

PROPERTY DESCRIPTION/HIGHLIGHTS

- - Rare opportunity to acquire ±1.75 acres of B-1 General Business zoned land
- - Located in one of Northern Virginia's highest-demand commercial corridors
- - Situated along Wigglesworth Way just off Jefferson Davis Highway (US Route 1) in

Woodbridge, Virginia

- - Infill parcel with direct reach of 37,000 vehicles per day
- - Surrounded by established retail, dining, and service uses
- - B-1 zoning permits a broad range of commercial uses by-right



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	1.75 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	321	1,948	6,587
Total Population	1,060	6,328	21,301
Average HH Income	\$100,470	\$101,919	\$118,603



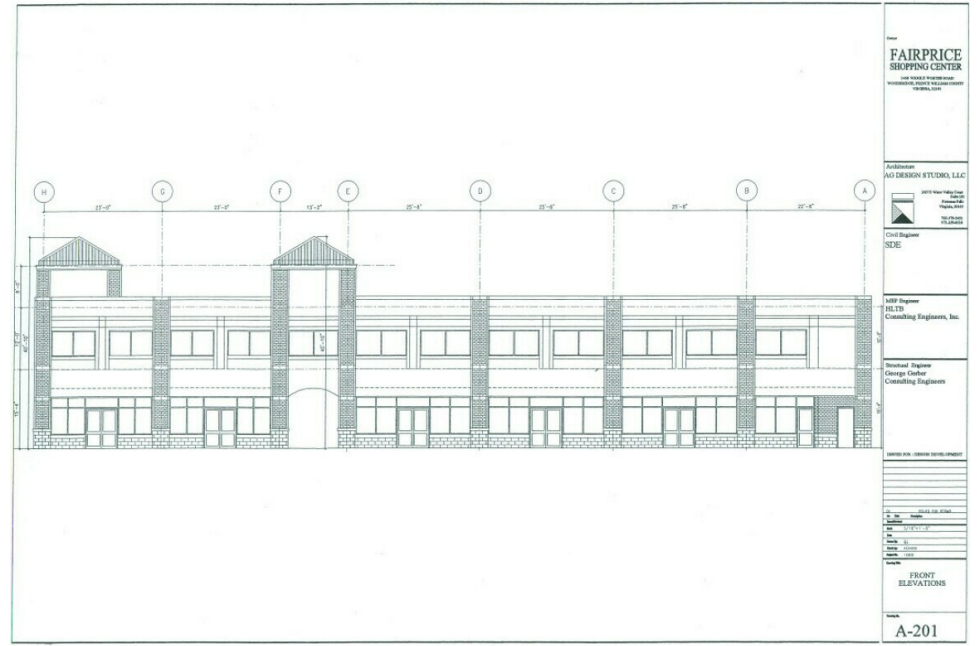
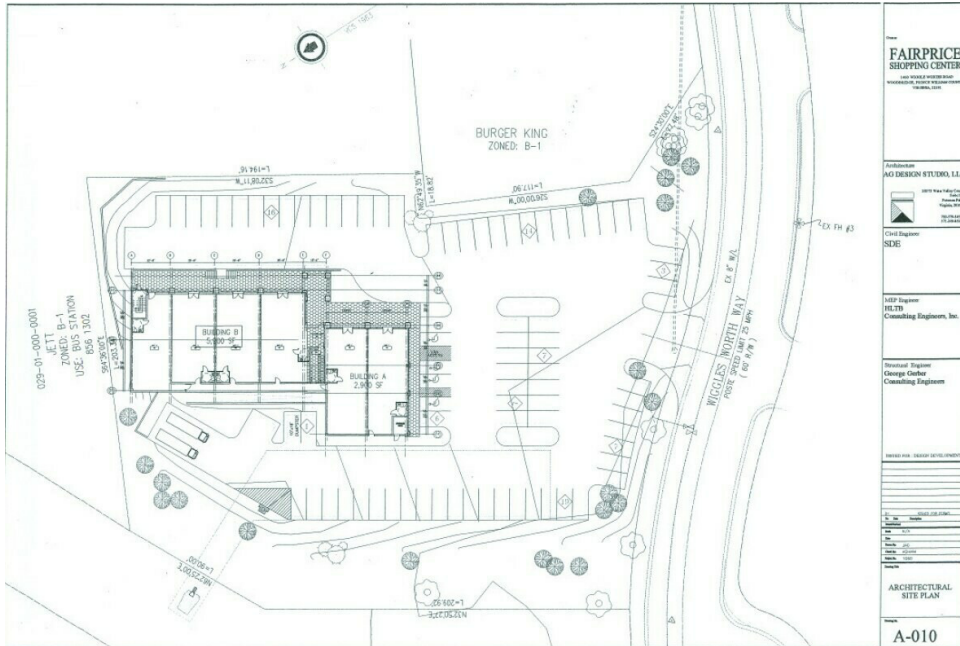
OPPORTUNITY

1640 Wigglesworth Way presents a compelling infill redevelopment opportunity on the Jefferson Davis Highway (US Route 1) corridor in Woodbridge, Virginia. The ± 1.75 -acre parcel is zoned B-1 General Business, requiring no rezoning for retail, restaurant, office, medical, childcare, and service uses by-right. The site sits less than one mile from the I-95 Woodbridge interchange and fronts Route 1 at 37,000 vehicles per day (VDOT). The surrounding Woodbridge and Dale City submarkets rank among the most populous communities in the Northern Virginia metro, with strong household incomes and sustained Prince William County population growth driving consistent demand for commercial services along this corridor.

A prior site plan (PWC Case No. 05-00384) advanced through five formal review cycles and reached near-approval status in 2007 for a proposed $\pm 34,000$ SF two-story multi-tenant retail and office center. The prior process produced a full suite of completed technical studies — geotechnical investigation, stormwater detention design, architectural plans, and PWCSA utility confirmation — all available to an incoming buyer and representing meaningful pre-invested due diligence that reduces cost and timeline risk for a new development program.

The site accommodates a wide range of B-1 uses beyond the prior concept, including QSR or drive-through, medical or professional office, childcare, or financial services. The property is delivered as vacant land with no demolition, remediation, or tenant displacement required.





POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,060	6,328	21,301
Average Age	31.7	30.0	32.5
Average Age (Male)	35.1	32.9	34.7
Average Age (Female)	30.1	29.4	31.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	321	1,948	6,587
# of Persons per HH	3.3	3.2	3.2
Average HH Income	\$100,470	\$101,919	\$118,603
Average House Value	\$330,523	\$340,041	\$397,033

2023 American Community Survey (ACS)

