

RAPPAPORT

PORT POTOMAC
Woodbridge, Virginia

A Variety of New Retail Space Under Construction



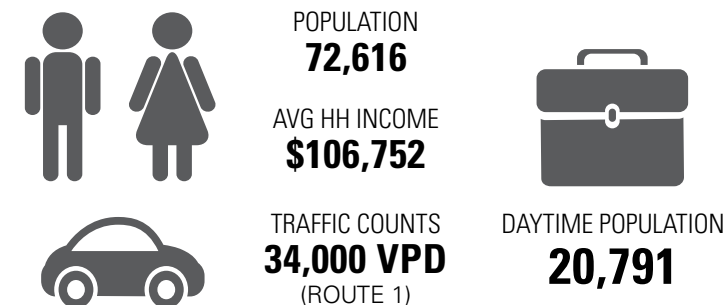
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STATISTICAL SNAPSHOT 3-MILE RADIUS, 2014 DEMOS



AREA RETAILERS
Wells Fargo, Burger King, J&J International Market, Wawa, BB&T, Vocelli Pizza, Walmart, 7-Eleven

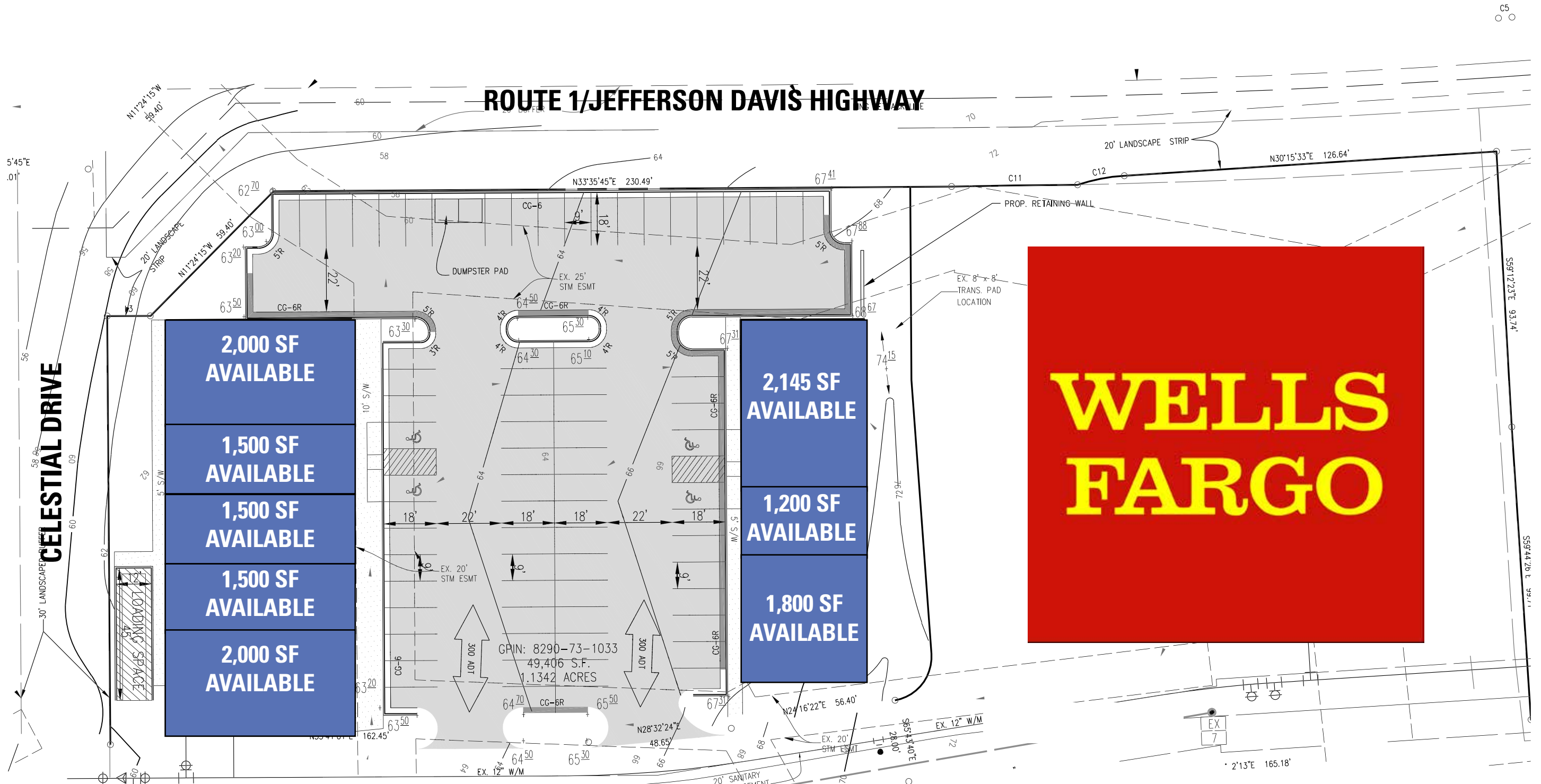
PORT POTOMAC FACTS AT-A-GLANCE

- New retail space under construction in highly underserved part of Route 1 in Woodbridge
- Hard-corner site with up to 13,650SF of retail and divisible inline retail spaces adjacent to Wells Fargo
- Highly accessible from I-95 and Route 1
- Situated in a dense residential community, ideal for quick service restaurants, take-out, or convenience retailer
- Located half a mile from the Prince William Police Station and The Prince William County Social Services Department

DEMOGRAPHICS (2014)	1 MILE	3 MILES	5 MILES
POPULATION	11,206	72,616	167,496
AVG HH INCOME	\$100,658	\$106,752	\$104,541
EMPLOYEES	2,211	20,791	45,253

SITE FACTS
SPACE: New Retail Space Under Construction
TRAFFIC COUNTS: 34,000 Route 1

CONTACT:
 Chris Pamboukian
 cpamboukian@rappaportco.com
 (T) 571.437.4524



2,000 SF AVAILABLE
1,500 SF AVAILABLE
1,500 SF AVAILABLE
1,500 SF AVAILABLE
2,000 SF AVAILABLE

2,145 SF AVAILABLE
1,200 SF AVAILABLE
1,800 SF AVAILABLE

**WELLS
FARGO**

NAVIGATION DRIVE

DAYCARE CENTER

GRIN: 8290-73-1033
49,406 S.F.
1.1342 ACRES