

RETAIL SPACE FOR SALE OR LEASE
FREESTANDING BUILDING
WITH 6 DRIVE-THRU LANES

9,794 SF
1.13 AC



1701 Financial Loop
Woodbridge, VA



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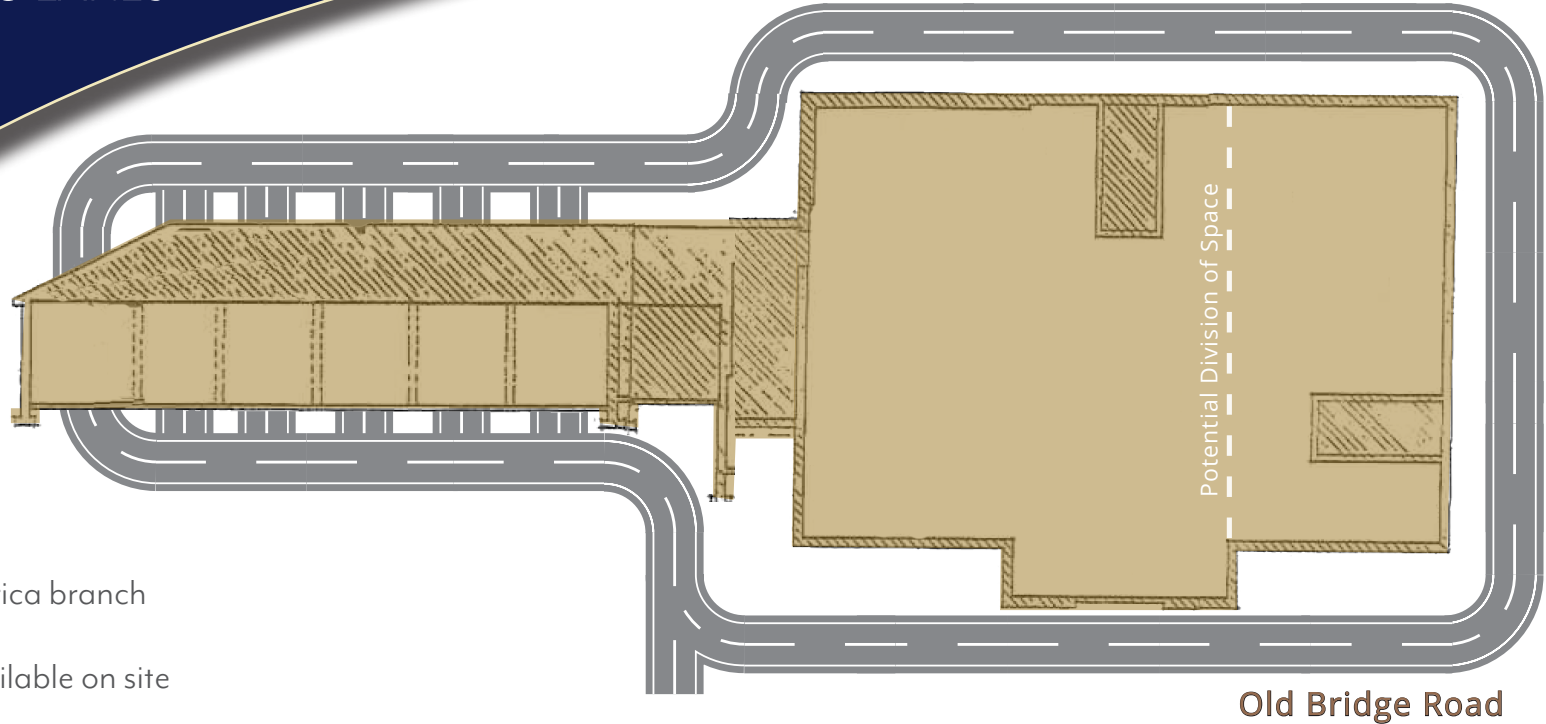
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PROPERTY LAYOUT



- Former Bank of America branch
- 20 parking spots available on site
- 1.13 Acres. Two story building includes 5,145 SF on the ground floor and 4,649 SF of lower level basement space, as well as an expansive 6 lane wrap around drive thru and a drive up ATM. Space can be divided
- Property is unit within a larger professional condo association with a monthly fee of \$3,248 which covers the roof, building exterior, landscaping, snow removal, and water and sewer service (pertaining to a SALE only).
- Boasts outstanding visibility, frontage, and access from Old Bridge Road (51K ADT), just one mile from the heavily-trafficked Interstate 95 and Route 123

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Colliers

NEARBY RETAIL

1701 FINANCIAL LOOP



AERIAL



DILLINGHAM SQUARE
FOOD LION, TACO BELL, DQ, PISANO'S, AutoZone, TRUIST, HH

TACKETTS MILL
SAFEWAY, TACO BELL, Patient First, McDonald's, WELLS FARGO, BURGER KING, DUNKIN', CVS pharmacy

Bottle Stop
FOOD LION, LOCAL FRESH, BOTTLE STOP, BOTTLE STOP

294
641

MERCHANT PLAZA
SAFEWAY, CVS pharmacy, SMOOTHIE KING, VABC, FIVE GUYS, OrangeTheory, Powers

56,000 ADT
51,000 ADT
640

CENTRE AT ROLLINGWOOD
KOHLS, AutoZone, THE HOME DEPOT, SUNOCO

GORDON PLAZA
REGENCY FURNITURE SHOWROOMS, Better Appliance, THE SALVATION ARMY, ALDI

GLENDALE PLAZA
7-Eleven, CVS pharmacy, TACO BELL, Bowlers, SUBWAY, Pizza Hut, CHASE

SMOKETOWN PLAZA
ALDI, LOWE'S, sweetFrog, DUNKIN', Poppers

STATION PLAZA
FOOD LION, ASTORIA PIZZA & SUBS, West Marine

QUARTZ DISTRICT

CENTER PLAZA
Giant, DQ, Little Caesars Pizza, WELLS FARGO, LONG JOHN SILVER

POTOMAC MILLS
COSTCO WHOLESALE, Walmart, Sam's Club, IKEA, CARMAX
200+ RETAILERS IN POTOMAC MILLS MALL

POTOMAC PLAZA
Aaron's, EL WOLCATE MEXA MEXICAN RESTAURANT

Woodbridge

BELMONT BAY

Dale City

SPRINGWOOD SHOPPING CENTER
Reico, VOCIPIZZA, Kabul

MARUMSCO

MARUMSCO PLAZA
SHERWIN WILLIAMS, Walgreens, tropical CAFE, CAMPERO, WELLS FARGO

640

CHESHIRE STATION PLAZA
SAFEWAY, DOLLAR GENERAL, Wendy's, Starbucks, petco, Advance Auto Parts

MARKET AT OPITZ
Wawa, hair cutters, DOLLAR TREE, fresh world, Advance Auto Parts

Featherstone

Minnieville

610

STONEBRIDGE
Wegmans, Apple, ALAMO, Starbucks, DUCK DONUTS, UPS, Nando's, REI, carhartt, OLD NAVY

STONEBRIDGE AT POTOMAC TOWN CENTER

FEATHERSTONE SQUARE
FOOD LION, McDonald's, FAMILY DOLLAR, Enterprise, Cabel's, Bank of America

RIPPON LANDING

Occoquan Bay



DEMOGRAPHICS

1, 3, 5 MILE RADIUS



Population

14,806 / 80,158 / 211,587



Daytime Population

12,042 / 74,117 / 173,137



Households

5,629 / 27,077 / 70,805



Average Income

\$123,402 / \$136,622 / \$152,467



Employee Population

5,513 / 37,206 / 79,864



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