

# RETAIL / AUTO SALES DEALERSHIP

PRINCE WILLIAM COUNTY, VIRGINIA

## For Sale

Potomac Mills Mall /  
Woodbridge Retail Submarket

### CONTACT:

**Saul Corral, CRE Specialist**  
703.675.7278  
Saul@PotomacCP.com

**Michael Corral, Assistant**  
703.582.6298  
MCorral@PotomacCP.com

# POTOMAC

Commercial Properties, LLC  
103 West Broad Street  
Suite 600-B

Falls Church, Virginia 22046

P: 703.533.4771

F: 703.970.4785

[www.CommercialPropertiesBySaul.com](http://www.CommercialPropertiesBySaul.com)

### Property Address:

14538 Jefferson Davis Hwy,  
Woodbridge, VA 22191

### Sales Price and Square Footage:

\$1,680,000; 2,046 Sq Ft Building;  
20,307.672 Lot Sq Ft (0.4662 Acres)

### Prince William County Zoning:

B-1, General Business District  
By Right: Restaurant, Drive Thru, Carry Out,  
Dry Cleaning, Barber Shop, Tanning Salon,  
Retail Store, Carwash

### Property Notes:

Auto Dealership with Land on Rt.1 Jefferson  
Davis Hwy Frontage. Rt.1 Signage. Perfect  
for Retail or Fast Food, next to 7+ Shopping  
Centers and near several more, including  
Potomac Mills.



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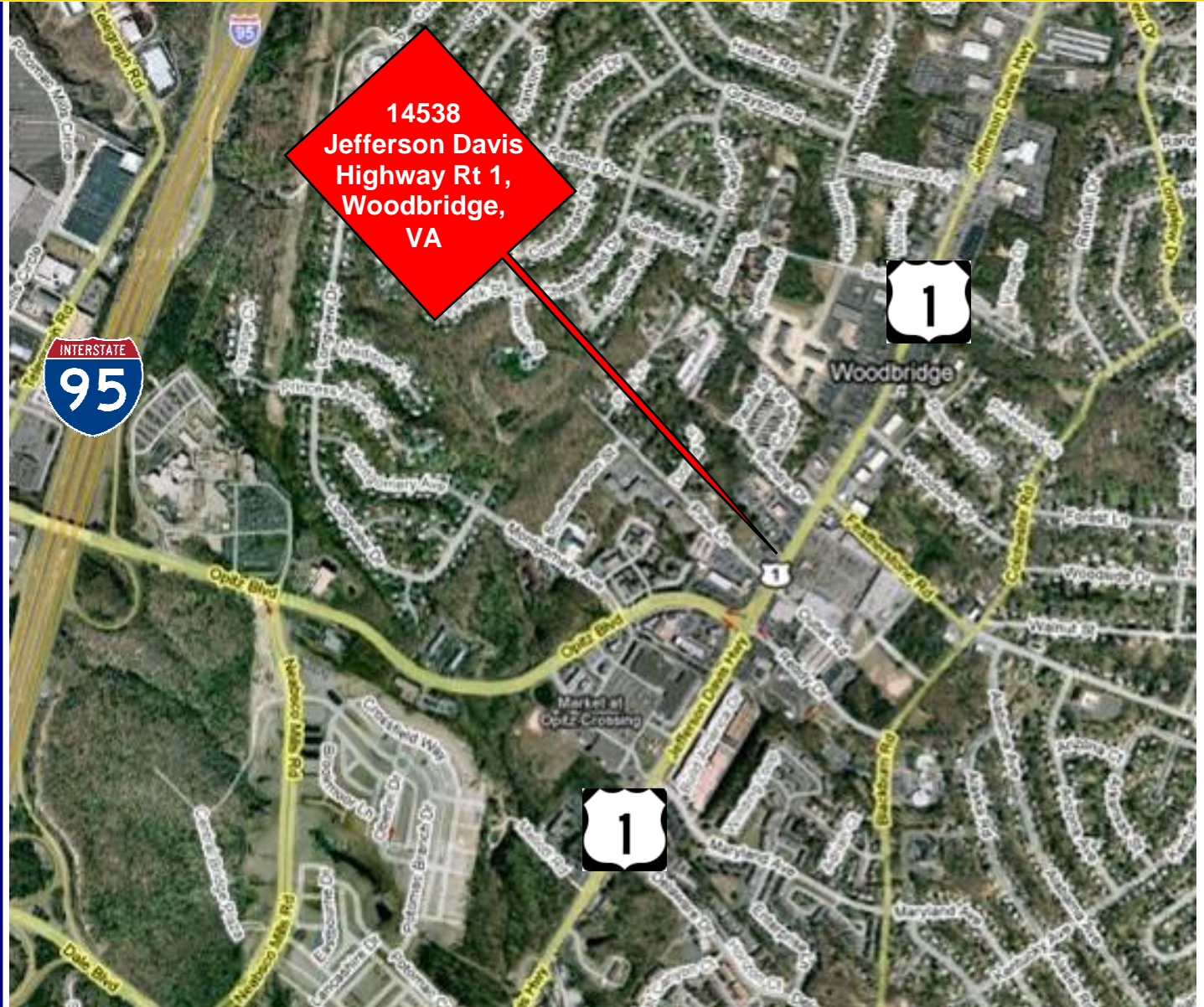
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### POPULATION

The current estimated population of Prince William County is **391,621** (as of March 15, 2009) which is approximately 1,159 persons per square mile of land area, compared to 831 in 2000.

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### PROPERTY PHOTOS:



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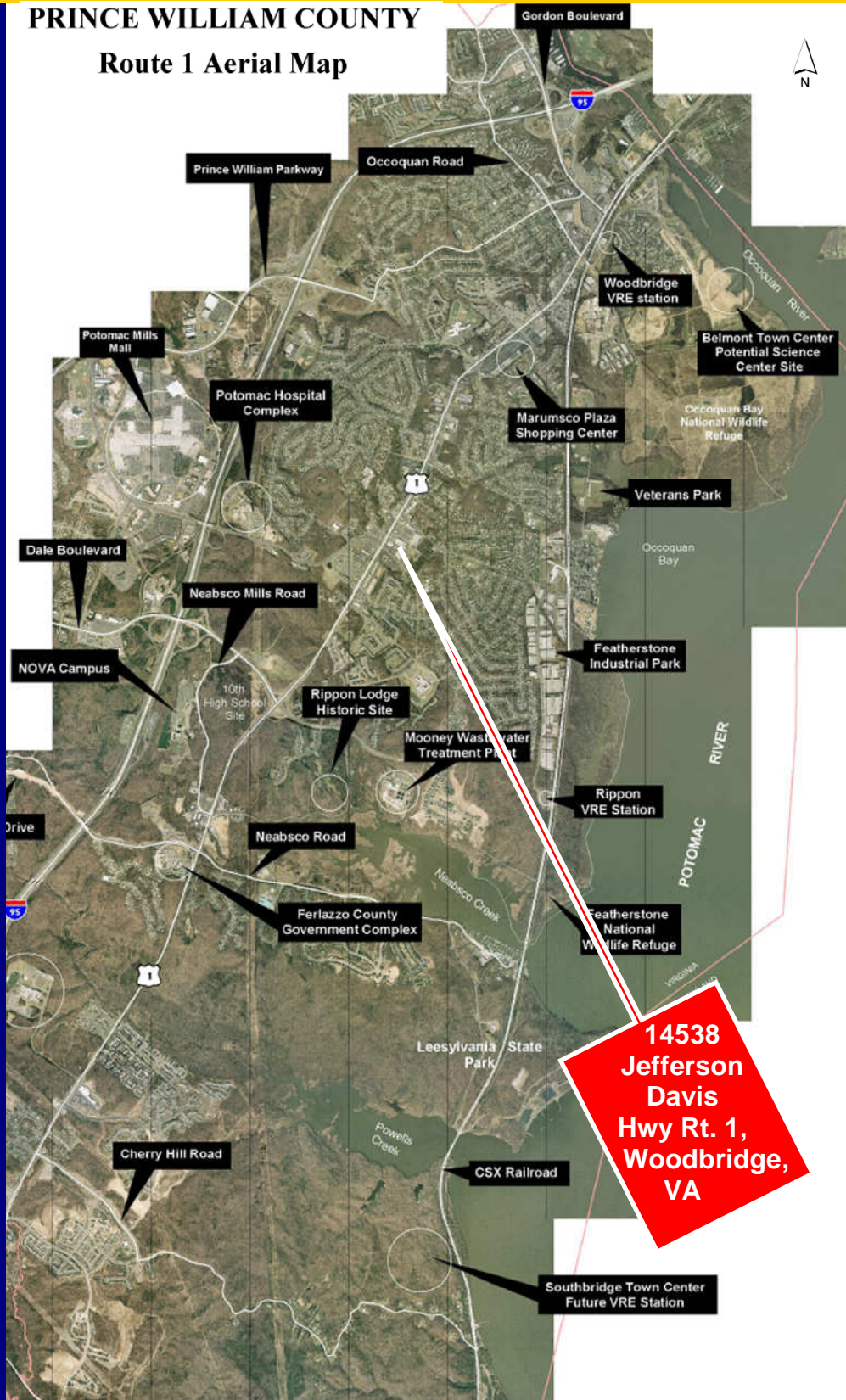
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### PRINCE WILLIAM COUNTY Route 1 Aerial Map



**14538  
Jefferson  
Davis  
Hwy Rt. 1,  
Woodbridge,  
VA**

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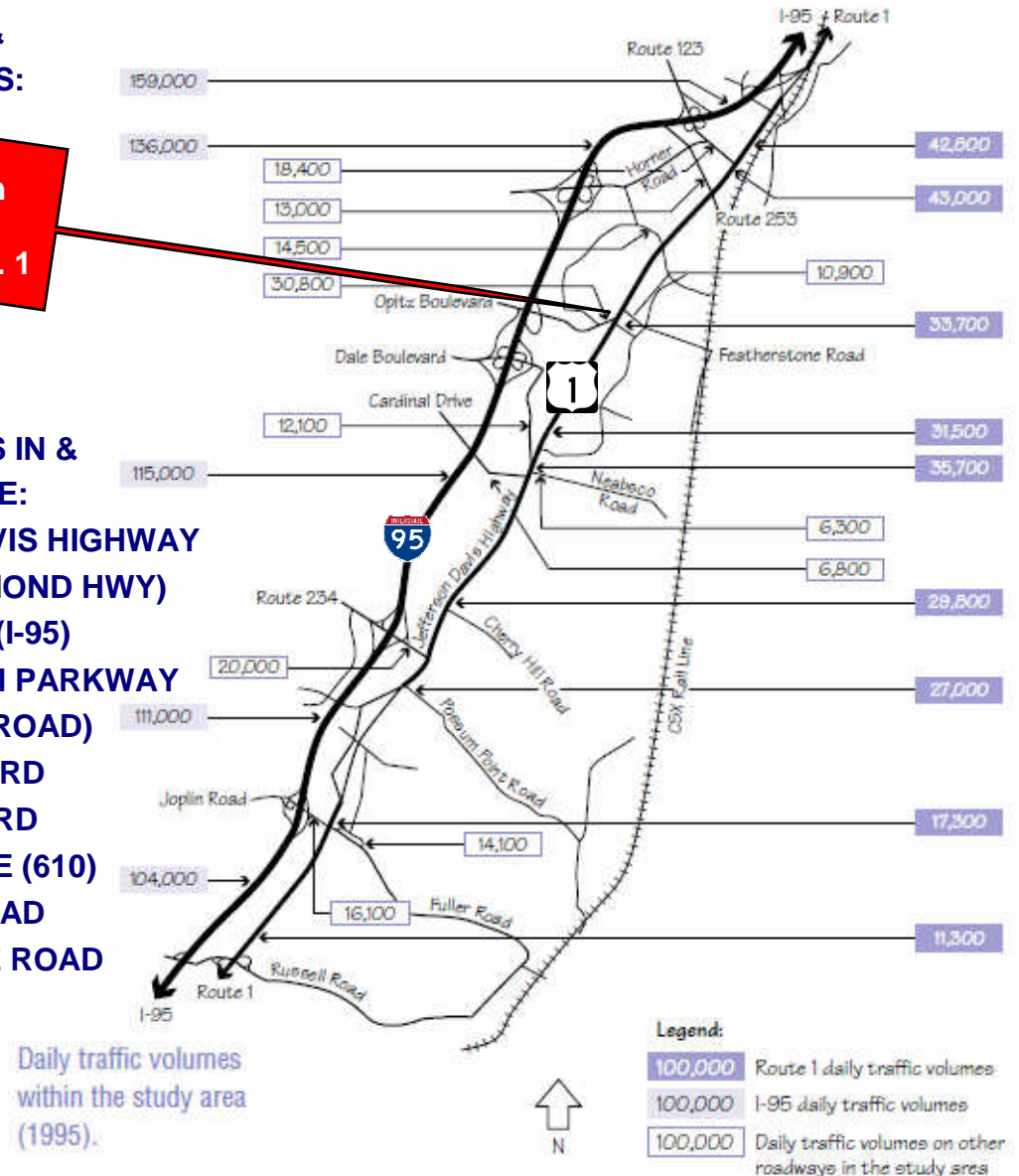
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### TRAFFIC COUNTS & MAJOR ROADWAYS:

**14538**  
**Jefferson**  
**Davis**  
**Hwy US Rt. 1**

### MAJOR ROADWAYS IN & NEAR WOODBRIDGE:

- JEFFERSON DAVIS HIGHWAY
- (ROUTE 1 RICHMOND HWY)
- INTERSTATE 95 (I-95)
- PRINCE WILLIAM PARKWAY
- ROUTE 123 (OX ROAD)
- OPITZ BOULEVARD
- DALE BOULEVARD
- CARDINAL DRIVE (610)
- MINNIEVILLE ROAD
- FEATHERSTONE ROAD



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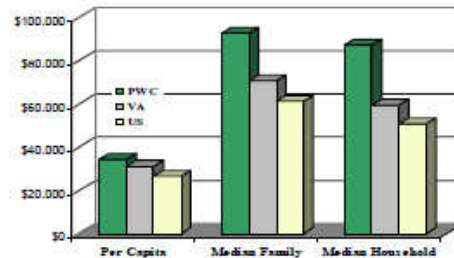
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## WOODBIDGE, PRINCE WILLIAM COUNTY DEMOGRAPHICS CONTINUED:

### INCOME AND POVERTY

According to the Census Bureau's 2007 American Community Survey, the 2007 median household income in Prince William County was **\$87,243**. This ranks ninth among the largest counties in the United States and is an indication of the relative wealth of Prince William County and the Washington metropolitan region, which included five of the top ten counties in the nation for median household income. The median family income in Prince William County in 2007 was **\$93,002**; the per capita income was **\$34,315**.

### Per Capita, Median Family, Median Household Income Prince William County, Virginia and The United States, 2007



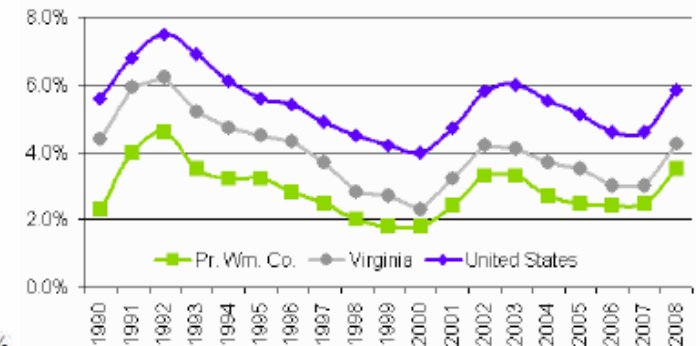
Source: U.S. Department of Commerce, Bureau of the Census, 2007 American Community Survey.

The 2007 American Community Survey reported that Prince William County's poverty rate was 4.4% in 2007, less than half the statewide rate of 9.9% and about one third the national rate of 13.0%.

### EMPLOYMENT

According to data from the U.S. Department of Labor and the Virginia Employment Commission, Prince William County has outpaced regional, state and national economies in businesses, and job growth over the last five years but has had mixed results when comparing growth over the last year. In 2008 (3<sup>rd</sup> Quarter), there were 7,124 establishments reported in Prince William County, a growth rate of 6.4% year-over-year and 29.8% since 2003. By comparison, Northern Virginia establishments grew by 4.6% in one year and 20.1% since 2003; statewide, establishments grew by 2.2% in the last year and 15.7% since 2003.

### Average Annual Unemployment Rates 1990-2008 Prince William County, Virginia, United States



Source: Virginia Employment Commission. LAUS data

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## WOODBIDGE, PRINCE WILLIAM COUNTY DEMOGRAPHICS CONTINUED:

### AGE AND GENDER

According to the Census Bureau's 2007 American Community Survey, **29.6%** of the total County population is under 18 years of age; approximately **6.1%** is aged 65 and over. The median age of the population is **32.5 years**. Prince William County's population, while younger on the average than the nation's, has aged slightly since 1990, when the median age was 29.1.

#### Age Groups, Prince William County

Age Group	1990 Percent of Total Pop.	2000 Percent of Total Pop.	2007 Percent of Total Pop.
Under 18 Years	30.5%	30.4%	29.6%
18-64 Years	66.4%	64.8%	64.3%
65 years and over	3.0%	4.8%	6.1%

Sources: U.S. Department of Commerce, Bureau of the Census, 1990 Census, Census 2000, 2007 American Community Survey.

The 2007 American Community Survey also indicated that **49.8%** of the County's population is male and **50.2%** is female.

### POPULATION (Estimates and Forecasts)

1990 population (actual)	215,686
2000 population (actual)	280,813
<b>March 15 2009 population (estimate)</b>	<b>391,621</b>
2010 population (forecast)	415,763
2015 population (forecast)	463,343
2020 population (forecast)	491,456
2025 population (forecast)	523,668
2030 population (forecast)	555,012

#### Source:

1990 and 2000 figures: U.S. Department of Commerce, Bureau of the Census, 1990 Census of Population and Housing and Census 2000.

2009 estimate: Prince William County

2010-30 forecasts: Metropolitan Washington Council of Governments (MWCOG) Round 7.2 Cooperative Forecasts.

### Prince William County Population 1950-2000

Year	Population	Growth Over Previous Decade (number)	Growth Over Previous Decade (percent)
1950	22,612	4,874	27.5%
1960	50,164	27,552	121.8%
1970	111,102	60,938	121.5%
1980	144,703	33,601	30.2%
1990	215,686	70,983	49.1%
2000	280,813	65,127	30.2%

Source: U.S. Department of Commerce, Bureau of the Census

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### Prince William County Zoning Ordinance:

#### B-1, General Business District

*(For Reference Purpose Only - Not A Legal Document)*

- Carwash (Manned Or Selfservice)
- Retail Store
- Photographic Processing Laboratory
- Tool And Equipment Rental
- Locksmith
- Interior Design And Decorating Shop
- Barber Shop Or Beautician Studio, Tanning Or Toning Salon
- Travel Agency
- Restaurant, Drive In, Drive Up, Drive Through
- Restaurant, Carry Out
- Quick Service Food Store
- Cafeteria/Lunchroom/Snack Bar/Automat
- Financial Institution With Drivein Facilities)
- Medical Or Dental Laboratory, Office And Clinic
- Veterinary Hospital
- Pet Grooming Service
- Commercial Artist Or Photographer's Studio
- Household Equipment And Appliance Service
- Optical And Eye Care Facility
- Shoe Repair, Tailor, Seamstress Shop
- Laundromat
- Dry Cleaning/Garment Processing Retail
- Dry Cleaning Pick Up Facility

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