

# PRINCE WILLIAM PLAZA

14482 Jefferson Davis Hwy.  
Woodbridge, VA 22191, Prince William County



## RETAIL FOR LEASE

### JOIN NEARBY RETAILERS:

AMERICANA Grocery



- 3,400 SF 2nd gen restaurant space available with large outdoor patio available.
- 1,500 SF pad building available fronting Rt. 1.
- Located 2.4 miles away from Potomac Mills Mall.
- Excellent access via traffic light on Jefferson Davis Hwy. 39,000 ADT (2019).



CLICK HERE TO WATCH  
VIRTUAL TOUR OF 2ND GEN  
RESTAURANT SPACE

Alex Willner  
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SPACE	SIZE	RATE	CONDITION
Unit 482	3,400 SF + Outdoor Seating Area	\$32.00 PSF NNN	2ND GEN RESTAURANT
Unit 496	1,500 SF	\$44.00 PSF NNN	VANILLA SHELL

\*EST NNN: \$4.41 PSF

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ZOOMED-IN AERIAL

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## DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population		
22,634	91,552	204,723
Daytime Population		
6,563	34,105	51,325
Households		
7,037	30,483	68,441
Average HH Income		
\$95,568	\$108,786	\$121,031

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2019:

Jefferson Davis Hwy (Rt. 1) 38,000 ADT

## LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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