

FOR SALE

THE SHOPS ON APOLLO - BUILDING B

12725 APOLLO DR. WOODBRIDGE, VA 22192



OFFERING SUMMARY

Sale Price: **\$355,250 - \$416,150**

Price/SF: **\$290.00 (Shell)**
\$320.00 (\$30/SF Build Out Allowance)

Building Size: 16,800 SF (total between two buildings A & B)

Zoning: B-1

Market: Washington DC

Submarket: Woodbridge/I-95 Corridor

Parcel ID: 8093-82-3923

PROPERTY OVERVIEW

Condo units available for sale in Building B of two retail buildings located in new mixed use development. Each building will be 8,400 SF and is divisible down to 1,225 SF.

Units are available as a shell space or with a build out allowance. Sales Price for built out units is \$320/SF (which includes a \$30/SF build out allowance).

B-1 zoning allows for many uses including Office, Medical, Retail, Entertainment, Optical/Eye Care Facility & more!

LOCATION OVERVIEW

Well located center near the intersection of Apollo Dr. & Hoadly Rd. which is just 625 ft. off of Prince William Pkwy. 23,000 VPD on Hoadly Rd. & 46,000 on Prince William Pkwy! The site is surrounded by residential subdivisions including a soon to be completed 100 unit luxury townhome subdivision directly adjacent to the property. Situated across Hoadly Rd. from The Shops at Ridgefield Center and less than 1 mile from the Prince William County Government Center. Ridgefield Village Dr. connects through the property.

PRESENTED BY:

COLEMAN RECTOR
PRINCIPAL BROKER
703.366.3189
coleman@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

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PROPERTY PHOTOS



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WR **WEBER
RECTOR**

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SHOPPING CENTER LAYOUT



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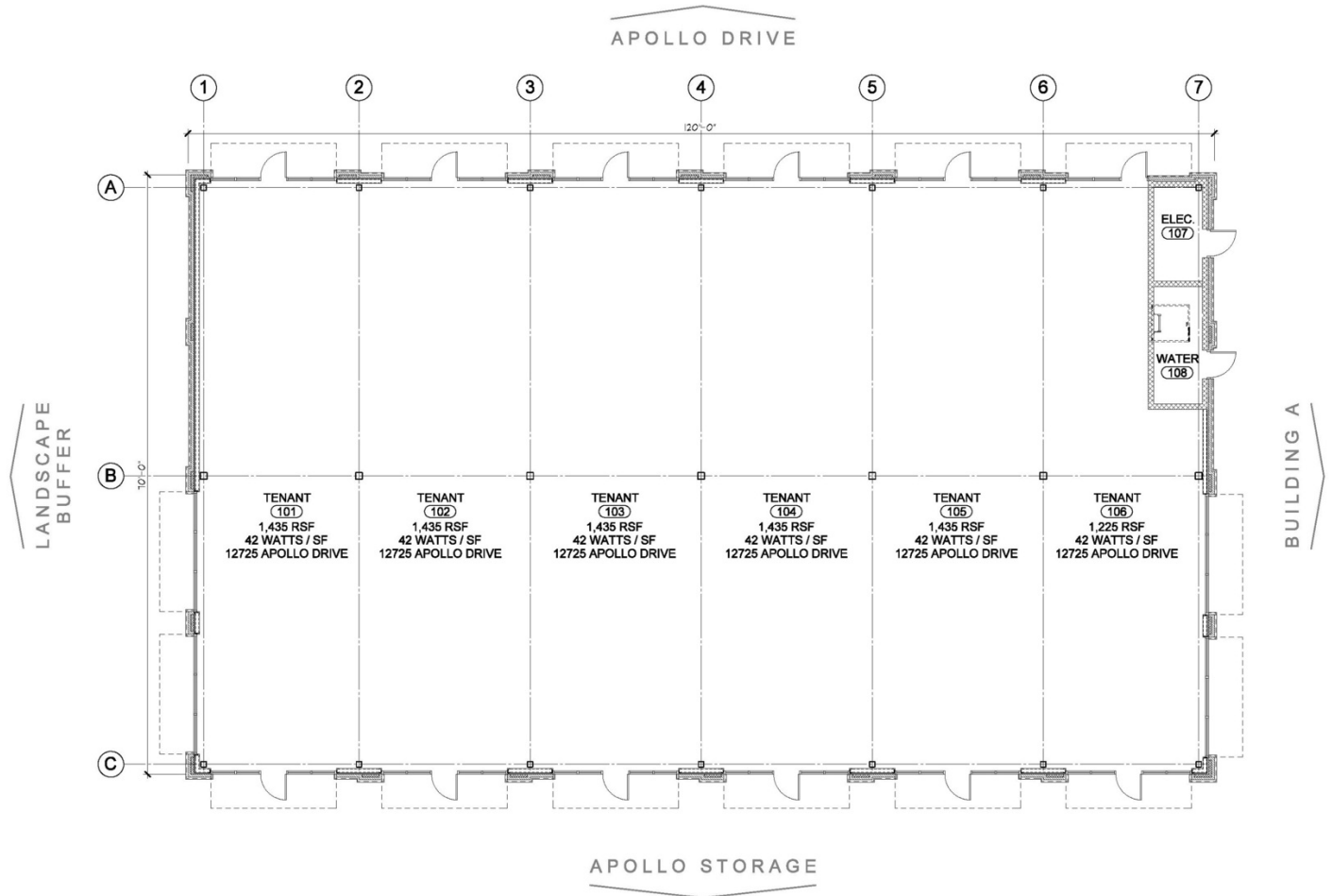
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CONDO UNIT INFORMATION



1 FLOOR PLAN - BUILDING B
12725 APOLLO DRIVE



Address	Size	Shell Price	\$30/SF Build Out Allowance Price	Description
12703 Apollo Dr.	1,435 SF	\$416,150	\$459,200	Building B Unit 101 (End Unit)
12707 Apollo Dr.	1,435 SF	\$416,150	\$459,200	Building B Unit 102 (Interior Unit)
12711 Apollo Dr.	1,435 SF	\$416,150	\$459,200	Building B Unit 103 (Interior Unit)
12715 Apollo Dr.	1,435 SF	\$416,150	\$459,200	Building B Unit 104 (Interior Unit)
12719 Apollo Dr.	1,435 SF	\$416,150	\$459,200	Building B Unit 105 (Interior Unit)
12723 Apollo Dr.	1,225 SF	\$355,250	\$392,000	Building B Unit 106 (End Unit)

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BUY CHEAPER THAN RENT - MUCH CHEAPER!

EXAMPLE

- 1,435 SF Condo Unit @ \$320/SF = \$459,200 Purchase Price
- 25% Cash Down = \$114,800
- 75% Loan = \$344,400
- Interest Rate = 3.5%, Amortization = 25 Years
- Mortgage Payment (Principal & Interest) = \$1,724.15/Month
- \$1,724.15 x 12 Months = \$20,689.77 Annual
- \$20,689.77 Annual / 1,435 SF = \$14.42/SF
- Market Rent for this Retail Unit = \$28/SF (\$40,180 Annual)
- A savings of \$19,490.23 Annually
- After coming up with the 25% down payment, your mortgage will be close to 50% of the Market Rent.

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Apollo Retail Buildings A & B

SCOPE RECAP

Exterior/Shell –

- Each tenant space to have storefront glazing system with one (1) door at north and south entrances.
- Each tenant to have a fabric awning overtop of door at north and south entrances.
- Veneer to be comprised of EIFS, smooth-faced block, stone, aluminum-framed glazing system, and fabric awnings.

Interior –

Floor/Slab

- Each tenant suite will have concrete floor slab except for a 10' deep open trench for future bathroom plumbing connection.

Walls

- The inside of the exterior walls will be exposed studs and foil faced insulation. There is no drywall cover.

Ceiling

- Entire space has an exposed ceiling to the underside of roof above.

Plumbing

- Sanitary – main sanitary line and one (1) cleanout per tenant space is accessible in the rear quarter of the building.
- Water Service – each tenant space has a 1.5" incoming water service, extended off the main water line, including a ball valve and capped end for future tie-in.
- Individual water metering with readout at main sprinkler room

HVAC

- Each tenant space has one (1) electric unit heater overhead which is temporary until permanent heater is installed by tenant.

Electrical

- Main electrical panel in Electrical Room.
- Meter Bank (empty cabinet) in Electrical Room for future tenant meters.
- 200Amp service available
- Individual tenant meters, tenant panel, and disconnects are to be provided by the tenant during their respective buildout.

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ZONING INFORMATION

Prince William County B-1 By Right Uses	
Adult day-care facility	Mortuary, funeral home (except in shopping centers or shopping malls)
Alarm systems operations, office	Motor vehicle parts, retail
Ambulance service (commercial)	Nursing or convalescent care facility
Assisted living facility	Office
Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only)	Office equipment sales, lease and service
Business school	Optical and eye care facility
Cafeteria/lunchroom/snack bar/automat	Package, telecommunications and courier service
Catering—Commercial (off premises)	Pet store, in accordance with the provisions of section 32-400.24
Catering—Commercial (on or off premises)	Photographic processing laboratory
Child-care facility	Place of religious worship or assembly
Civic club	Private school (no boarding)
College, university or seminary	Quick service food store
Commercial artist or photographer's studio	Radio or TV broadcasting station
Commercial bus station	Recording studio
Computer and network services	Recreation facility, commercial (indoor)
Craft brewery (not to exceed production of 10,000 barrels per year, May or may not be associated with a restaurant)	Recycling collection points, subject to the standards in section 32-250.84
Cultural arts center	Religious institution
Dry cleaning/garment processing facility, retail, less than 3,000 square feet	Restaurant
Dry cleaning pick-up facility	Restaurant, carry-out
Event center/meeting hall	Retail store, less than 80,000 square feet
Financial institution	School of special instruction
Garden center	Shoe repair
Greenhouse or nursery	Shopping center A, B, C or D (See Part 100)
Hospital	Tailor, seamstress shop
Hotel or motel	Theater (drive-in)
Household equipment and appliance service	Theater (indoor)
Institute for special education and training	Tool and equipment rental (minor)
Interior design and decorating shop	Trade, conference or convention center
Laundromat	Trade, technical and vocational school
Lawn mower service	Travel agency
Locksmith	Veterinary hospital
Medical or dental laboratory	Wedding Chapel (except in shopping centers or shopping malls)
Medical or dental office and clinic	

***Uses that have been stricken through are proffered out or restricted in the Bylaws.*

[Click here for the full PWC B-1 Zoning Ordinance.](#)

[Click here for a copy of the Proffer Statement.](#)

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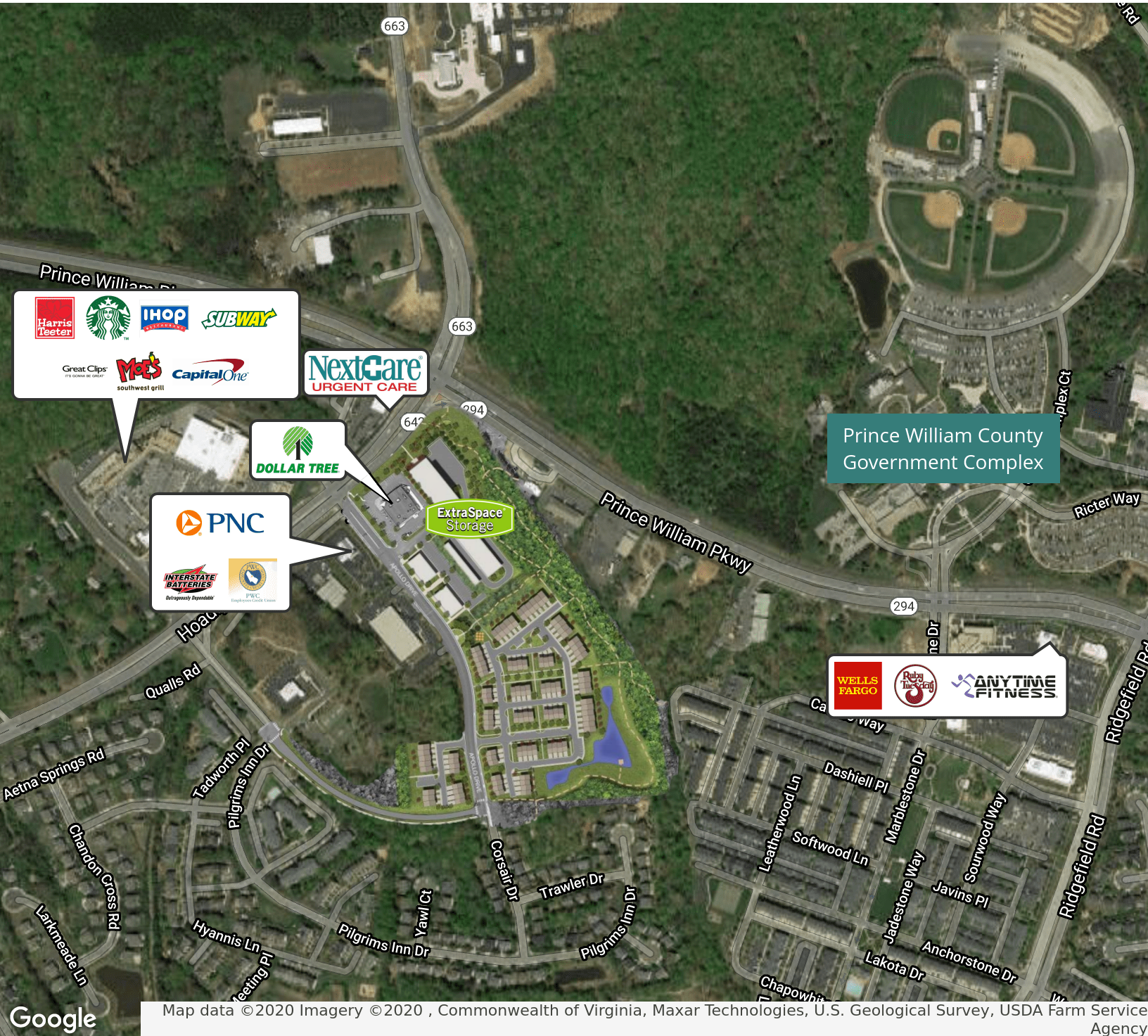
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RETAILER MAP



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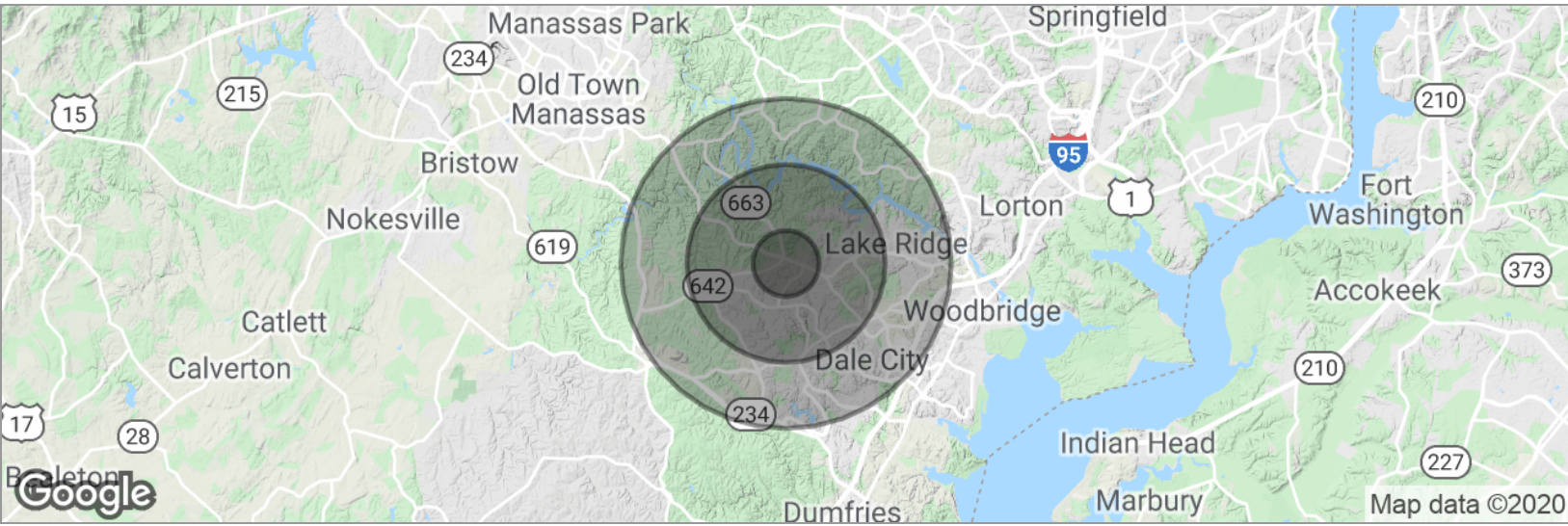
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,895	76,695	169,397
Median age	33.6	33.9	34.7
Median age (male)	33.7	33.9	34.5
Median age (Female)	33.3	33.7	35.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,012	24,335	54,338
# of persons per HH	3.3	3.2	3.1
Average HH income	\$113,749	\$112,504	\$116,827
Average house value	\$413,379	\$420,923	\$432,138

* Demographic data derived from 2010 US Census

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ILLUSTRATIVE PLAN



FOR ILLUSTRATIVE PURPOSES ONLY!

KEY

-  - TOT LOT (SEE BUFFER CONCEPT PLAN FOR DETAILS)
-  - POTENTIAL TRAIL LOCATION
-  - PROPOSED PRINCE WILLIAM PARKWAY -HOADLY ROAD ENTRY FEATURE

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Legend

Cold Water — CW — Electric Unit Heater

Sanitary — SAN —

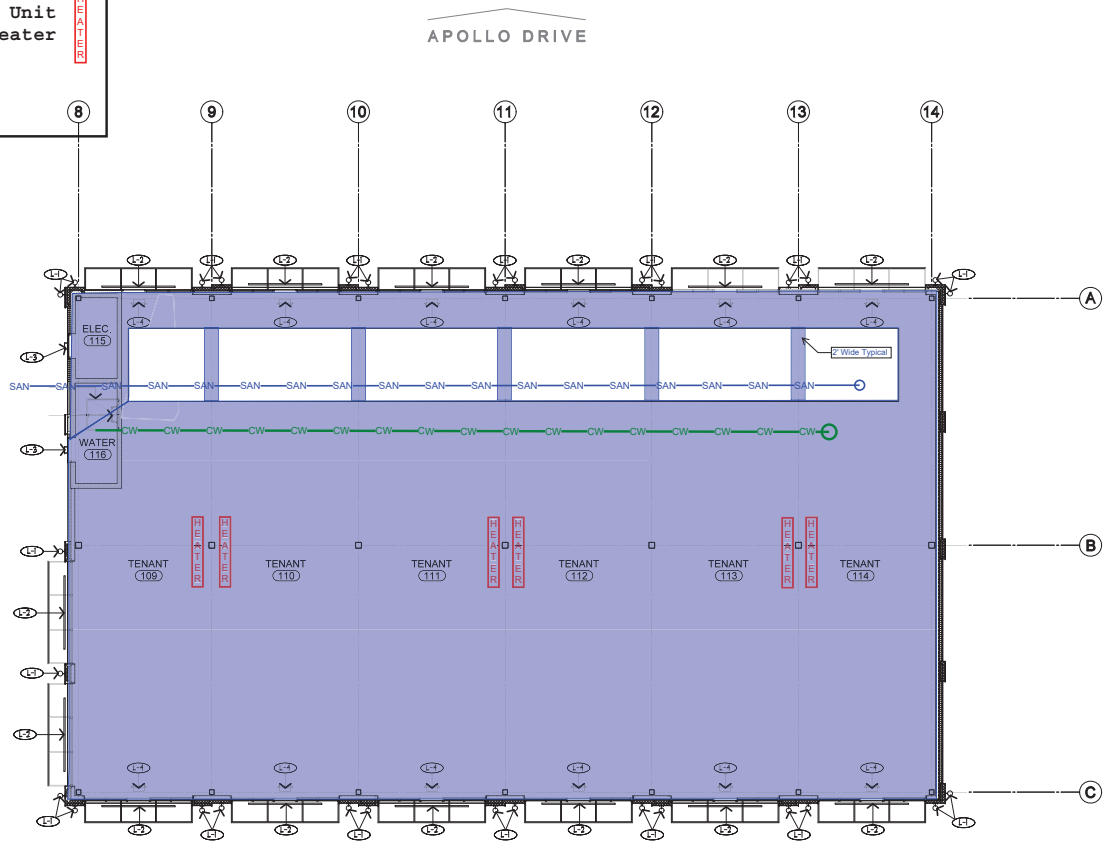
Concrete Slab



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EQUINOX
 INVESTMENTS, LLC

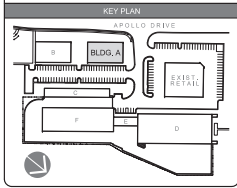


- Retail Building Spec:**
- 1) 10' Deep Leave-out Slab for Future Restroom
 - 2) White wall unit dividers - Optional
 - 3) Unit Heater in each "suite"
 - 4) Sanitary line extended to each suite
 - 5) Cold Water to each suite
 - 6) Wet Utilities provided in "rear half"
 - 7) Studs and insulation at exterior walls
 - 8) Building B is mirror of Building A

APOLLO STORAGE

***Note - This graphic represents Building A, not Building B which is a mirror of Building A.**

KEY NOTES



SUPERSEDED INSPECTIONS PROJECT:

THE DESIGNER(S) OF RECORD HAVE READ THE PRINCE WILLIAM COUNTY COMMERCIAL PARTIAL PERMITTING PROCESS FOR SHELL BUILDINGS POLICY AND AGREE TO THE CONDITIONS AND RESPONSIBILITIES OF THE POLICY AS IT RELATES TO PLANS AND PERMITS FOR SHELL AND TENANT BUILD-OUTS FOR SUPERSEDED PROJECTS.

NO.	DATE	DESCRIPTION
1	02-18-2019	ISSUED FOR PRICING

BUILDING A
 APOLLO RETAIL

APOLLO RETAIL
 12731 APOLLO DRIVE
 WOODBRIDGE, VA 22193

DATE 02-01-2019	DRAWN BY BW	FLOOR NUMBER 1
JOB NUMBER 17-092	CHECKED BY RWC	SHEET NUMBER A-110.1-A
FILE NAME 17-092 Retail A Master	SCALE 1/8" = 1'-0"	SHEET 5 OF 21