



BOOSALIS
PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

MEDICAL / OFFICE CONDO FOR LEASE 1982 OPITZ BOULEVARD, WOODBRIDGE, VA 22191



PROPERTY SUMMARY

Excellent opportunity for healthcare providers to sub-lease this first floor medical office unit in a prime Woodbridge location. The building sits at the corner of the lit intersection at Opitz Blvd. and Montgomery Ave, near I-95 and Richmond Hwy. The space offers a reception/waiting area, 3 exam rooms (sinks), 1 lab/testing room, 1 bathroom and a private office. Previously occupied by Pinnacle Dermatology.

- 880 SF
- \$27.32 PSF, \$5.60 NNN
- Zoned B-1 (General Business)
- Ample parking for patients and staff

AREA HIGHLIGHTS

This medical office space is part of the Potomac Professional Village, a well-established business center in Woodbridge, VA.

The building is .5 miles from Sentara Northern Virginia Medical Center and less than a mile from Stonebridge at Potomac Town Center.

Located in a high traffic area with easy access to I-95 and Route 1 (Richmond Hwy).

Public transportation conveniently located close by with multiple bus stops on Opitz Blvd. Bus connections are throughout Prince William County.

FOR MORE INFORMATION

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BOOSALIS PROPERTIES | 13562 Richmond Highway, Suite 100 | Woodbridge, VA 22191 | www.BoosalisProperties.com

This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.

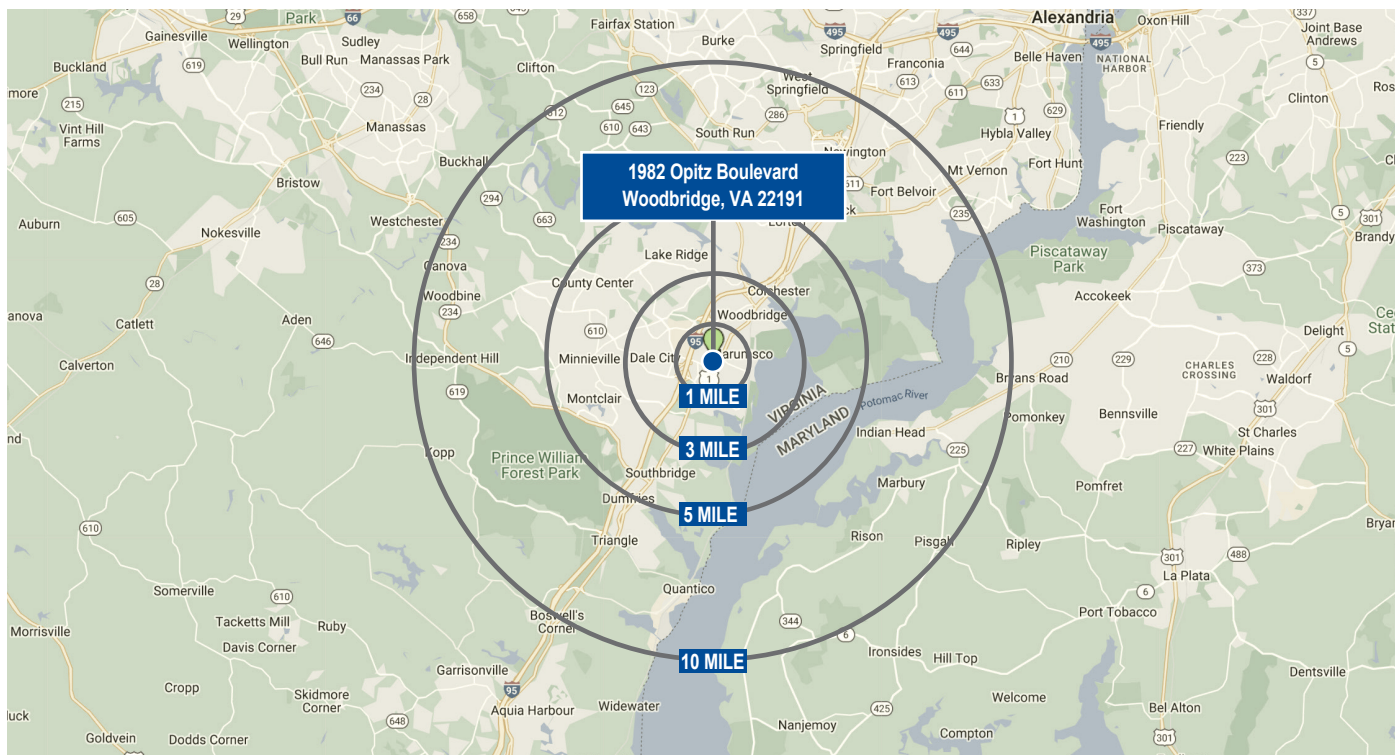


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DEMOGRAPHICS



<u>POPULATION</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>	<u>10 MILES</u>
Population	12,917	110,606	235,299	436,331
Households	4,183	36,569	78,292	143,887
Average HH Income	\$103,530	\$106,101	\$122,421	\$138,852
Average House Value	\$279,260	\$310,148	\$368,164	\$428,844

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