



BOOSALIS
PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

RETAIL PROPERTY FOR LEASE

555 HARBOR SIDE ST. WOODBRIDGE, VA 22191

FOR LEASE



PROPERTY FEATURES

Property Type: Retail | Office

Available Space: 1,250 SF

Lease Rate: Asking \$28 PSF MG + Electric

PROPERTY HIGHLIGHTS

- Zoned B1
- ADA Restroom
- Kitchenette
- Ideal for after school education, professional services, cafe, traditional retail

PROPERTY OVERVIEW

Belmont Bay is a vibrant waterfront community at the confluence of the Occoquan and Potomac rivers, recognized by Washingtonian Magazine as one of the best neighborhoods in Northern Virginia.

This thriving area features a full-service marina, championship golf club, fine dining, scenic walking trails, and extensive community amenities that attract residents and visitors alike.

With convenient access to I-95 and the VRE station, Belmont Bay offers excellent foot traffic potential and proximity to thousands of affluent, active residents seeking quality retail and services.

FOR MORE INFORMATION

JAMES MURRAY

Commercial Agent

James@boosalisproperties.com

703.494.7691 (o) | 703.298.5784 (c)

GEORGE BOOSALIS

President | Principal Broker

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13562 Richmond Highway | Suite 100

Woodbridge, VA 22191

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This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.



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PHOTOS



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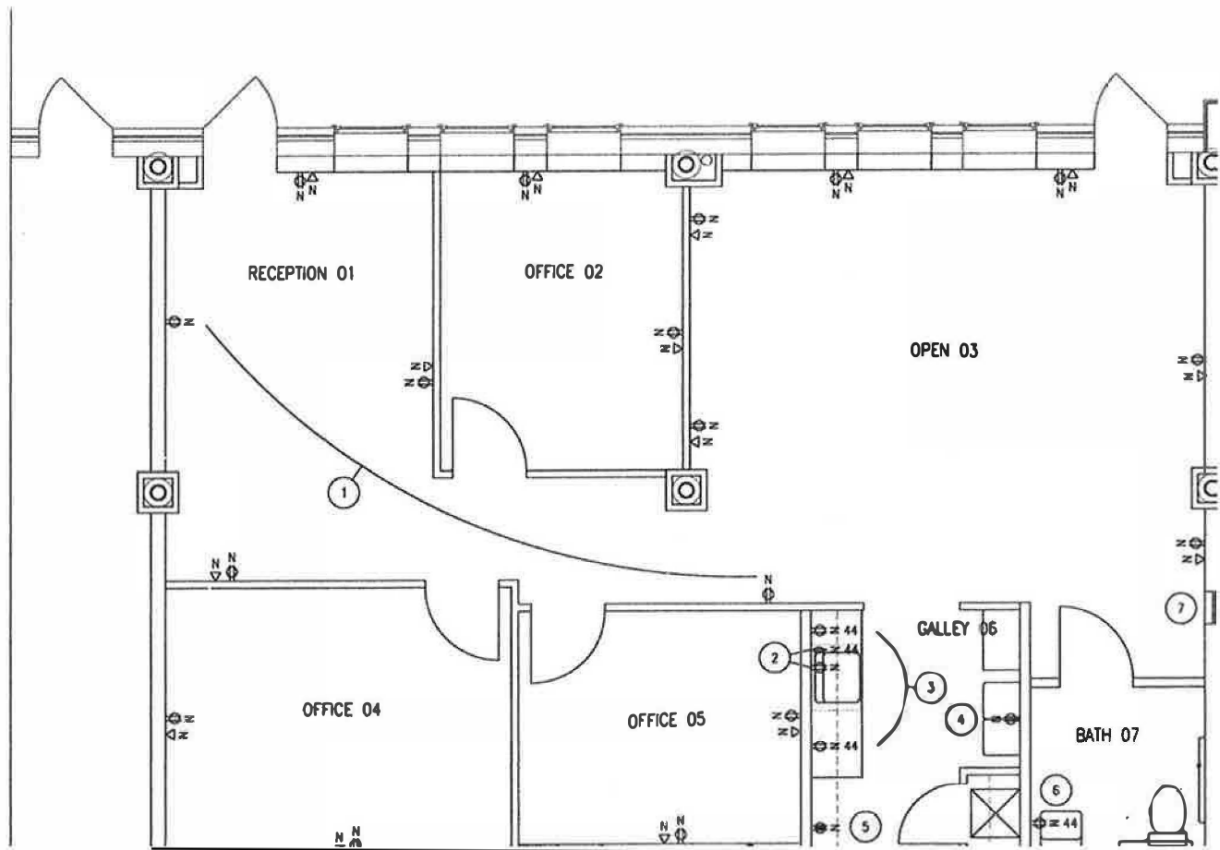
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FLOOR PLAN

Suite 555 - Marina Landing I

Floor Plan of Existing Premises



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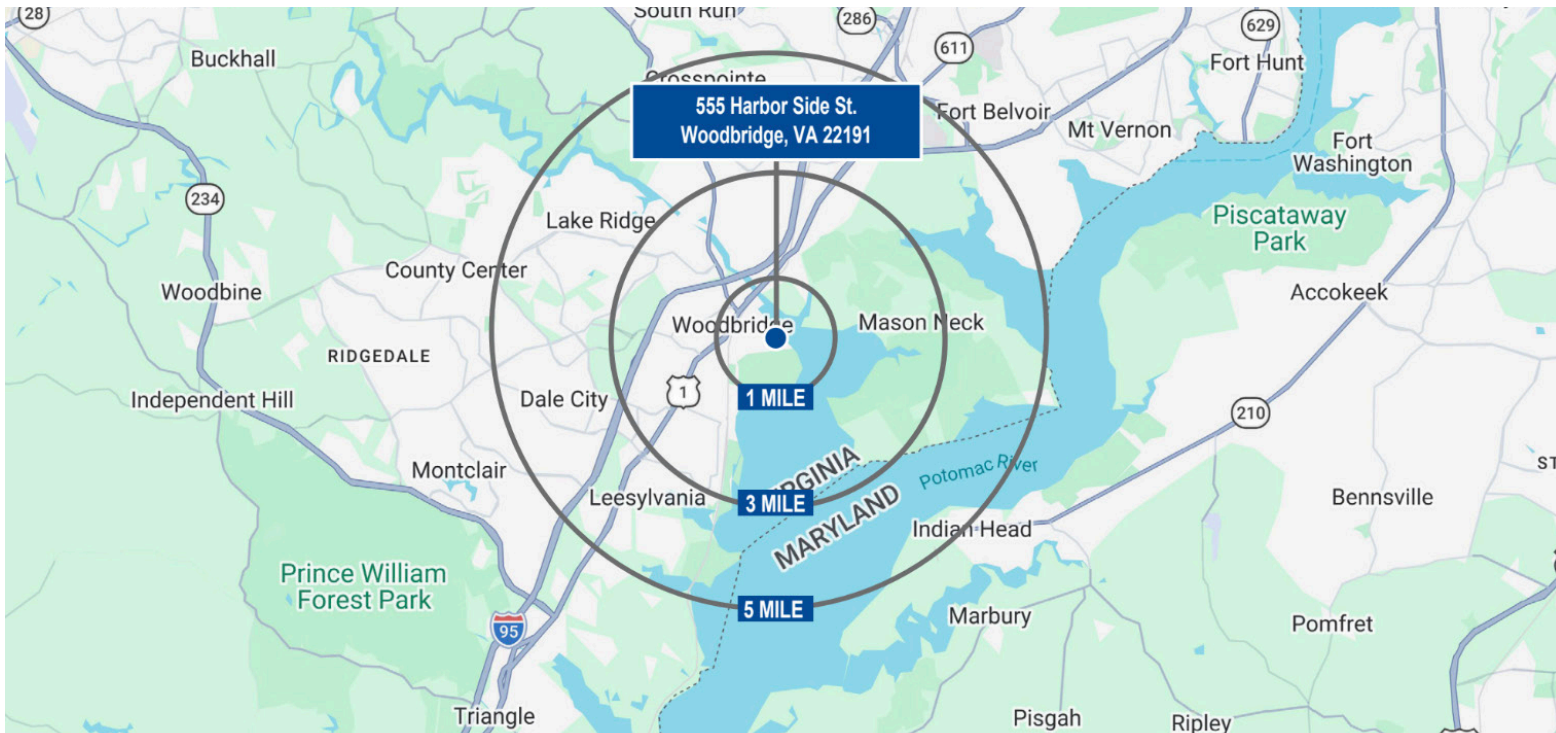
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DEMOGRAPHICS



DEMOGRAPHICS 2025

2 MILE

5 MILES

10 MILES

DEMOGRAPHICS 2025	2 MILE	5 MILES	10 MILES
Population	24,723	149,792	566,842
Households	8,135	50,274	186,548
Avg. HH Income	\$123,782	\$141,741	\$157,492
Median Home Value	\$431,791	\$466,418	\$576,358
Owner Occupied	3,989	30,922	131,441
Renter Occupied	4,402	20,530	59,792
Employees	7,294	46,676	155,148
Businesses	941	5,980	18,407

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