

RETAIL SPACE FOR LEASE IN WOODBRIDGE
FREESTANDING BUILDING
WITH 6 DRIVE-THRU LANES

9,794 SF
1.13 AC



1701 Financial Loop
Woodbridge, VA



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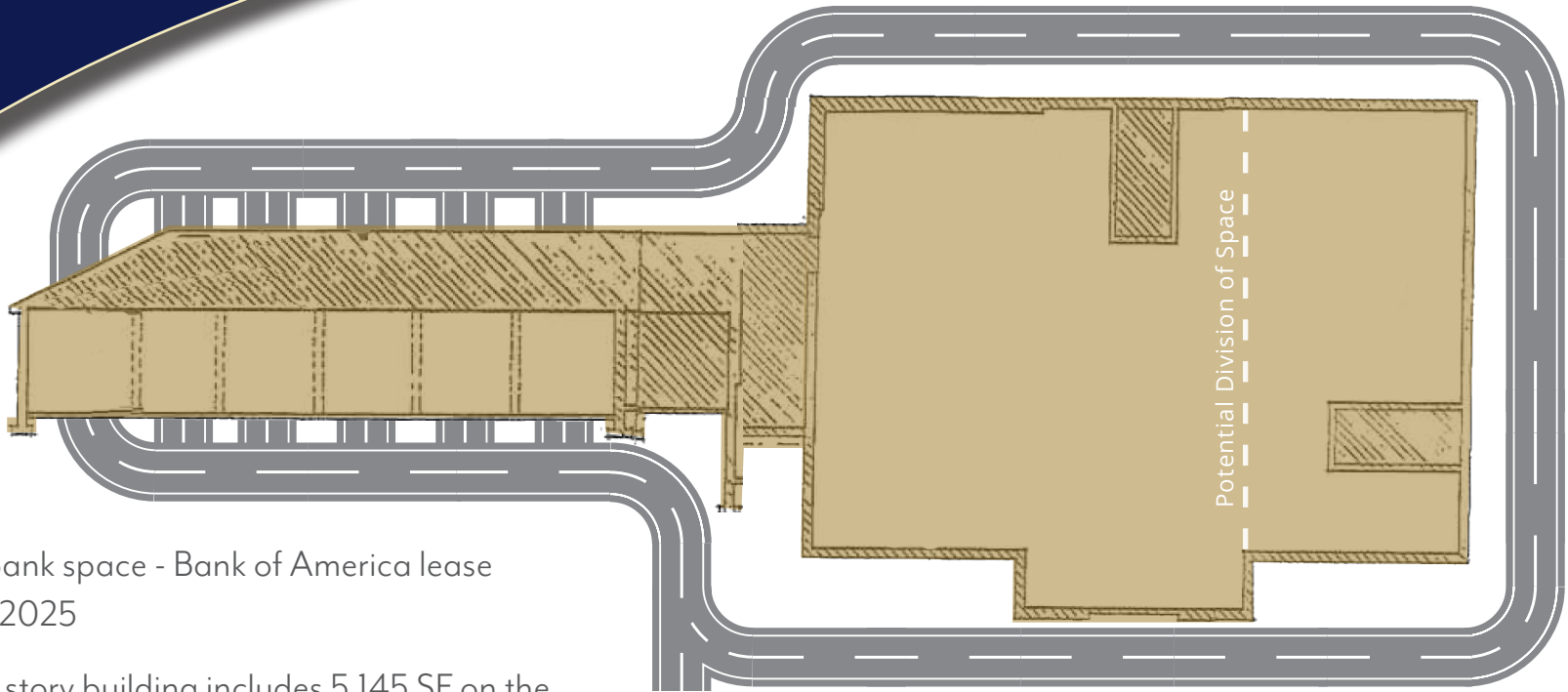
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PROPERTY LAYOUT



Old Bridge Road

- Fully built out bank space - Bank of America lease expires Jan. 31, 2025
- 1.13 Acres. Two story building includes 5,145 SF on the ground floor and 4,649 SF of lower level basement space, as well an expansive 6 lane wrap around drive thru and a drive up ATM. Space can be divided
- Boasts outstanding visibility, frontage, and access from Old Bridge Road (51K ADT), just one mile from the heavily-trafficked Interstate 95 and Route 123
- 20 parking spots available on premises

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Colliers

AERIAL



DILLINGHAM SQUARE

- AutoZone
- TRUIST
- Starbucks
- TACO BELL
- FOOD LION
- DQ
- PISANO'S

TACKETTS MILL

- SAFeway
- WELLS FARGO
- McDonald's
- Patient First
- DUNKIN'
- CVS pharmacy
- BURGER KING

Bottle Stop

- WELLS FARGO
- AMERICAN SAVINGS

294

641

MERCHANT PLAZA

- SAFeway
- CVS pharmacy
- SMOOTHIE KING
- WABC
- FIVE GUYS
- DrangeTheory
- Powers

56,000 ADT

51,000 ADT

640

L+L

CENTRE AT ROLLINGWOOD

- AutoZone
- Home Depot
- SUNOCO
- KOHL'S

GORDON PLAZA

- REGENCY Furniture Showrooms
- Better Appliance
- THE SALVATION ARMY
- ALDI

GLENDALE PLAZA

- 7-Eleven
- CVS pharmacy
- TACO BELL
- Bowlero
- SUBWAY
- Pizza Hut
- CHASE

SMOKETOWN PLAZA

- ALDI
- LOWE'S
- sweetFrog
- DUNKIN'

STATION PLAZA

- FOOD LION
- ASTORIA PIZZA & SUBS
- West Marine

CENTER PLAZA

- Giant
- DQ
- Little Caesars Pizza
- WELLS FARGO
- LONG JOHN SILVER'S

QUARTZ DISTRICT

POTOMAC MILLS

- COSTCO WHOLESALE
- Walmart
- Sam's Club
- IKEA
- CARMAX
- 200+ RETAILERS IN POTOMAC MILLS MALL

POTOMAC PLAZA

- Aaron's
- EL WOLCATE MEXA MEXICAN RESTAURANT

Woodbridge

BELMONT BAY

Dale City

SPRINGWOOD SHOPPING CENTER

- Reico KITCHEN & BATH
- VOCELLI PIZZA
- Kabul

MARUMSCO

MARUMSCO PLAZA

- SHERWIN WILLIAMS
- Walgreens
- WELLS FARGO
- tropical CAFE
- CAMPERO

Minnieville

Public Storage

- McDonald's

CHESHIRE STATION PLAZA

- SAFeway
- DOLLAR GENERAL
- Wendy's
- petco
- Advance Auto Parts
- Starbucks

MARKET AT OPITZ

- Wawa
- hair cutters
- DOLLAR TREE
- fresh world
- Advance Auto Parts

Featherstone

610

STONEBRIDGE

- Wegmans
- Apple
- ALAMO REALTY GROUP
- Starbucks
- DUCK DONUTS
- UPS
- Nando's
- REI Coop
- carhartt
- OLD NAVY

STONEBRIDGE AT POTOMAC TOWN CENTER

FEATHERSTONE SQUARE

- FOOD LION
- McDonald's
- FAMILY DOLLAR
- Enterprise
- Cabe's
- Bank of America

RIPPON LANDING

Occoquan Bay



DEMOGRAPHICS

1, 3, 5 MILE RADIUS



Population

14,806 / 80,158 / 211,587



Daytime Population

12,042 / 74,117 / 173,137



Households

5,629 / 27,077 / 70,805



Average Income

\$123,402 / \$136,622 / \$152,467



Employee Population

5,513 / 37,206 / 79,864



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