



WEBER
RECTOR

COMMERCIAL REAL
ESTATE SERVICES

PAD SITE

FOR SALE RETAIL PAD SITE

Old Bridge Rd & Smoketown Rd.

Woodbridge, VA



HIGHLIGHTS

- Finished Retail Pad Site
- **2.13 Acres**
- Located on Smoketown Rd. just south of Old Bridge Rd.
- Three miles from Potomac Mills Mall
- Growing Residential Population with more than 187,000 residents within 5 miles
- Average household income of over \$102,000 within 5 miles
- Less than 5 miles from I-95 via either Exit 158 or 160
- Adjacent to Walgreens with utilities and access road in place

SALES PRICE

\$10.50/SF

WWW.WEBER-RECTOR.COM

COLEMAN RECTOR

(703) 366-3189

COLEMAN@WEBER-RECTOR.COM

Weber Rector Commercial Real Estate Services, Inc., 9401 Battle Street Manassas, VA 20110

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



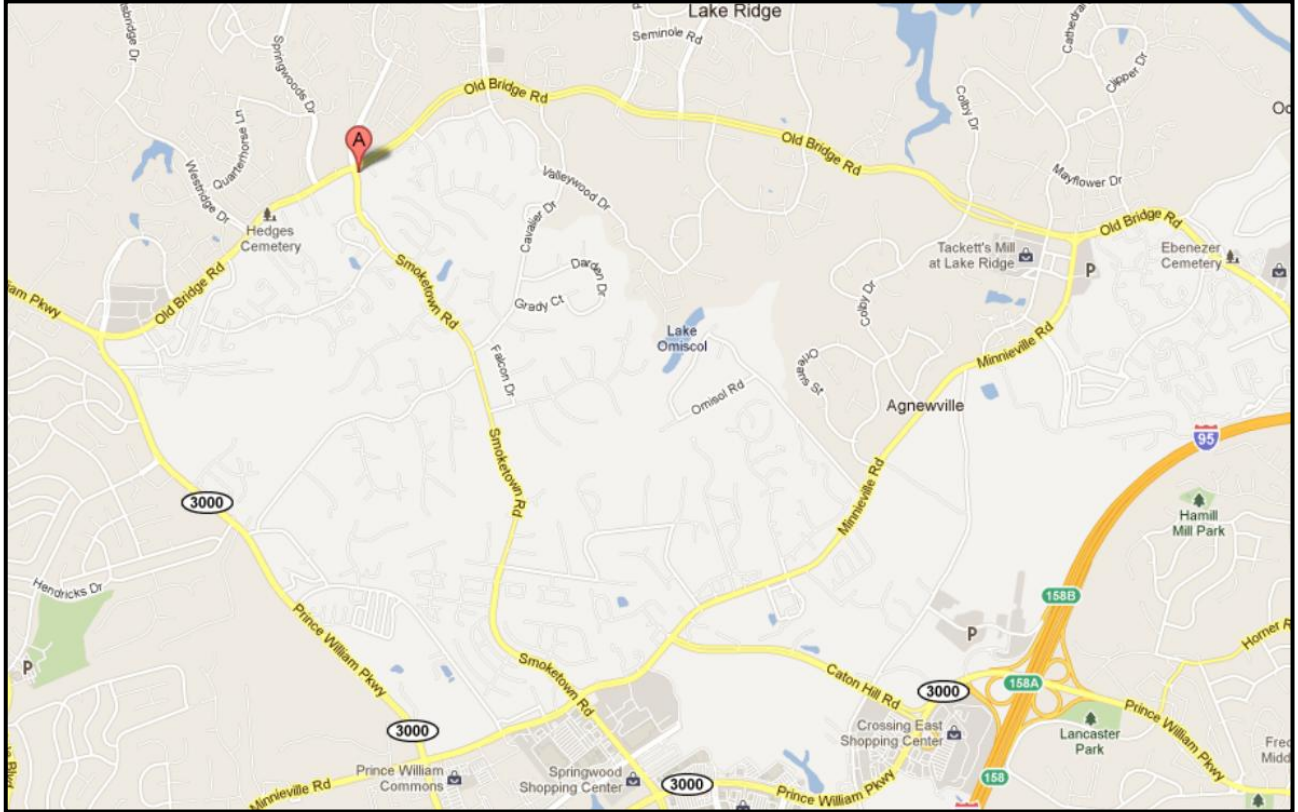
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LOCATION MAP



DEMOGRAPHICS

2010			
	1 MILE	3 MILES	5 MILES
POPULATION	16,083	81,803	187,958
# HOUSEHOLDS	5,936	28,592	63,377
AVG. HOUSEHOLD INCOME	\$104,925	\$100,389	\$102,136
2015 (estimated)			
	1 MILE	3 MILES	5 MILES
POPULATION	16,206	83,183	194,816
# HOUSEHOLDS	6,020	29,171	65,892
AVG. HOUSEHOLD INCOME	\$115,092	\$110,457	\$112,836

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PERMITTED USES FOR RETAIL PAD SITE:

- Adult Day Care Facility
- Barber Shop, Beautician Studio, Tanning & Toning Salon (one set of toning equipment only)
- Bicycle Service
- Business School
- Catering – commercial (off premises)
- Data & Computer Services
- Dry Cleaning/Garment Processing Services (less than 3,000 SF)
- Dry Cleaning Pick Up Facility
- Financial Institution
- Garden Center
- Greenhouse or Nursery
- Household Equipment or Appliance Service
- Institute for Special Education and Training
- Interior Design & Decorating Shop
- Laundromat
- Lawn Mower Service
- Locksmith
- Medical or Dental Offices & Clinic
- Office
- Office Equipment Service
- Optical & Eye Care Facility
- Package, Telecommunications and Courier Service
- Pet Grooming
- Private School
- Restaurant
- Restaurant – Carry Out
- Retail Store
- School of Special Instruction
- Shoe Repair
- Tailor; Seamstress Shop
- Tool & Equipment Rental (minor)
- Travel Agency
- Veterinary Hospital
- Wedding Chapel

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RESTRICTED USES FOR RETAIL PAD SITE:

Use Restrictions on the Property:

- Cocktail Lounge or Bar
- Any other establishment that sells alcoholic beverages for on-premises consumption
- Disco
- Bowling Alley
- Pool Hall or Billiard Parlor
- Skating or Roller Rink
- Amusement Arcade
- Theater of any kind
- Children's play or party facility (except that a daycare facility shall be permitted)
- Adult Bookstore, Theatre, or Amusement Facility
- Facility selling or displaying pornographic materials or having such displays
- Second Hand Store
- Off lot closeout or liquidation store
- Auction house
- Flea Market
- Beauty or Barber School
- Gymnasium
- Sport or Health Club or spa
- Blood bank
- Massage Parlor
- Funeral Home
- Sleeping quarters or lodging
- Outdoor housing or raising of animals
- Sale, Leasing or Storage of automobiles, boats, or other vehicles
- Any Industrial Use (including, without limitation, any manufacturing, smelting, rendering, brewing, refining, chemical manufacturing or processing, or other manufacturing uses)
- Any mining or mineral exploration or development except by non-surface means
- Car Wash
- Carnival, Amusement Park or Circus
- Assembly Hall
- Off-Track Betting Establishment
- Bingo Hall
- Any use involving the use, storage, disposal or handling of hazardous materials or underground storage tanks
- Any use which may materially or adversely affect the water & sewer services supplied to the Walgreen's parcel
- Church, Temple, Synagogue, Mosque, or other house of worship
- Facility for the sale of paraphernalia for use with illicit drugs
- Any use which creates a nuisance

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RESTRICTED USES FOR RETAIL PAD SITE:

Use Restrictions on the Undeveloped Property:

- Operation of a drug store or a so-call prescription pharmacy or prescription ordering, processing or delivery facility, whether or not a pharmacist is present at such facility, or for any other purpose requiring a qualified pharmacist or other person authorized by law to dispense medicinal drugs, directly or indirectly, for a fee or remuneration of any kind
- Operating of a medical diagnostic lab or the provision of treatment services (other than as part of a medical, dental, physician, surgical or chiropractic office(s) which shall not be restricted by the foregoing)
- The sale of so-called health and beauty aids or drug sundries
- Operating of a business in which alcoholic beverages shall be sold for consumption off the premises
- Operation of a business in which photofinishing services (including, without limitation, digital processing or printing, or the sale of any other imaging services, processes or goods) or photographic film are offered for sale
- Operation of a business in which greeting cards or gift wrap are offered for sale
- Operation of a business in which prepackaged food items for off premises consumption are offered for sale.

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