



# ROSENTHAL

## RIVER OAKS SHOPPING CENTER

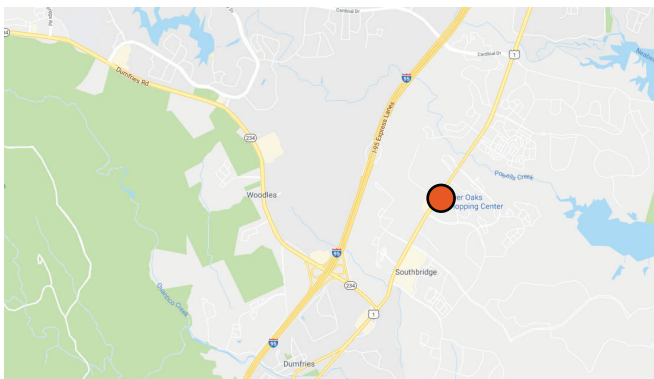
16541 - 16723 River Ridge Blvd, Woodbridge, Virginia

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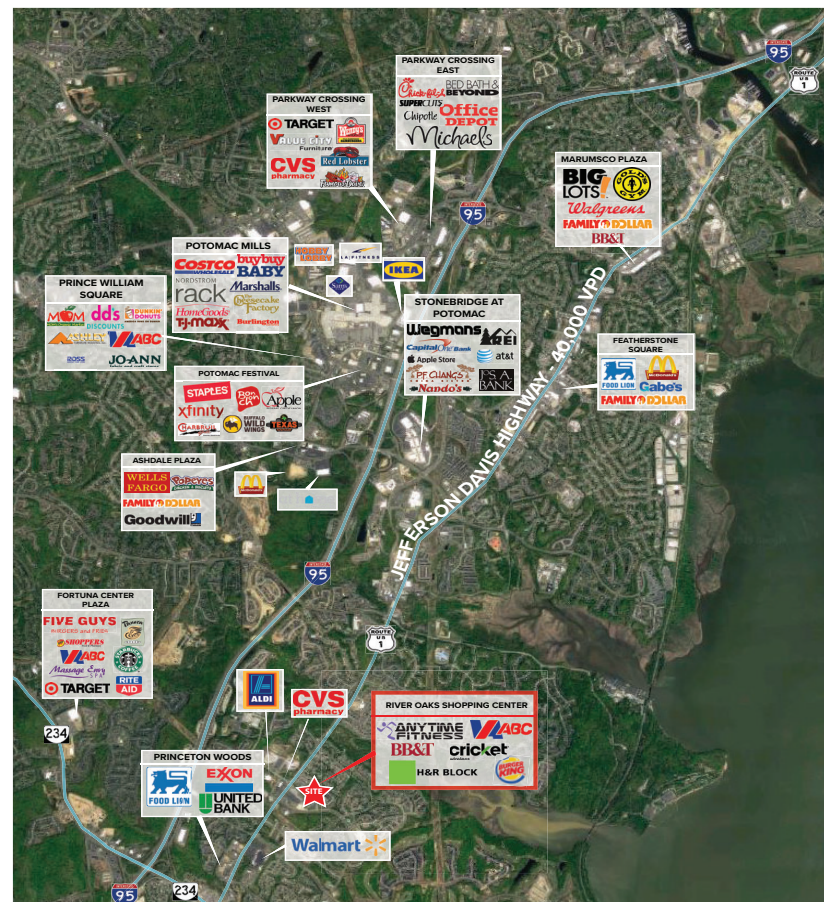


### PROPERTY FEATURES:

- 2,500 SF RETAIL SPACE FOR LEASE
- 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

16733 River Ridge Blvd

Planned 30,000 SF  
medical and professional office building

Two stories and basement at  
10,000 SF each floor

COMING SOON



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 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
<b>16697</b>	<b>2,500</b>	<b>AVAILABLE</b>
16701	2,000	Juicy Claw
16705	5,000	Anytime Fitness

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