



**1.16  
ACRES**

**RIPPON  
MIDDLE SCHOOL**

**AVAILABLE PAD SITE FOR SALE!**

## NEARBY POINTS OF INTEREST

- RIPPON MIDDLE SCHOOL (0.2 MI)
- THE FLATS AT NEABSCO: 358 UNITS (1.9 MI)
- MINNIELAND ACADEMY AT RIPPON (0.7 MI)
- NORTHERN VIRGINIA COMMUNITY COLLEGE - WOODBRIDGE CAMPUS (2.4 MI)
- MARY G. PORTER TRADITIONAL SCHOOL (1 MI)
- STONE POINTE: 288 UNITS (0.6 MI)
- THE SUTTON APARTMENTS: 420 UNITS (1.3 MI)
- MISTY RIDGE APARTMENTS: 409 UNITS (0.5 MI)
- FREEDOM HIGH SCHOOL (1.9 MI)
- POTOMAC COMMUNITY LIBRARY (1.3 MI)
- ENCLAVE AT POTOMAC CLUB APARTMENTS: 406 UNITS (1.5 MI)

## PAD SITE FOR SALE

- Size: 1.16 Acres
- Zoning: B-1 (General Business)
- Located in close proximity to I-95 and Route 1.

## SALE TERMS

PAD SIZE	PRICE	CONDITION	TIMING
1.16 ACRES	\$600,000	"AS-IS"	IMMEDIATE

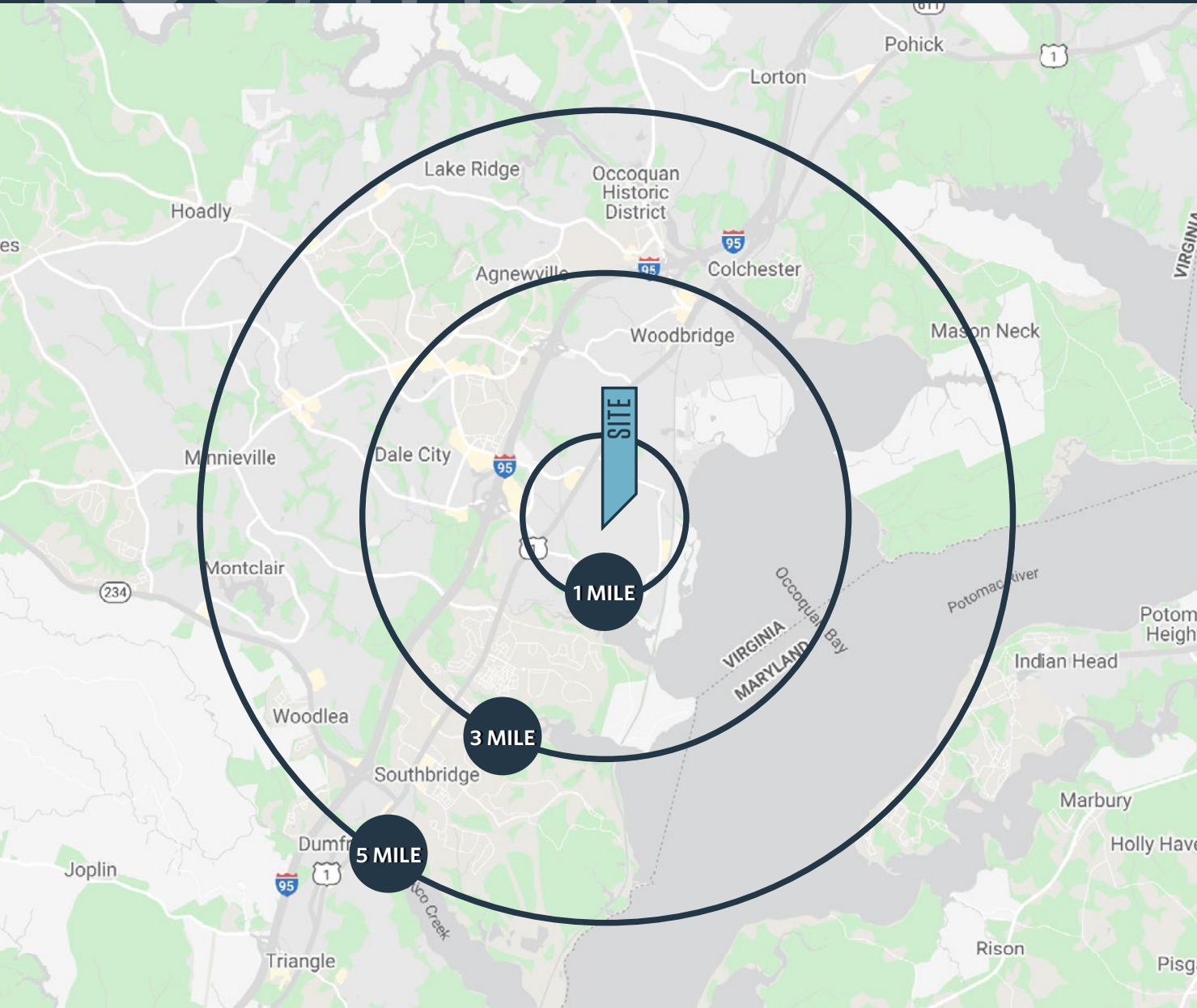
## SELECTED USES PERMITTED WITHIN B-1 ZONING:

- ADULT DAY CARE FACILITY
- CHILD CARE FACILITY
- MEDICAL OR DENTAL OFFICE
- BREWERY AND BOTTLING ASSOCIATED WITH RESTAURANT
- DATA AND/OR COMPUTER SERVICES
- RESTAURANT
- FINANCIAL INSTITUTIONS

# LOCATION

## WOODBIDGE DAYCARE/MEDICAL OFFICE PAD

15077 BLACKBURN ROAD, WOODBRIDGE, VA 22191, PRINCE WILLIAM COUNTY



### DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population		
20,675	82,453	182,312
Daytime Population		
5,173	29,186	48,630
Households		
7,089	26,666	60,674
Average HH Income		
\$113,219	\$113,750	\$119,578
Median HH Income		
\$94,120	\$90,312	\$95,333

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2018:

Blackburn Rd 8,732 ADT

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**FORREST MORRILL**

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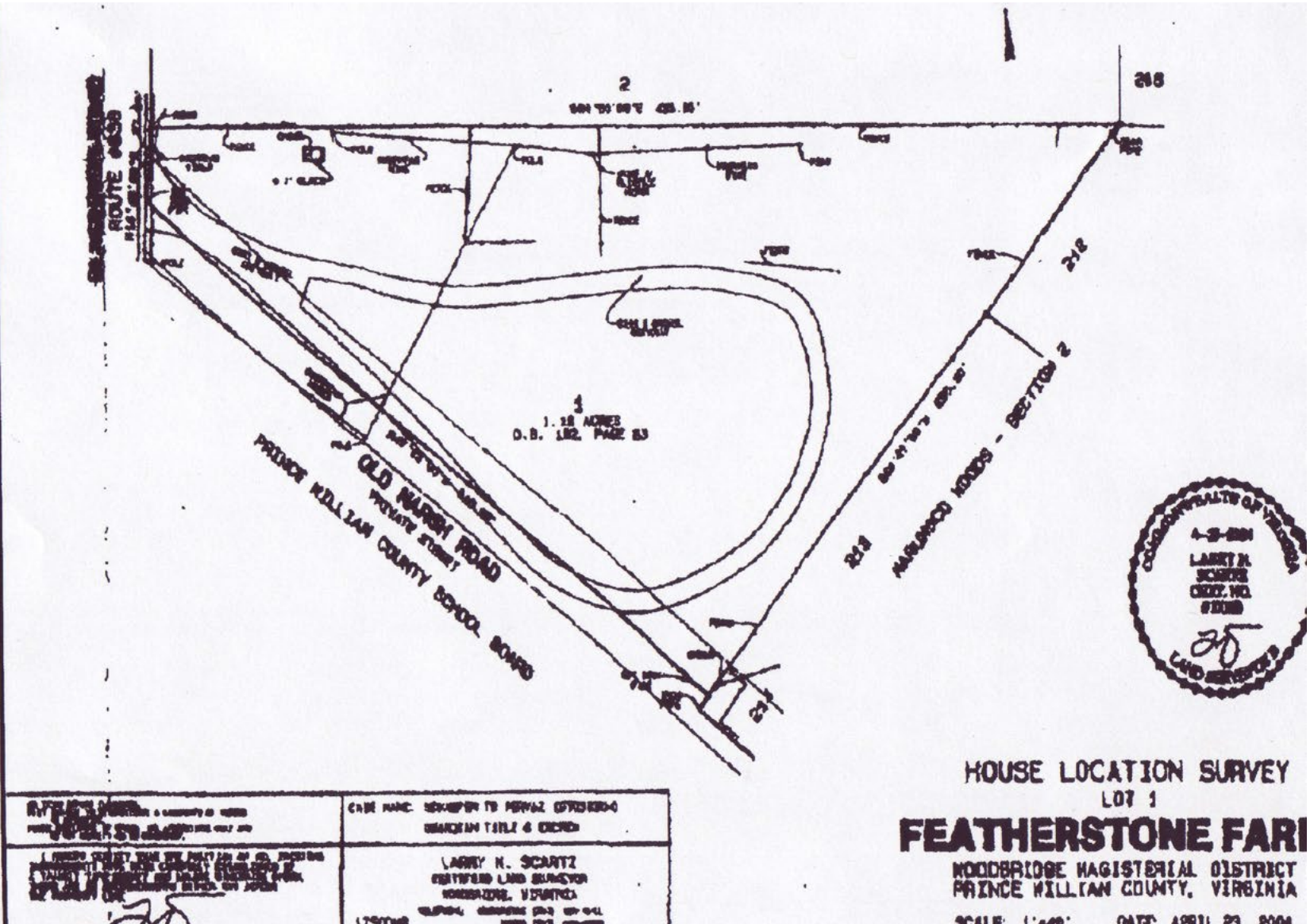


# SITE PLAN

# WOODBIDGE DAYCARE/MEDICAL OFFICE PAD

15077 BLACKBURN ROAD, WOODBRIDGE, VA 22191, PRINCE WILLIAM COUNTY

SITE PLAN



HOUSE LOCATION SURVEY  
LOT 1

## FEATHERSTONE FARM

WOODBIDGE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

SCALE: 1"=400' DATE: APRIL 23, 2004

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# CLOSE-UP

## WOODBIDGE DAYCARE/MEDICAL OFFICE PAD

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# AERIAL

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## FOR MORE INFORMATION, PLEASE CONTACT:

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