

PRINCE WILLIAM COUNTY CENTER

FOR SALE

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 SF restaurant, medical or dental office, or other freestanding commercial

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



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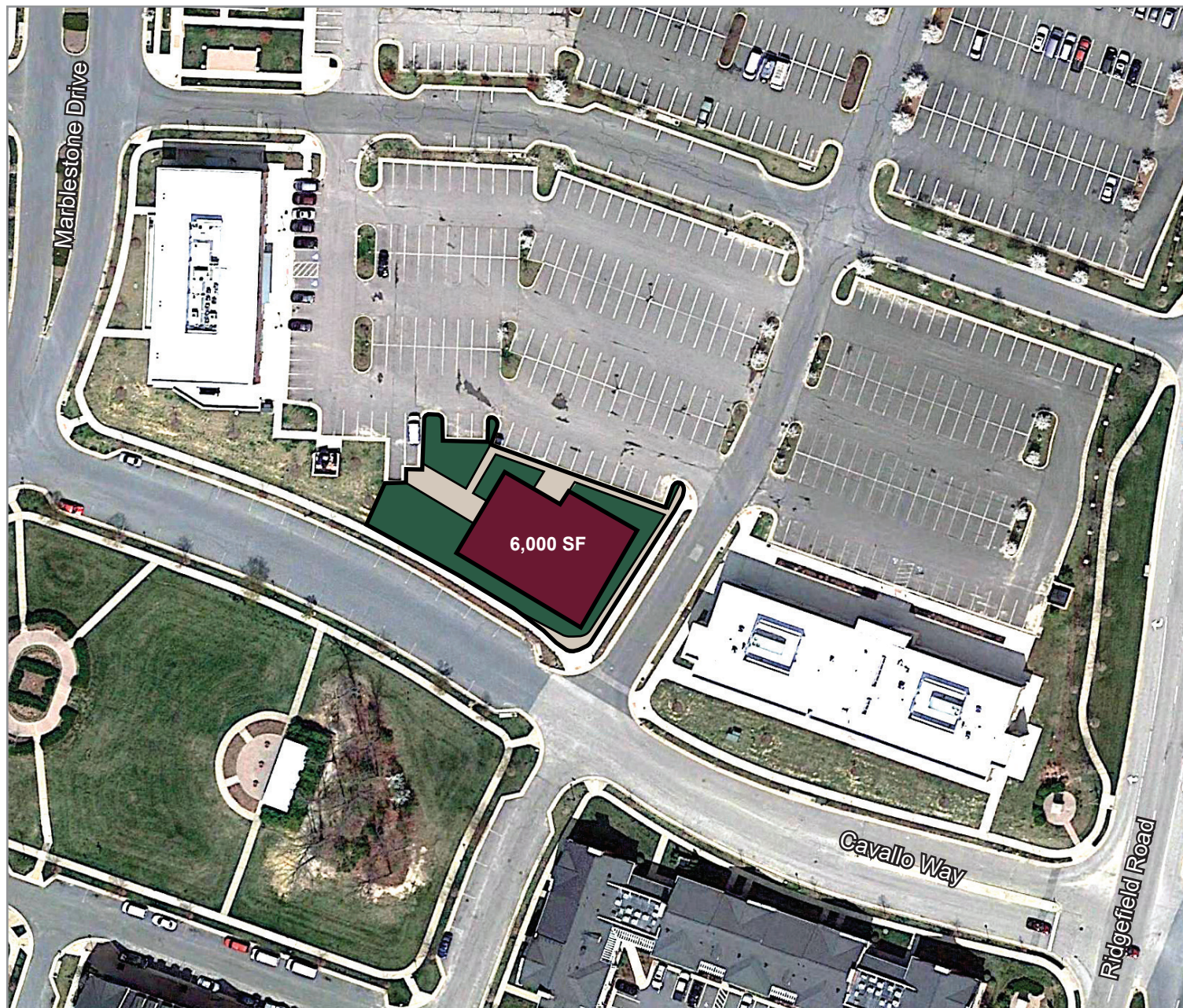


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PROPOSED RESTAURANT PLAN



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