

FOR LEASE

DRIVE-THRU POTENTIAL

FREE STANDING BUILDING

14400 Gideon Drive
Woodbridge, VA 22192



HIGH VISIBILITY

On Gideon Drive
28,000 VPD



PRIME LOCATION

Potomac Mills Mall
Trade Area



STRONG RETAIL CORRIDOR

Surrounded by National
Tenants & Restaurants

PROPERTY HIGHLIGHTS



BUILDING SIZE
3,010 SF



LAND AREA
0.75 Acres



PARKING SPACES
26 Plus 2 H/C



ZONING
General Business



YEAR BUILT
2011



AVAILABLE
1-1-27



ASKING RATE
\$55.00 PSF NNN



TAXES (2025)
\$13,827.00



SITE FEATURES

- ✓ Excellent visibility and access from Gideon Drive
- ✓ Potential drive-thru configuration
- ✓ Freestanding building with dedicated parking
- ✓ Signalized intersection nearby



CALL or TEXT:
(703) 801-1301
Bill Giuliano



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