



REAL ESTATE INVESTMENT AND MANAGEMENT

## RETAIL FOR LEASE

13432 RICHMOND HWY, WOODBRIDGE, VA 22191

### STATION PLAZA



### AREA HIGHLIGHTS

Nearby developments include Belmont Bay, The Woodbridge Center, and coming soon HOME DEPOT (2026). Station Plaza is located at the busy intersection of Richmond Hwy. (US 1) and Gordon Blvd. (VA 123). This established shopping center is situated directly across from the Woodbridge VRE/Amtrak Metro Station which accommodates thousands of riders daily to and from Washington, D.C. Less than 1 mile from I-95 (exit 161) and approximately 22 miles from Washington, D.C. The Northern Route 1 widening project has been completed with 4-6 travel lanes, medians, turn lanes and a 5-mile walking/bicycle path.

### PROPERTY FEATURES

- 2,924SF of retail space
- 157,694 total retail SF on 13 acres
- Parking ratio is 5 spaces per 1,000 SF
- Zoned B-1 (General Business)
- Superior road frontage to high traffic intersection
- 3 access points within the shopping center

### JOIN THESE NEARBY TENANTS



### FOR MORE INFORMATION

#### MELANIE NOBRIGA

MANAGER | COMMERCIAL AGENT  
MELANIE@BOOSALISPROPERTIES.COM  
703.494.7691 OFFICE | 808.937.9417 CELL

#### GEORGE BOOSALIS

PRESIDENT/PRINCIPAL BROKER  
GEORGE@BOOSALISPROPERTIES.COM  
703.494.7691 OFFICE

#### BOOSALIS PROPERTIES

13562 RICHMOND HWY., #100  
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WWW.BOOSALISPROPERTIES.COM





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### SITE PLAN



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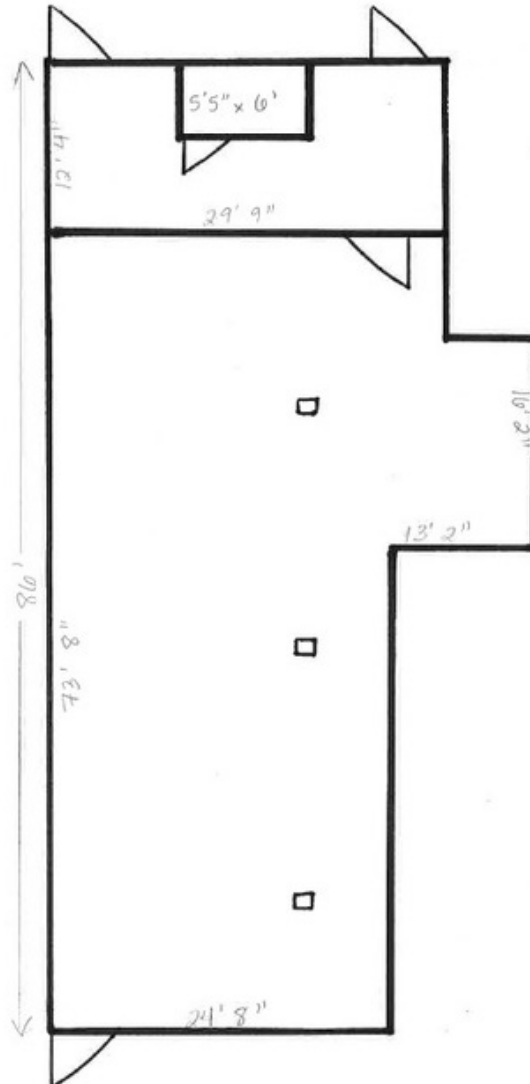


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### FLOOR PLAN



(Not to Scale)

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### DEMOGRAPHICS



2024 DEMOGRAPHICS	1 MILE.	3 Miles	5 Miles.	Traffic Counts	(2025 AADT)
Population	12,101	67,537	183,499	I-95 to VA-123	91,000
Households	4,151	22,690	61,359	US-1	39,000
Avg. HH Income	\$122,119	\$114,429	\$128,610	VA-123	48,000
Median HH Income	\$108,065	\$95,311	\$108,499		
Median Home Value	\$386,278	\$383,633	\$402,116		
Employees	4,057	24,865	49,793		
Businesses	566	3,215	6,142		

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