

FORMER *Walgreens* AVAILABLE FOR SUBLEASE

12651 Apollo Drive
Woodbridge, VA 22193

**FOR
LEASE**

**14,820 SF
Freestanding
Building
with Drive-Thru**



Apollo Drive

HIGHLIGHTS:

- Approximately 14,820 SF stand-alone former Walgreens building with drive-thru
- 79 dedicated surface parking spaces available on site
- Highly visible space with full-movement access off of Hoadly Road
- Multiple signage opportunities, including building and monument signs
- New construction in a rapidly growing market
- Join neighboring retailers including:



2016 TRAFFIC COUNTS



Prince William Pkwy: 45,000 AADT
(Rt 294)
Hoadly Rd: 22,000 AADT

DEMOGRAPHICS*



	1-mile	3-miles	5-miles
Population	7,454	80,169	172,234
Households	2,188	24,535	53,285
Median HH Income	\$109,404	\$114,129	\$113,042
Daytime Population	5,261	37,742	84,417

*Demographics are 2016 Estimates
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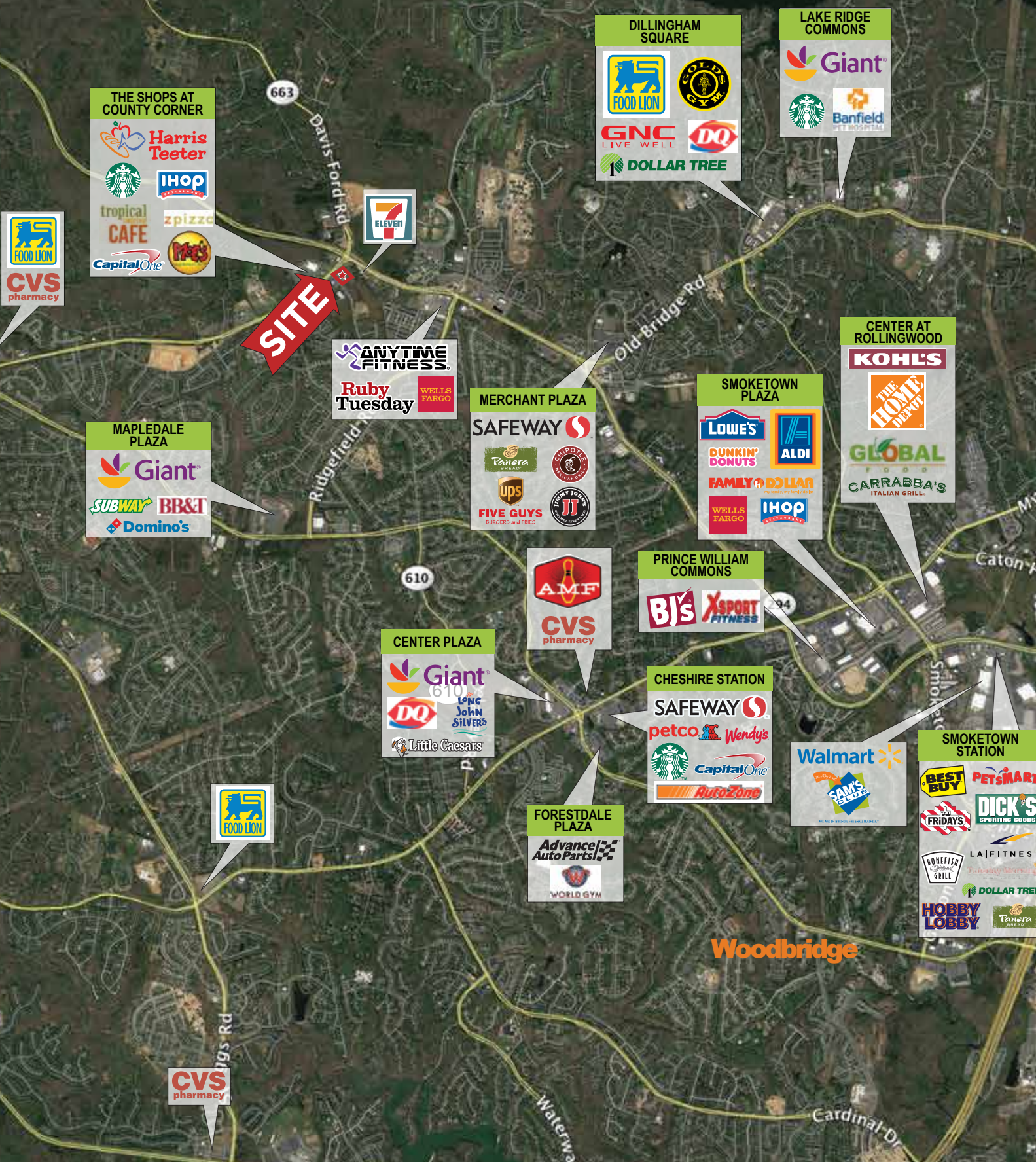
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MARKET AERIAL



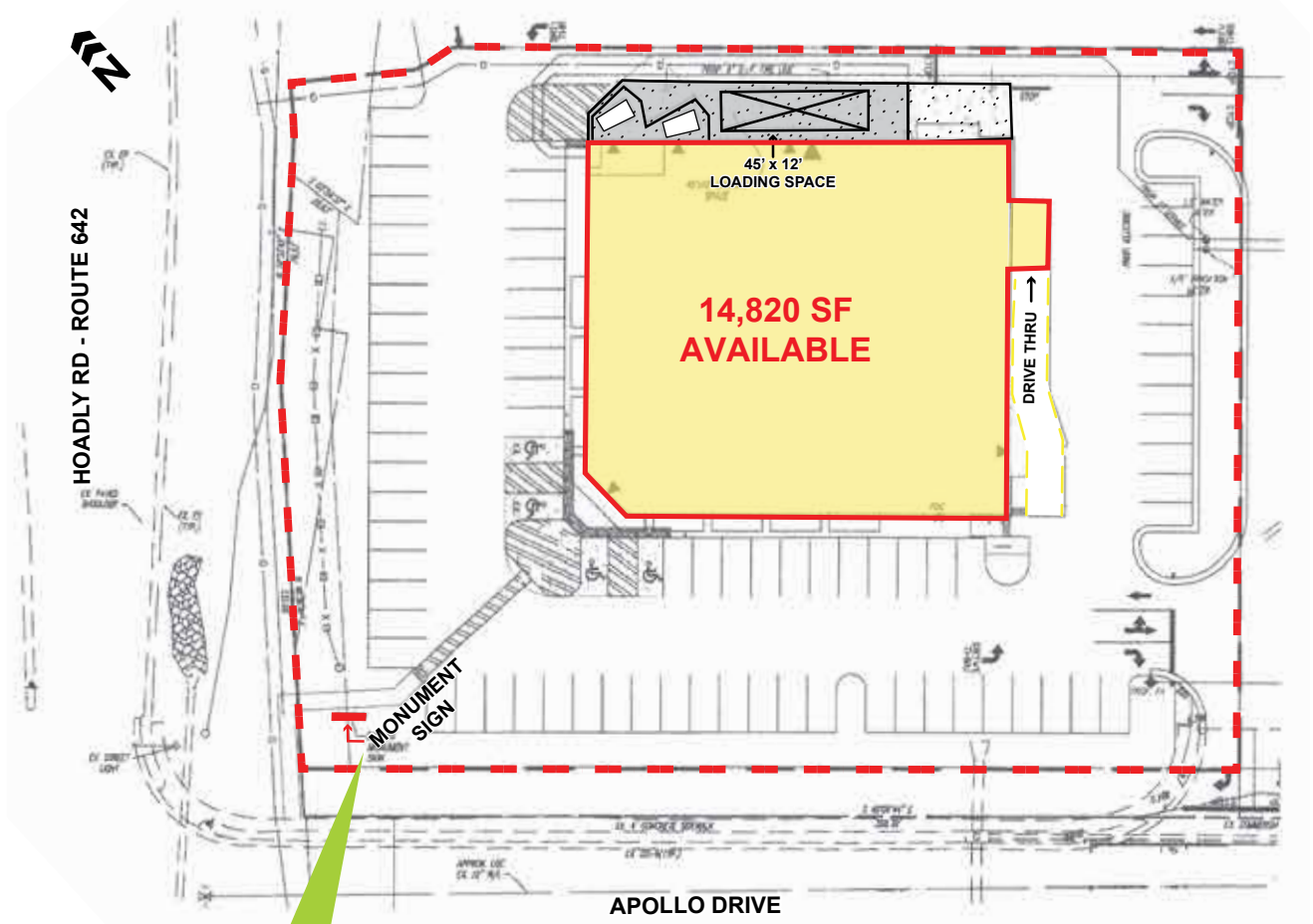
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SITE PLAN



EXCELLENT VISIBILITY FROM HOADLY RD & APOLLO DR INTERSECTION

