PRINCE WILLIAM COUNTY CENTER

12741 Marblestone Dr • Woodbridge, VA



OUTSTANDING COMMERCIAL PAD SITE FOR SALE

PROPERTY HIGHLIGHTS:

- Located in Prince William Town Center, an existing, award winning master planned community that includes a 224-unit apartment building, mix of 600 single family homes, townhomes and condos plus 207,000 SF of commercial space
- At the intersection of Prince William Parkway and Ridgefield Road
 - Prince William Pkwy (47,000 Vehicles Per Day)
 Ridgefield Rd (15,000 Vehicles Per Day)
- Parking lot in place ready for building construction
- Zoned PMD; Allowable B-1 uses include a 6 000 SE restaurant medical or dental office
- 6,000 SF restaurant, medical or dental office, or other freestanding commercial

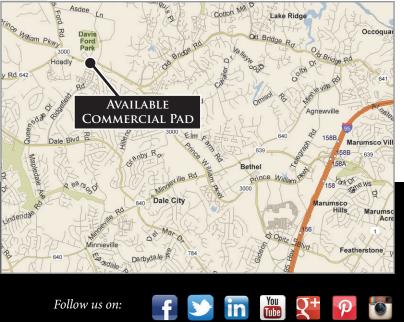


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Demographics	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	11,009	92,361	188,185
Households	3,399	29,826	61,185
Average Household Income	\$90,080	\$94,723	\$96,622

FORSALE

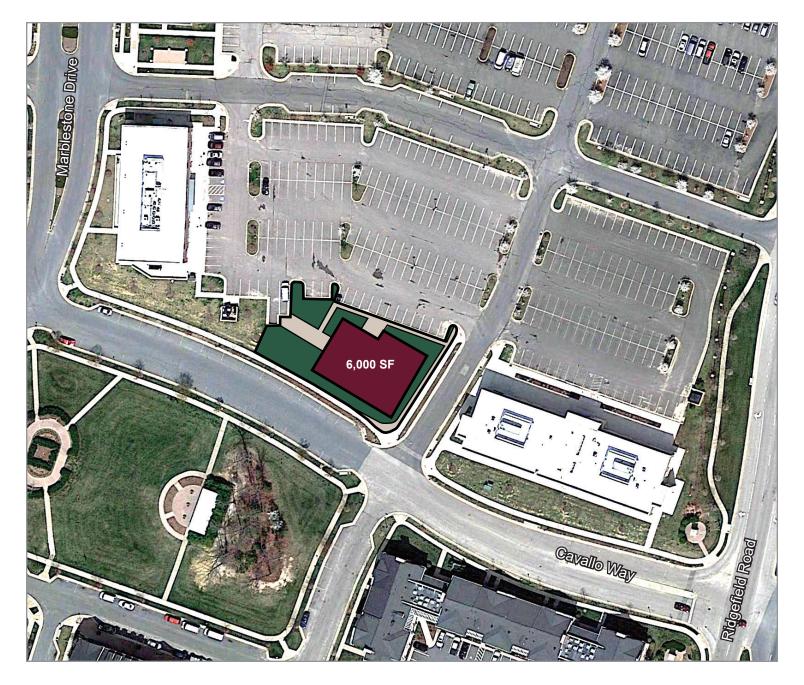


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PROPOSED RESTAURANT PLAN





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FORSALE

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