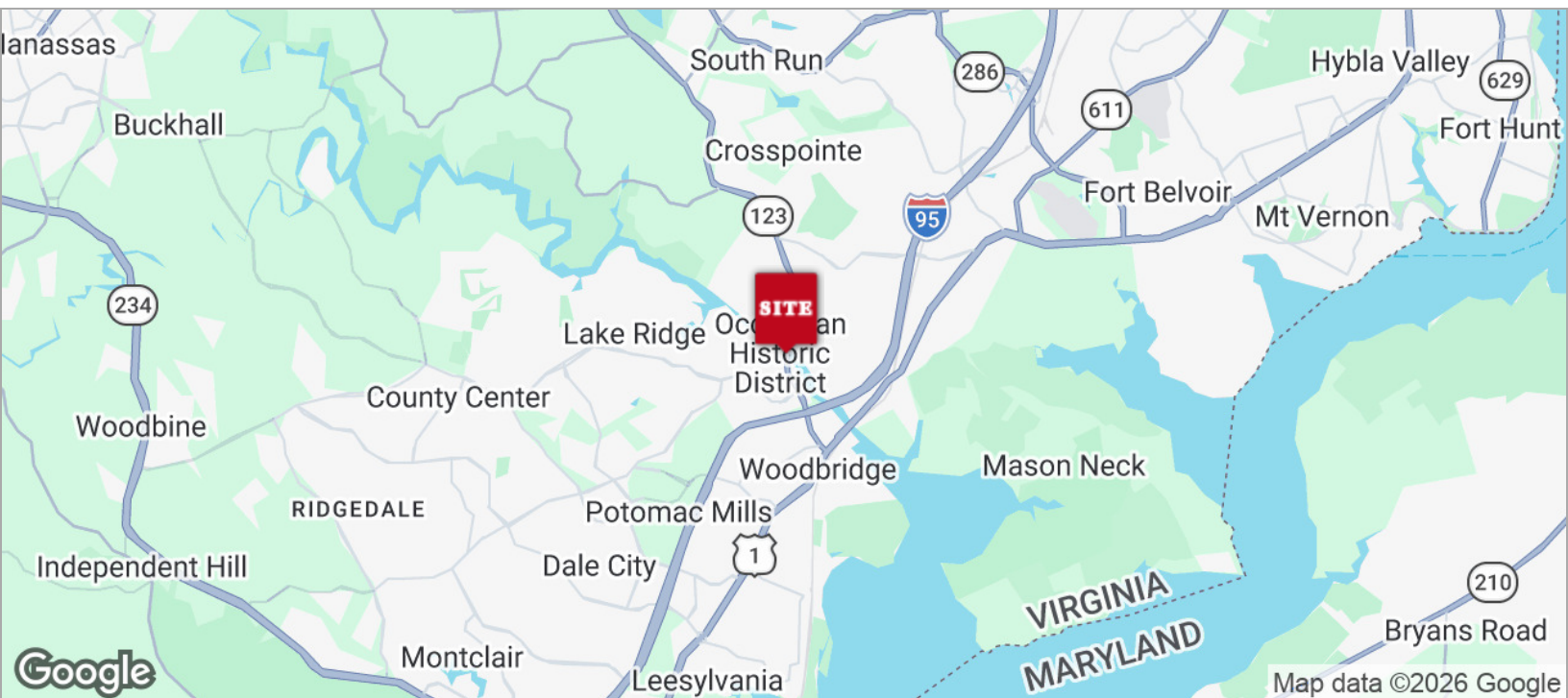
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## LOCATION MAPS



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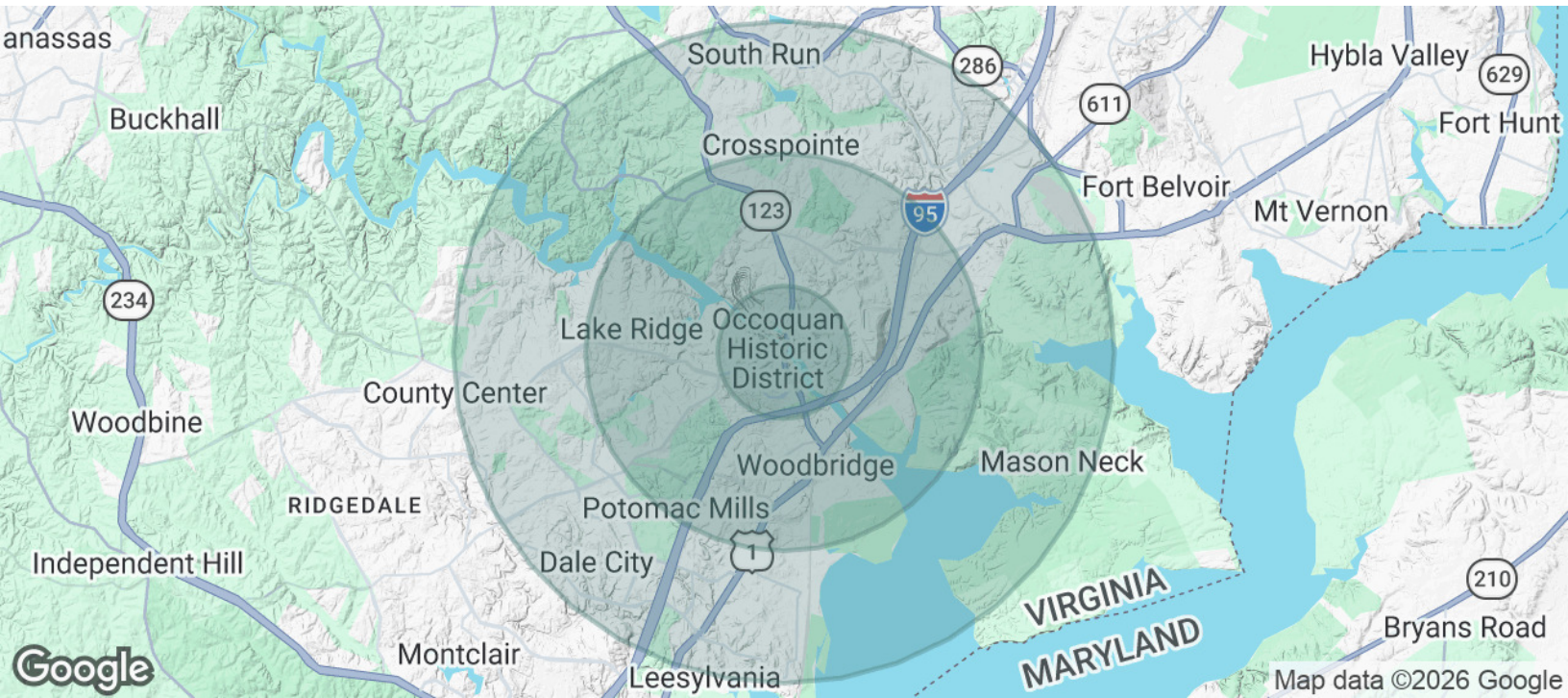
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,375	75,093	195,744
Average Age	42.3	38.5	37.0
Average Age (Male)	39.3	38.4	37.0
Average Age (Female)	44.7	38.6	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,741	25,929	65,259
# of Persons per HH	2.5	2.9	3.0
Average HH Income	\$125,358	\$142,677	\$151,217
Average House Value	\$437,023	\$506,573	\$530,299

2023 American Community Survey (ACS)

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## ZONING INFORMATION

In the B-1 district, structures to be maintained or erected, or land to be used, shall be restricted to one or more of the following uses:

- (1) Home appliance services.
- (2) Bakeries.
- (3) Banks.
- (4) Barbershops and beauty shops.
- (5) Bed and breakfasts.
- (6) Clubs and lodges.
- (7) Drugstores.
- (8) Festivals, town sponsored.
- (9) Hotels.
- (10) Laundry facilities.
- (11) Libraries.
- (12) Machinery sales and service.
- (13) Medical uses.
- (14) Office buildings.
- (15) Places of assembly with less than 25 seats, as an accessory to the principal use.
- (16) Plumbing and electrical supply stores (with storage under cover).
- (17) Public utilities
- (18) Restaurants, eating places.
- (19) Retail food stores.
- (20) Retail stores.
- (21) Temporary Seasonal Display
- (23) Waterfront business activities:
  - a. Wholesale and retail marine, such as boat docks, piers, small boat docks, yacht clubs and servicing facilities;
  - b. Dock and areas for receipt, storage and transshipment of waterborne commerce; and
  - c. Recreational activities, primarily conducted on or about a waterfront. All such uses shall be contiguous to a waterfront.

[Click Here for the full Town of Occoquan Zoning Ordinance](#)

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