

# Retail Pads Available

## The Shoppes at Lake Ridge

A Planned Shopping Center

3304-3306 Old Bridge Road  
Lake Ridge (Prince William County), VA 22192



### SITE HIGHLIGHTS:

- 4 acre planned retail development
- Located on the “going home” side of Old Bridge Road in Lake Ridge, VA
- Zoned B-1 in Prince William County.
- Site plan proposes 4 pads, or a retail multi-tenant building.
- Approved left-hand turn lane and median break from eastbound Old Bridge Road
- 7-Eleven and daycare facility mini-anchor draws

### SITE ADVANTAGES:

- **Established Retail Corridor:** This infill retail site is located in the heart of the Lake Ridge retailing corridor along Old Bridge Road between Hedges Run Drive and the Prince William Parkway between two major shopping centers. Nearby grocers include Bloom, Safeway, and Giant Food.
- **Excellent Visibility:** The site offers clear site lines to the lighted intersection at Old Bridge Road and Hedges Run Drive and will be accessible via an approved median break on Old Bridge Road.
- **High Car Counts:** 38,000 CPD pass by the site. This volume is expected to grow rapidly.
- **Strong Demographics:** The site has over 28,719 affluent households in a three mile radius whose average income is more than \$90,334. Over the next five years, this residential population is estimated to grow at a 2.3% annual rate through 2011, well in excess of national and regional rates. The site also benefits from the dense office worker population (42,677 in the 5 mile radius). This worker-base is increasing dramatically with the newly opened 116,250 SF addition to the Prince William County Municipal Government Offices Complex, and the ongoing BRAC consolidations to nearby Fort Belvoir and Quantico Military facilities.

### FOR LEASING INFORMATION, CONTACT:

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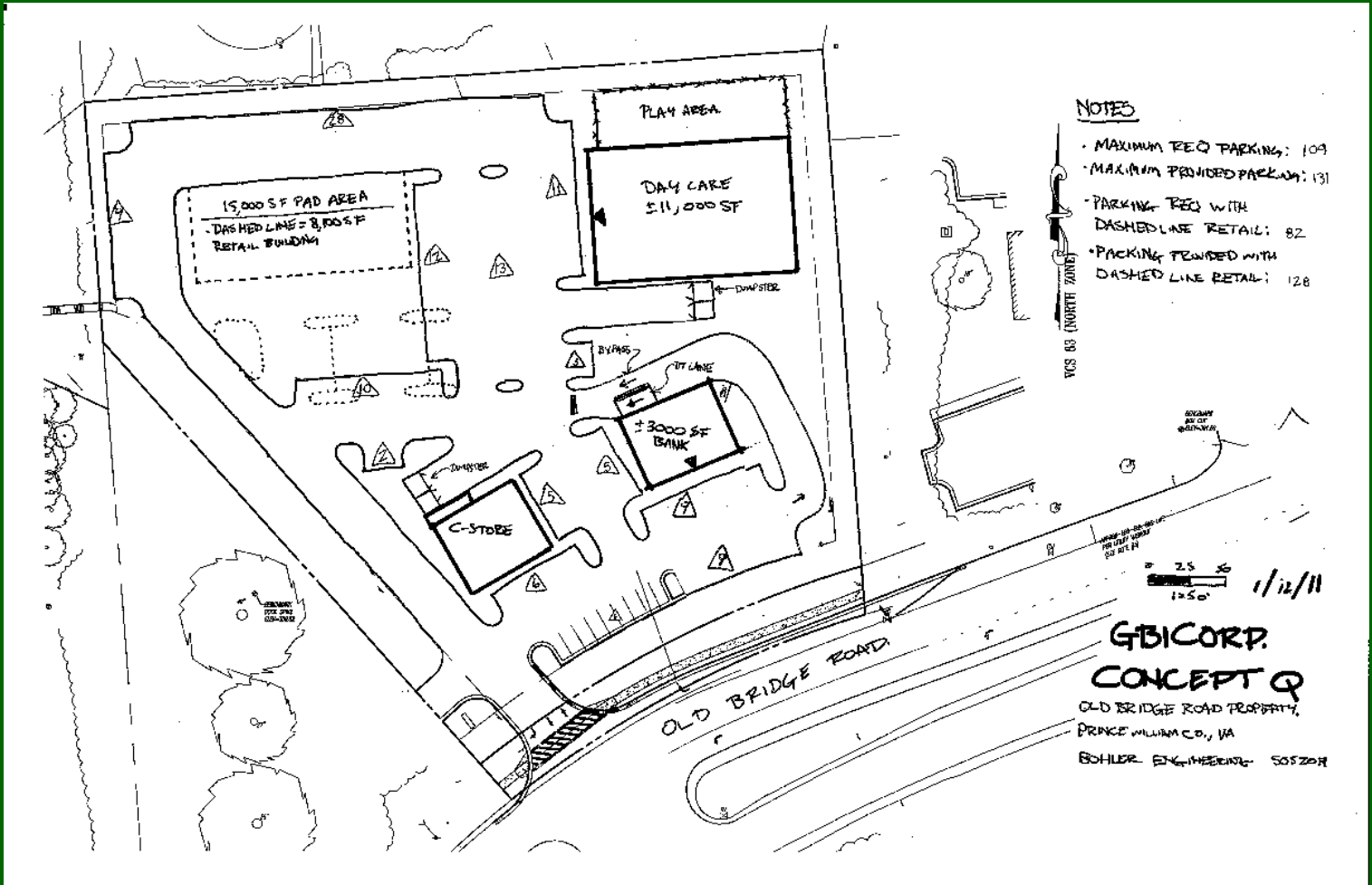


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### 2009 DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	16,844	87,962	201,834
# of Households	6,074	28,719	69,372
Avg. HH Income	\$89,739	\$90,334	\$91,447
Daytime Population	2,375	21,141	42,677
Annual Population Growth Rate Est.	1.8%	2.3%	2.4%
Traffic Counts (2007)			38,000 CPD

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