

## SPACE FOR LEASE

±12,000 SF Space Available

15807 Jefferson Davis Highway  
Woodbridge, Virginia 22191

214.259.7032

Jefferson Davis Development | Woodbridge, VA







The Jefferson Davis development is a 1.2-acre retail pad anchored by a Wawa convenience store. The site boasts excellent visibility and great traffic counts in a rapidly growing suburban area. Woodbridge is an affluent and well-educated city with numerous residents commuting to Washington, D.C. and other surrounding cities. Neighboring businesses include Papa Dents Crabs restaurant, White Horse Auto Wash, Family Bail Bonds, two auto repair shops, several dealerships, and a home improvement business.





# Site Plan



# Demographics<sup>1</sup>

## 2020 AVERAGE HOUSEHOLD INCOME

Income	Radius
\$118,303	3 Miles
\$116,400	5 Miles

## TRAFFIC SNAPSHOT

## VEHICLES PER DAY

Interstate 35	35,100
12th Avenue	13,276

## POPULATION

Year	3-Mile Radius	5-Mile Radius
2010	75,480	167,776
2020	94,332	199,413
2025 (Projection)	99,886	209,785

(1) As of March 1, 2021, Source: CoStar. Traffic counts compiled from the Virginia DOT.

# Top Reasons to Do Business Here

## TOP STATE FOR DOING BUSINESS<sup>2</sup>

In 2019, CNBC ranked Virginia as the #1 state in which to do business. This ranking is due to factors such as a lower-than-average 6% corporate income tax, the state's longstanding AAA rating, its #1 quality of life ranking by Forbes, and the #6 most educated population in the country. Thirty percent of the population has a master's degree or higher, while 24% has a bachelor's degree.<sup>3</sup>

## ATTRACTIVE TO COMMUTERS

Woodbridge is home to a majority of residents who commute to the nearby cities of Washington, D.C., Alexandria, or Arlington for work each day. The area has seen a 2.5% increase in population over the past decade, an upward trend that is projected to continue, thanks in part to the many interstate systems, the Amtrak passenger railroad system, and the proximity to Ronald Reagan Washington National Airport that make commuting easily accessible to everyone.

## HIGH NUMBER OF ANNUAL TOURISTS

Prince William County operates five museums throughout the county, including the National Museum of the Marine Corps, one of the top attractions in the state with more than 500,000 visitors each year.<sup>4</sup> The area also has one state park and two national parks, including Manassas National Battlefield Park, hosting more than 700,000 visitors annually.<sup>5</sup>

(2) <https://www.vedp.org/why-virginia> (3) <https://www.niche.com/places-to-live/woodbridge-prince-william-va/> (4) [https://en.wikipedia.org/wiki/National\\_Museum\\_of\\_the\\_Marine\\_Corps](https://en.wikipedia.org/wiki/National_Museum_of_the_Marine_Corps) (5) [https://en.wikipedia.org/wiki/Manassas\\_National\\_Battlefield\\_Park](https://en.wikipedia.org/wiki/Manassas_National_Battlefield_Park)

*“One of my primary goals has been to make Virginia the number one place to do business, and to do it in a way that benefits all Virginians and every region of the Commonwealth.” - Ralph Northam, Governor of Virginia*

# Area Map



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