

RAPPAPORT

POTOMAC PLAZA
Woodbridge, Virginia

4,000-8,400 SF of Retail & 4,200 SF of Office Space Available



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STATISTICAL SNAPSHOT 3-MILE RADIUS, 2014 DEMOS



POPULATION
67,576

AVG HH INCOME
\$96,043



TRAFFIC COUNTS
36,670 VPD
(ROUTE 1)



DAYTIME POPULATION
32,009



Co-Tenants
**Step Above Zumba Studio,
Aaron's, Jangko Sushi, Kleber's
Restaurant, Ana Ruth Hair Salon**

POTOMAC PLAZA FACTS AT-A-GLANCE

- Unique 8,400 SF two-story retail space and up to 4,200 office space available
- Located on busy Route 1 retail corridor with 36,670 vehicles passing daily
- Accessible to public transportation along Route 1 and also located less than 1-mile from Greyhound and Amtrak stations
- Neighborhood center among a residential population of 67,576 within 3 miles
- Route 1 corridor is accessible by 1-95

DEMOGRAPHICS (2014)	1 MILE	3 MILES	5 MILES
POPULATION	15,424	67,576	172,292
AVG HH INCOME	\$78,881	\$96,043	\$105,312
EMPLOYEES	4,176	32,009	55,158

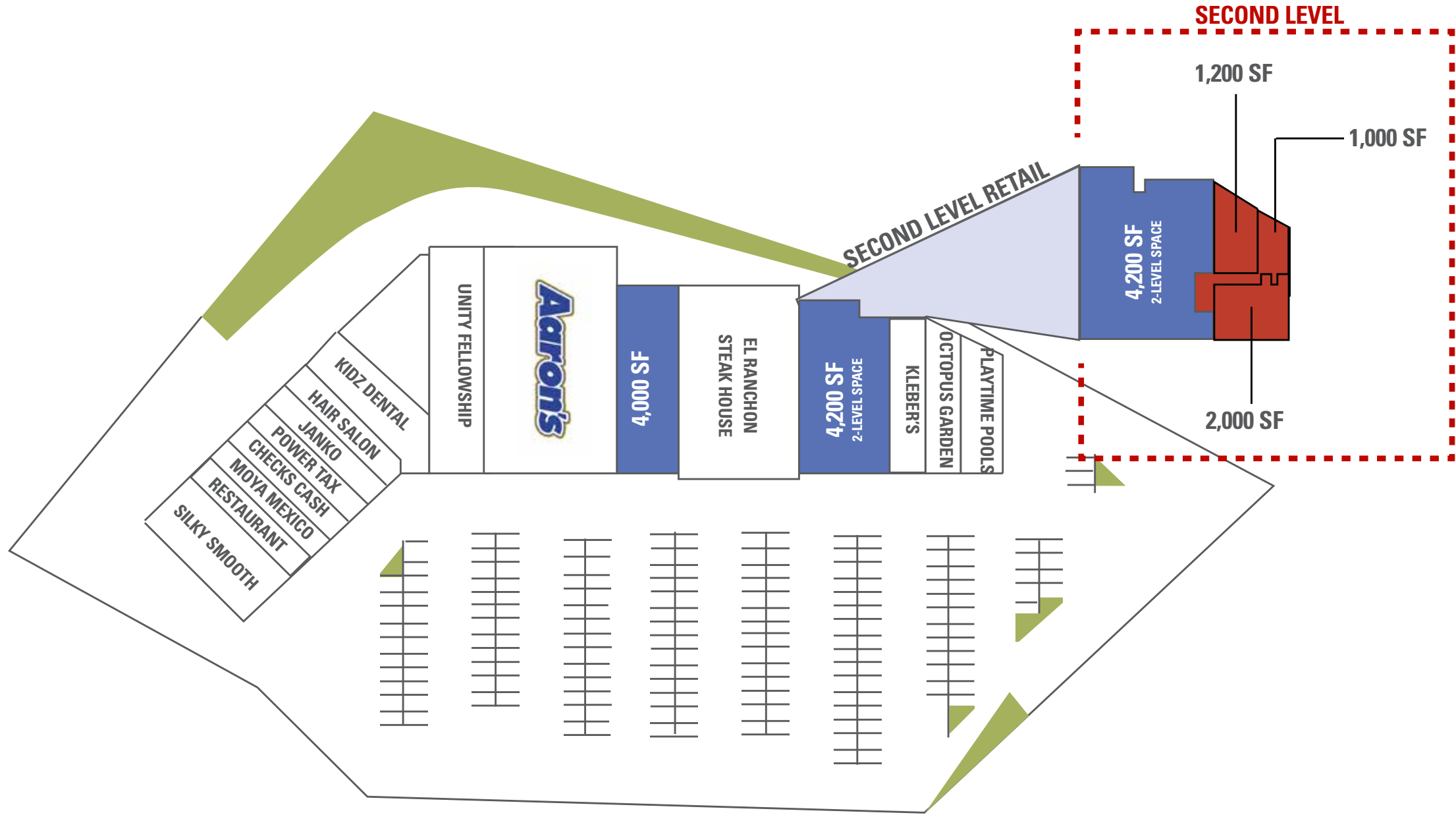
SITE FACTS
SPACE: 8,400 SF of Retail & 4,200 SF of Office Space Available
TRAFFIC COUNTS: 36,670 VPD

CONTACT:

Chris Pamboukian
cpamboukian@rappaportco.com
(T) 571.437.4524

Christian Kingston
ckingston@rappaportco.com
(T) 571.382.1255

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ROUTE 1/JEFFERSON DAVIS HIGHWAY