BOOSALIS
PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

RETAIL FOR LEASE

13428 RICHMOND HWY. WOODBRIDGE, VA 22191



PROPERTY OVERVIEW

Available SF:	1,438 SF
Zoning:	B-1
Use:	Restaurant
Lease Rate:	$34.00/SF
NNN:	$3.00

AREA HIGHLIGHTS

Ideally positioned along the highly traveled Richmond Highway (Route 1) commercial corridor, the property offers excellent visibility with approximately 41,300 vehicles per day. The site provides convenient access to I-95 and is just minutes from the Woodbridge VRE/Amtrak Station.

Surrounded by established retail, restaurants, services, and dense residential communities, the location benefits from a strong built-in customer base. Major destinations including Potomac Mills and Stonebridge at Potomac Town Center are also just a short drive away.

FOR MORE INFORMATION

MELANIE NOBRIGA
SENIOR OPERATIONS MANAGER & AGENT
MELANIE@BOOSALISPROPERTIES.COM
703.494.7691 (O) | 808.937.9417 (C)

GEORGE BOOSALIS
PRESIDENT | PRINCIPAL BROKER
GEORGE@BOOSALISPROPERTIES.COM
703.494.7691 (O)

BOOSALISPROPERTIES.COM
703.494.7691

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

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PHOTOS









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Melanie Nobriga
Senior Operations Manager & Agent
melanie@boosalisproperties.com
703.494.7691 (O) | 808.937.9417 (C)

George Boosalis
President | Principal Broker
george@boosalisproperties.com
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AERIAL



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Melanie Nobriga
Senior Operations Manager & Agent
melanie@boosalisproperties.com
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George Boosalis
President | Principal Broker
george@boosalisproperties.com
703.494.7691 (o)

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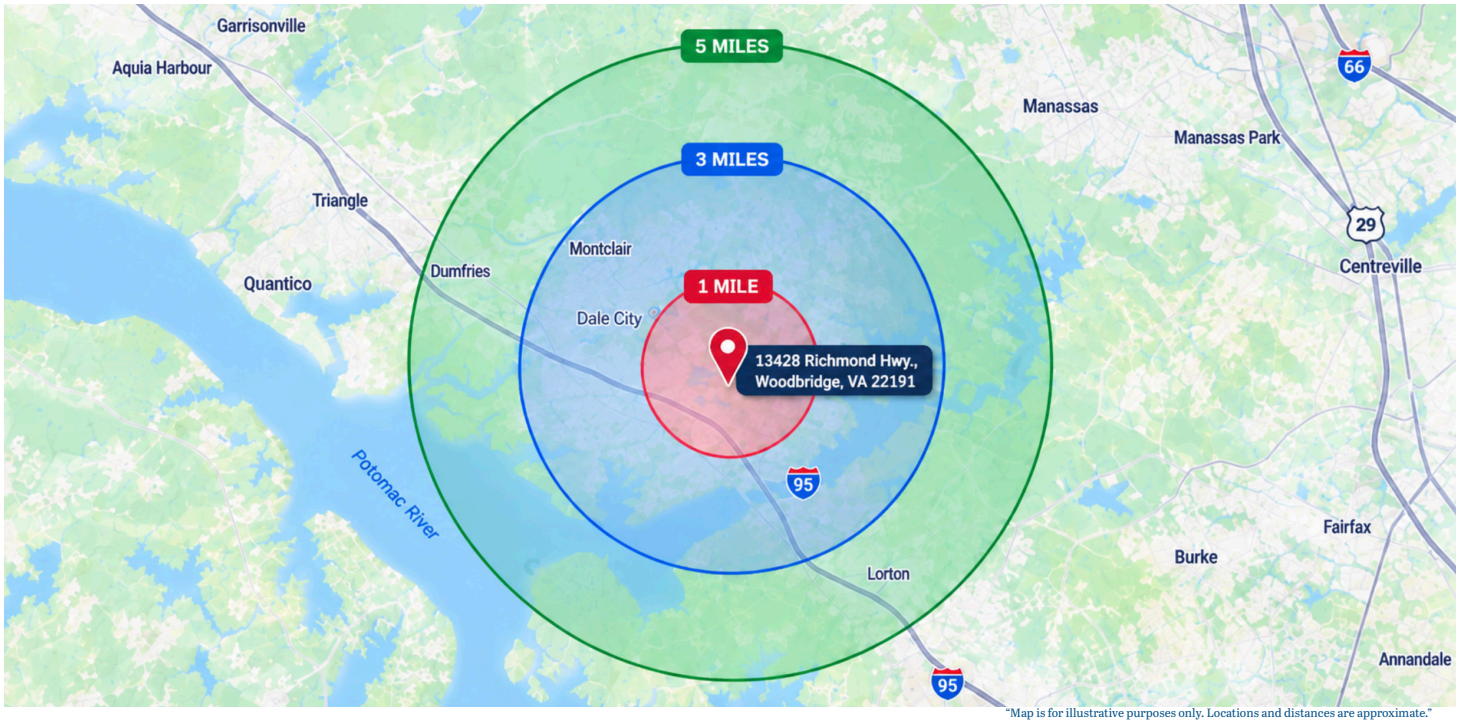
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DEMOGRAPHICS



"Map is for illustrative purposes only. Locations and distances are approximate."

DEMOGRAPHICS 2025	1 MILE	3 MILES	5 MILES
Population	17,038	68,844	188,173
Households	5,644	23,663	62,188
Avg. HH Income	$118,264	$128,486	$142,709
Median Home Value	$95,015	$104,089	$116,073
Businesses	577	4,080	6,835
Employees	3,899	31,059	52,171

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