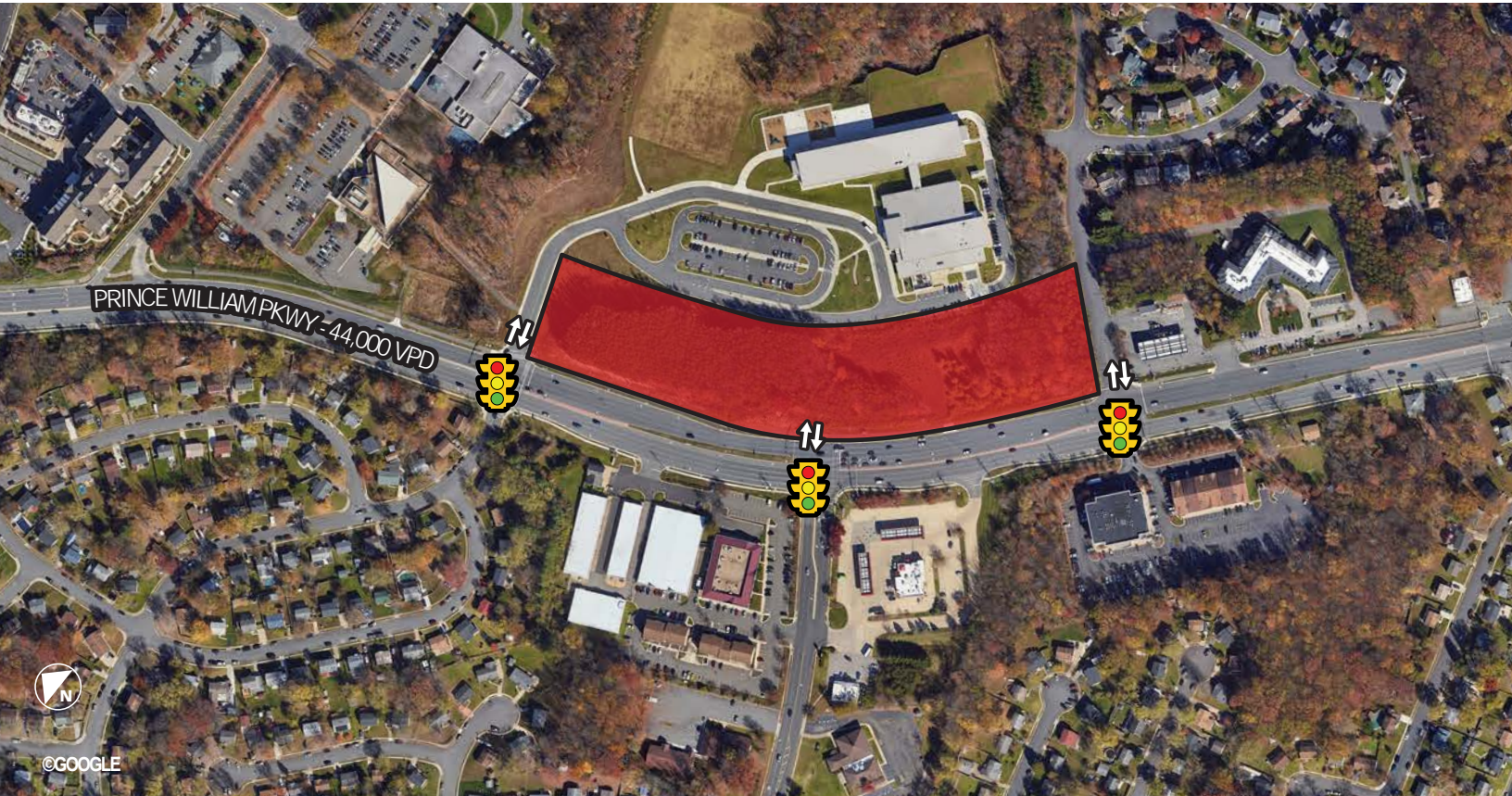




# BOOSALIS PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

## 4030 PRINCE WILLIAM PKWY., WOODBRIDGE, VA 22192



### PROPERTY SUMMARY

Approximately 6.82 acres of A-1 zoned land for sale.  
This area is part of a large future comprehensive plan.

### LOCATION OVERVIEW

Excellent location with multiple lit intersections and direct frontage to Prince William Parkway (44,000 VPD). The property sits next to Jenkins Elementary School, Chinn Park Library and Chinn Aquatics & Fitness Center.

### OFFERING SUMMARY

ACRES:	6.82
COMPREHENSIVE ZONING:	A-1
MARKET:	Washington DC
SUBMARKET:	Woodbridge/Manassas
PARCEL ID:	8192-68-3723

## FOR MORE INFORMATION

### GEORGE BOOSALIS

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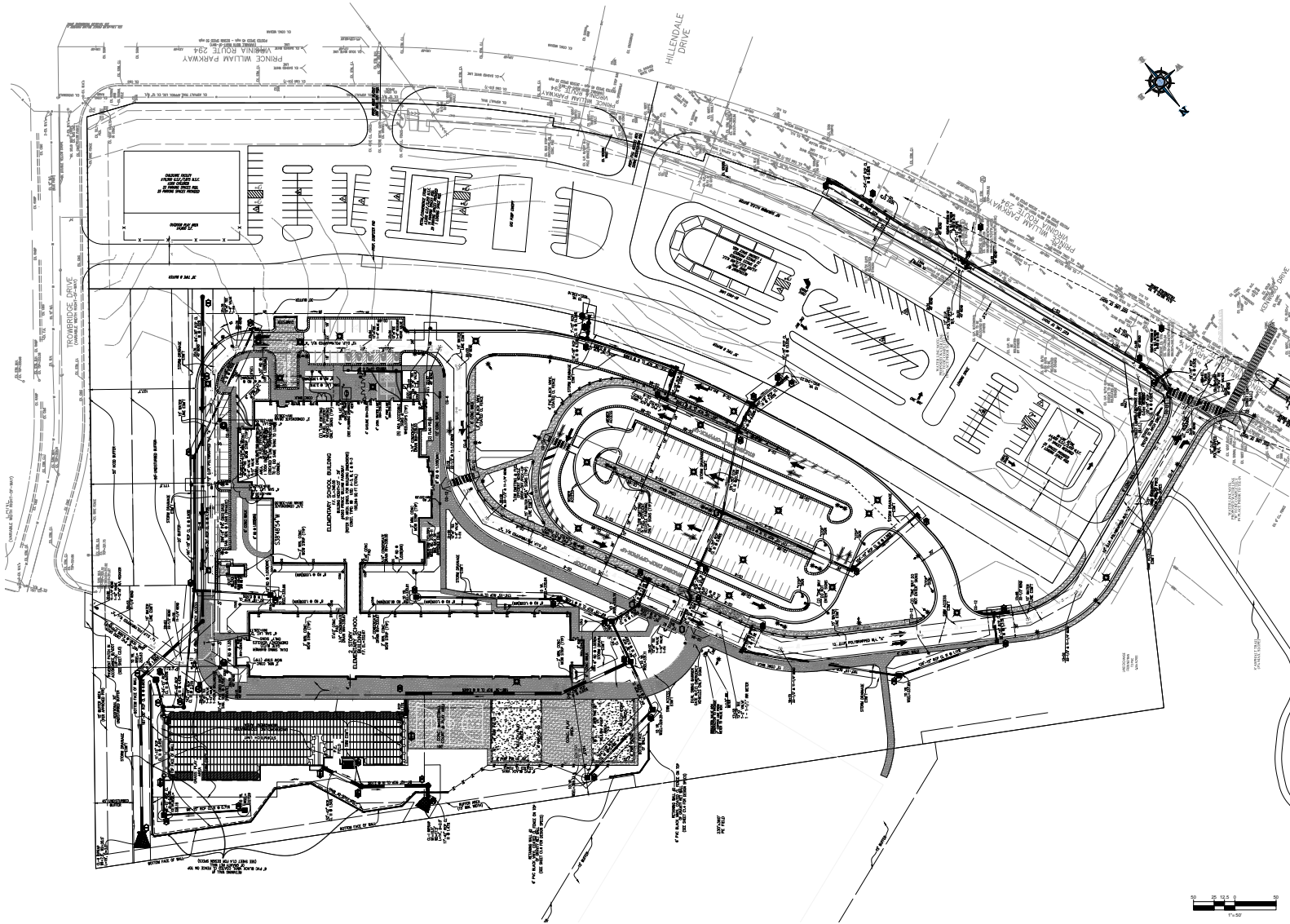


**BOOSALIS**  
PROPERTIES

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**CONCEPTUAL PLAN**



**FOR MORE INFORMATION**

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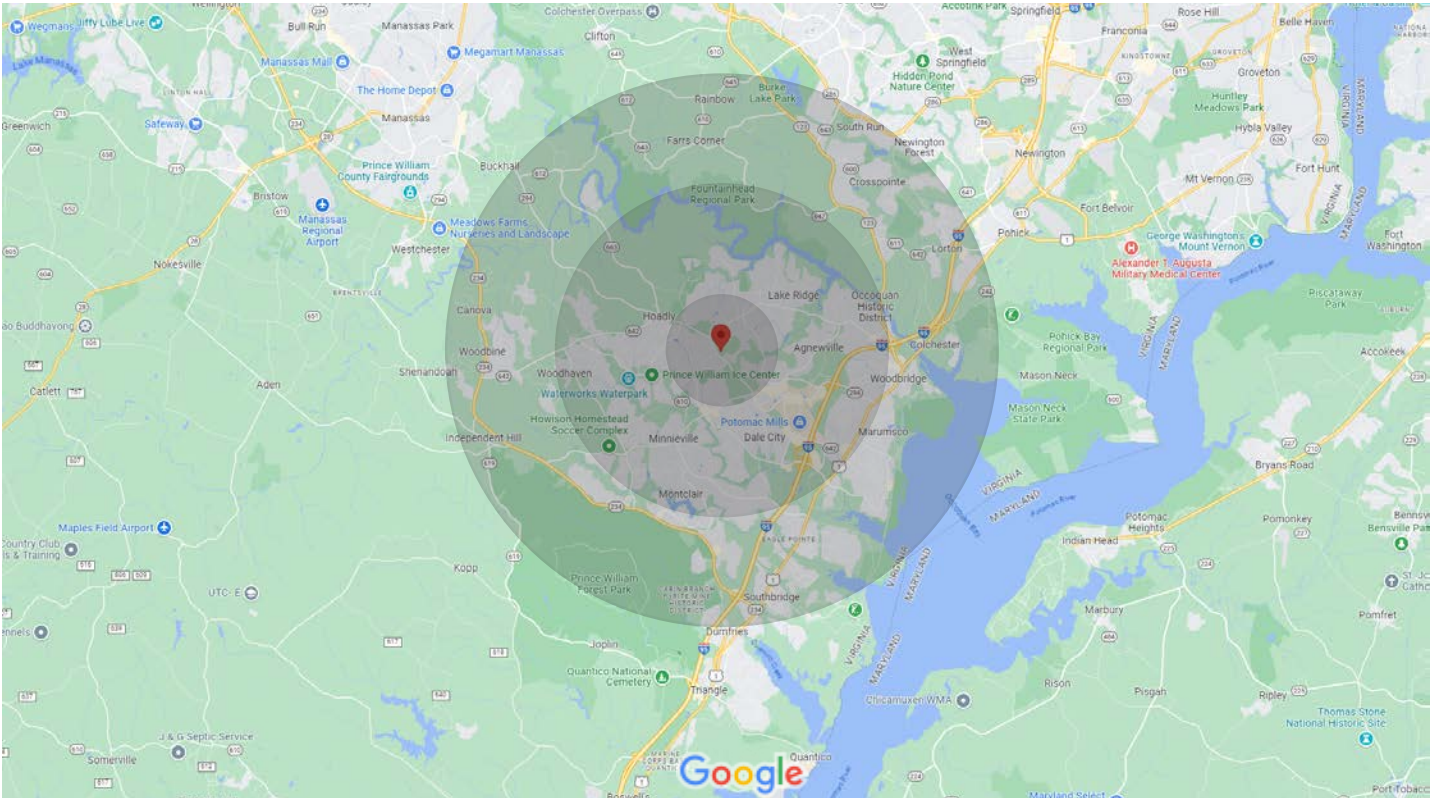
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<u>POPULATION</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Population	11,644	120,977	233,919
Median Age	35.6	34.7	36.1
Median Age (Male)	32.8	34.5	35.7
Median Age (Female)	37	35	36.5
<u>HOUSEHOLDS &amp; INCOME</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Households	3,818	37,564	75,778
# of Persons per HH	3.0	3.2	3.1
Average HH Income	\$114,089	\$118,982	\$121,612
Average House Value	\$338,700	\$338,798	\$361,656

\* Demographic data derived from 2020 ACS - US Census

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