



REAL ESTATE INVESTMENT AND MANAGEMENT

FOR LEASE - 2ND GENERATION HAIR SALON

14849 BUILDAMERICA DR. WOODBRIDGE, VA 22191



PROPERTY FEATURES

Property Type: 2nd Generation Beauty Salon - Barber Shop
Available Space: 1,790 SF
Lease Rate: Asking \$27 per SF + \$6.31 NNN.

PROPERTY HIGHLIGHTS

- Three permitted sinks
- Two ADA Restrooms
- Kitchenette
- All current equipment conveys with the lease
- Washer and Dryer Hookups available

AREA HIGHLIGHTS

Positioned just off Route 1 in Woodbridge, between Opitz Blvd and Featherstone Rd. Over 40,000 vehicles pass by per day, and has clear visibility and accessibility for walk in traffic.

On site parking makes it simple for clients to pull in for a haircut, color, or appointment. Minutes from Potomac Mills and Stonebridge at Potomac Town Center keep the area active, while the surrounding Prince William County neighborhoods offer a strong base for building repeat clientele.

FOR MORE INFORMATION

JAMES MURRAY

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GEORGE BOOSALIS

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BOOSALIS PROPERTIES

13562 Richmond Highway | Suite 100
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This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.



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PHOTOS



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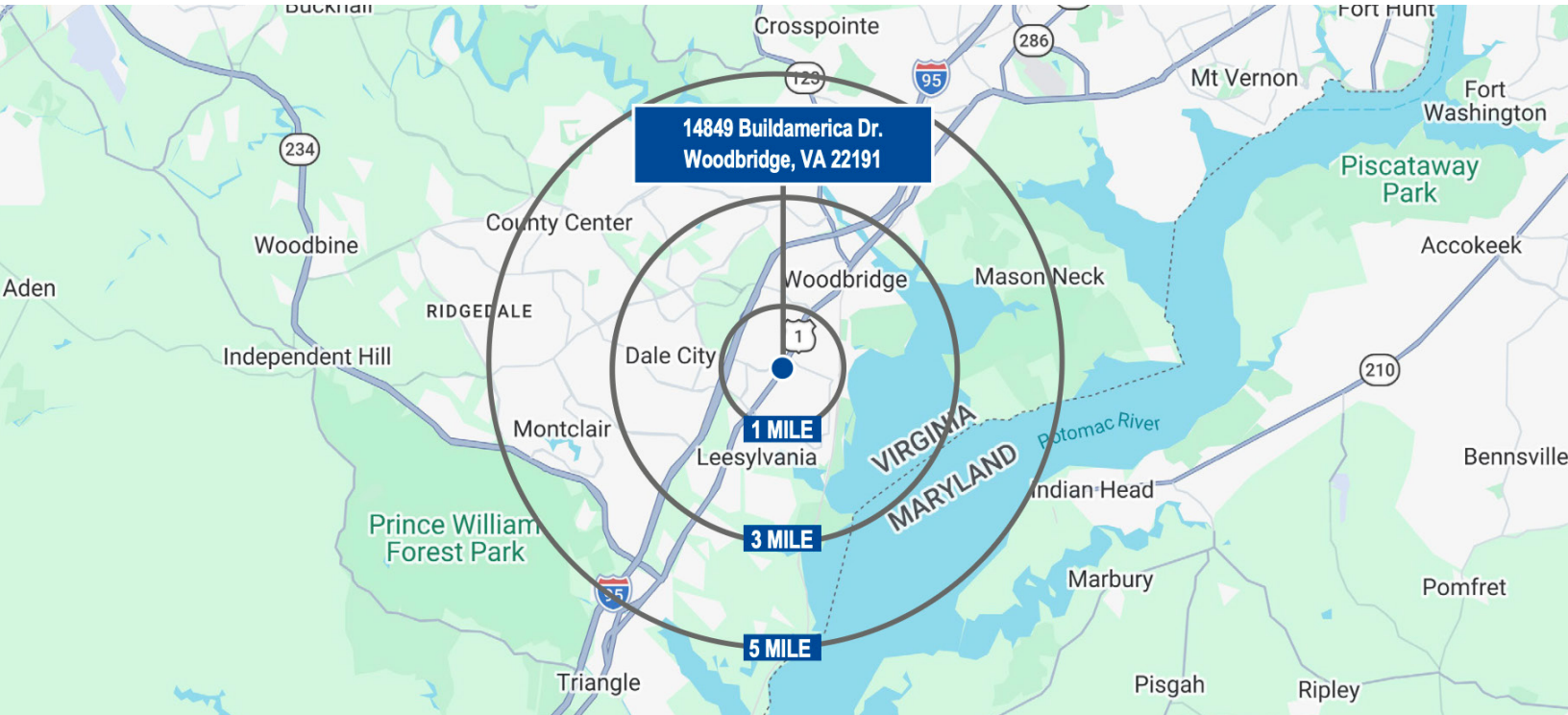


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DEMOGRAPHICS



DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
Population	21,475	99,799	213,145
Households	7,387	32,380	69,533
Avg. HH Income	\$122,098	\$131,466	\$143,863
Median Home Value	\$99,186	\$108,487	\$116,925
Owner Occupied	4,024	18,982	46,707
Renter Occupied	3,551	14,304	24,635
Employees	7,888	32,765	54,118
Businesses	1,210	4,051	7,249

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