



ROSENTHAL

RIVER OAKS SHOPPING CENTER

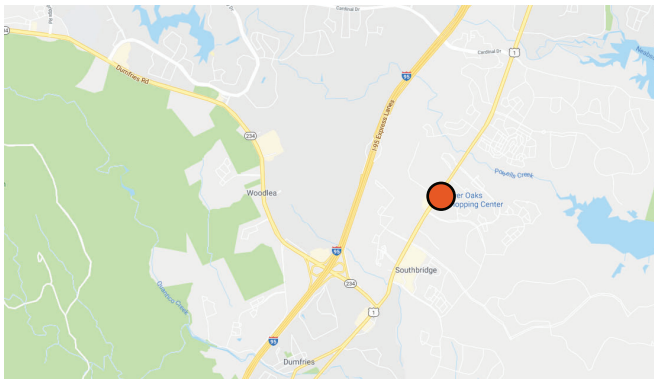
16541 - 16723 River Ridge Blvd, Woodbridge, Virginia

www.rosenthalproperties.com



PROPERTY FEATURES:

- **RETAIL IS 100% LEASED**
- Exposure to 40,000 VPD on Jefferson Davis Highway
- Dominant entrance to Potomac Shores residential community planned for 5,400+ units
- Join Anytime Fitness, VA ABC, Burger King, and BB&T



	Population	Avg HH Income	Daytime Population
1 Mile	18,344	\$103,782	2,391
3 Miles	67,064	\$117,016	12,027
5 Miles	171,650	\$106,319	43,065



CONTACT

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TODOS
SUPER MARKET

16593

16649

16661

16669

16673

16677

16681

16685

16689

16693

16697

16701

16705

16723

JEFFERSON DAVIS HIGHWAY - 40,000 VPD

16733 River Ridge Blvd

Under construction: 30,000 SF
medical and professional office building

Two stories and basement at
10,000 SF each floor



RIVER RIDGE BLVD

UNIT	SQ FT	TENANT
16593	64,885	Todos Super Market
16649	2,779	Martial Arts
16661	3,221	VA ABC
16669	1,500	Tobacco Centre
16673	1,500	H&R Block
16677	1,500	River Oaks Dry Cleaners
16681	1,500	A. Plus Nails
16685	1,125	Fresh Unisex Barbershop

UNIT	SQ FT	TENANT
16689	1,875	Roberts & King Dentistry
16693	1,500	Vocelli Pizza
16697	2,500	Taqueria El Tony
16701	2,000	Texas Chicken & Burgers
16705	5,000	Anytime Fitness

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