



Turn-Key Space For Lease

Address: 13171 Centerpointe Way Woodbridge, VA 22193

Size: 1,953 SF

Price: \$23 PSF NNN Negotiable

Zoning: RPC

Parking: 50 Free Surface Spaces

Property Highlights

- ▶ Full service dry cleaning retail space for lease in Woodbridge, VA.
- ▶ Turn Key - Ready for immediate dry cleaning business with all equipment in place.
- ▶ Zoning supports a wide range of retail uses.
- ▶ The property benefits from tremendous visibility to Prince William Parkway with a traffic count of 45,000 vehicles per day.

Location Details

- ▶ The Hillendale Center is located at the corner of the Prince William Parkway and Hillendale Drive in Dale City . Near the Prince William County Government Center.
- ▶ Directly across from Sheetz Gas Station.



Demographics (1,2,3) Miles

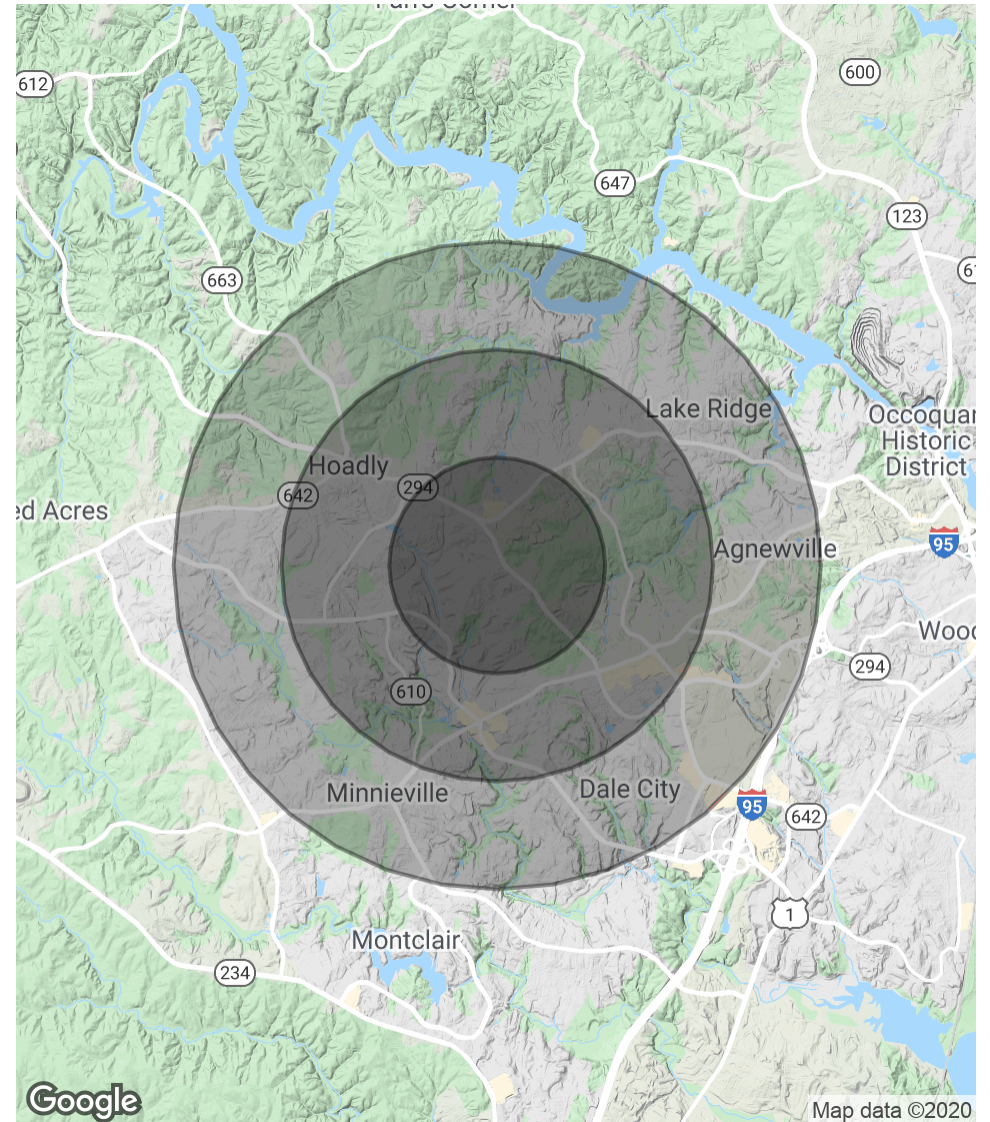
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	12,699	50,182	103,025
Average age	33.7	33.4	33.4
Average age (Male)	32.5	32.4	32.8
Average age (Female)	35.0	34.5	34.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	3,966	16,303	33,560
# of persons per HH	3.2	3.1	3.1
Average HH income	\$102,123	\$102,879	\$104,519
Average house value	\$430,267	\$403,081	\$405,732

* Demographic data derived from 2010 US Census



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