



13401 HAVERSACK LANE

WOODBIDGE, VA 22192



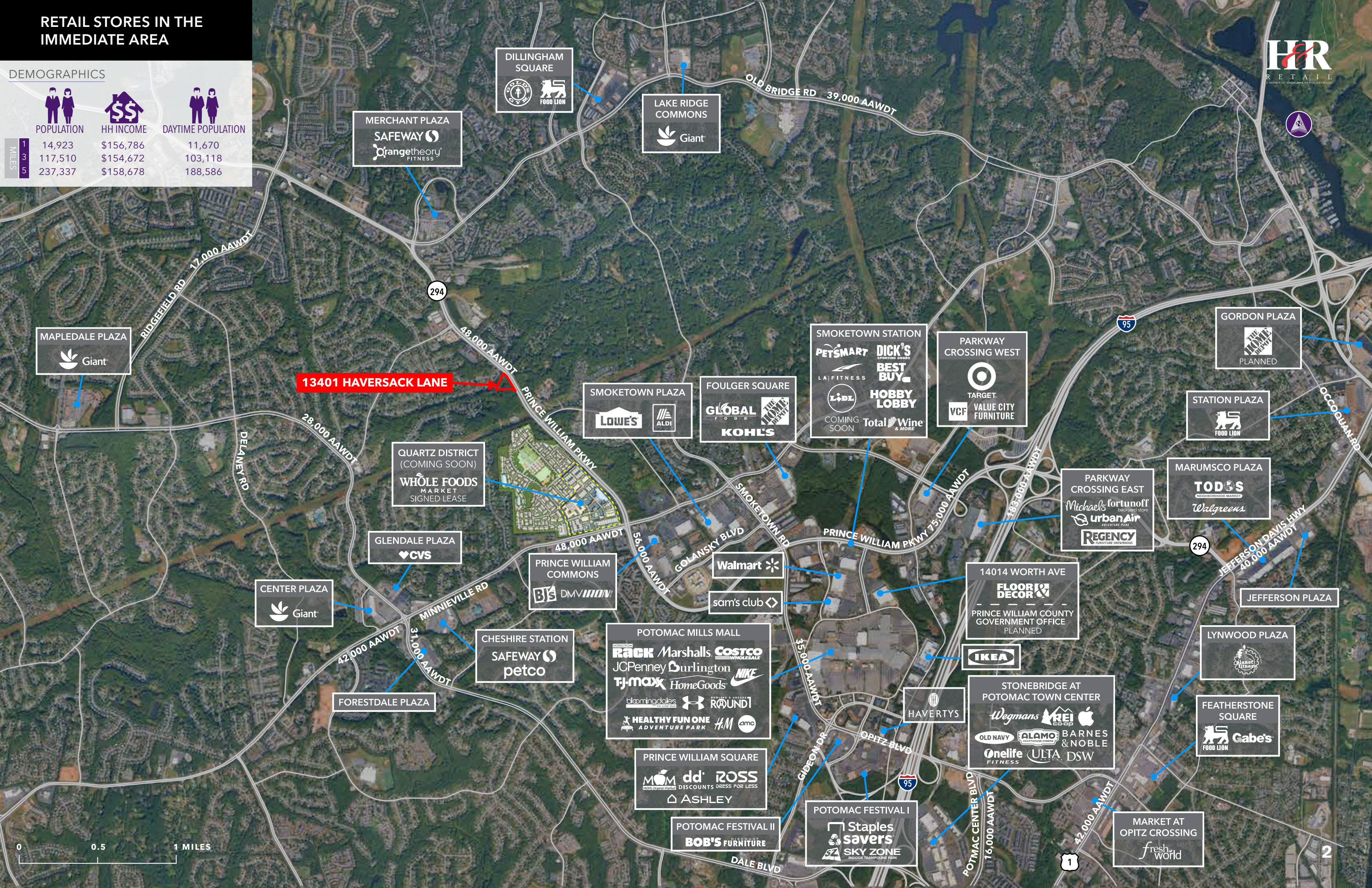
PROPERTY HIGHLIGHTS

- 2.53 acres of land available for ground lease
- Great daycare opportunity
- Zoning: B-1
- Site sits just north of upcoming new Quartz District development
- 1,015 residential units
- New Whole Foods
- 92,000 square feet of retail
- 63,000 square feet of office
- 48,000 cars per day fronting the site

RETAIL STORES IN THE IMMEDIATE AREA

DEMOGRAPHICS

	POPULATION	HH INCOME	DAYTIME POPULATION
1 MILE	14,923	\$156,786	11,670
3 MILES	117,510	\$154,672	103,118
5 MILES	237,337	\$158,678	188,586





RESIDENTIAL DEVELOPMENT IN THE WOODBRIDGE AREA

#	DEVELOPMENT NAME	BUILT UNITS	REMAINING PIPELINE	APPROVED UNITS	STATUS
1	Anderson Knoll	3	37	40	PLANNING
2	Griffin Heights Rezoning	0	33	33	PLANNING
3	Fawn Court Rezoning	2	16	18	PLANNING
4	Briza	0	343	377	PLANNING
5	Potomac Lofts	0	126	126	PLANNING
6	Featherstone Square Section 2	0	74	74	PLANNING
7	Neabsco Reserve	0	15	15	PLANNING
8	Mapledale Crossing	0	322	322	PLANNING
9	King's Grove	1	201	239	PLANNING
10	Maple Valley Grove, Landbay A	0	226	252	PLANNING
11	Chinn Landing	1	56	57	PLANNING
12	Mapledale Residential Rezoning	0	51	225	PLANNING
13	The Townes at Occoquan	0	183	183	PLANNING
14	Lawson At Telegraph	0	133	133	APPROVED
15	13000 Sport And Health Drive	0	80	80	PLANNING
16	Hoadly Square Rezoning	5	365	370	PLANNING
17	Joyfield Flats at Woodbridge	0	240	240	UC
18	Windsor Oaks	0	233	233	APPROVED
19	Lake Pointe Apartments	244	111	355	UC
20	Hoadly Falls	0	16	16	APPROVED
21	Sweetspire Rezoning	0	164	164	PLANNING
22	Evergreen at Telegraph Road	0	311	311	APPROVED
23	Quartz District	0	610	1015	UC
24	Featherstone Road Rezoning	0	72	72	APPROVED
25	Ashford Glen	0	238	337	APPROVED
26	New Darbydale	0	163	163	UC
27	Riverside Station	0	330	970	APPROVED
28	Griffin Heights	0	48	48	APPROVED
29	Mill At Occoquan	0	52	52	UC
30	Belmont Bay Marina Overlook	0	74	74	PLANNING
31	Reids Prospect	0	12	12	UC
32	Occoquan Oaks	52	5	57	UC
33	Bayside Park	26	3	29	UC
34	Hornbaker	15	4	19	UC
35	Ray's Regarde	0	150	325	APPROVED
36	Brightwood Forest	0	275	275	APPROVED
37	Rippon Center	0	320	320	APPROVED
38	Tyrell	0	10	10	APPROVED
39	Hoadly Falls	0	15	15	UC
40	Dawson Property	0	11	11	UC
41	Saint Margaret's Church	0	148	148	APPROVED
42	Dale City (Northton Court)	0	99	99	APPROVED
43	Neabsco Overlook	0	18	18	PLANNING

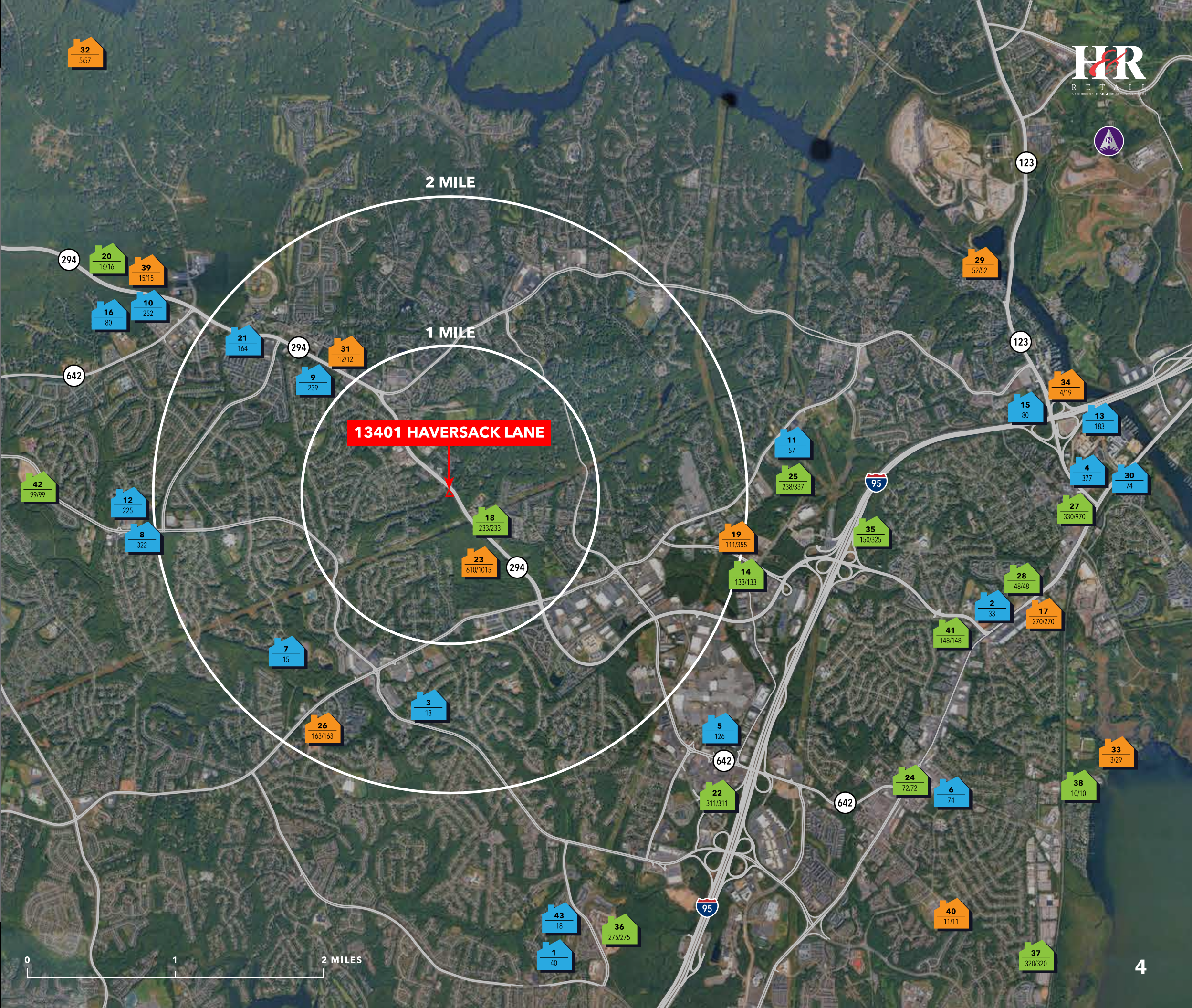
TOTAL 7,948

RP = REMAINING PIPELINE AU = APPROVED UNITS

PLANNED

APPROVED

UNDER CONSTRUCTION

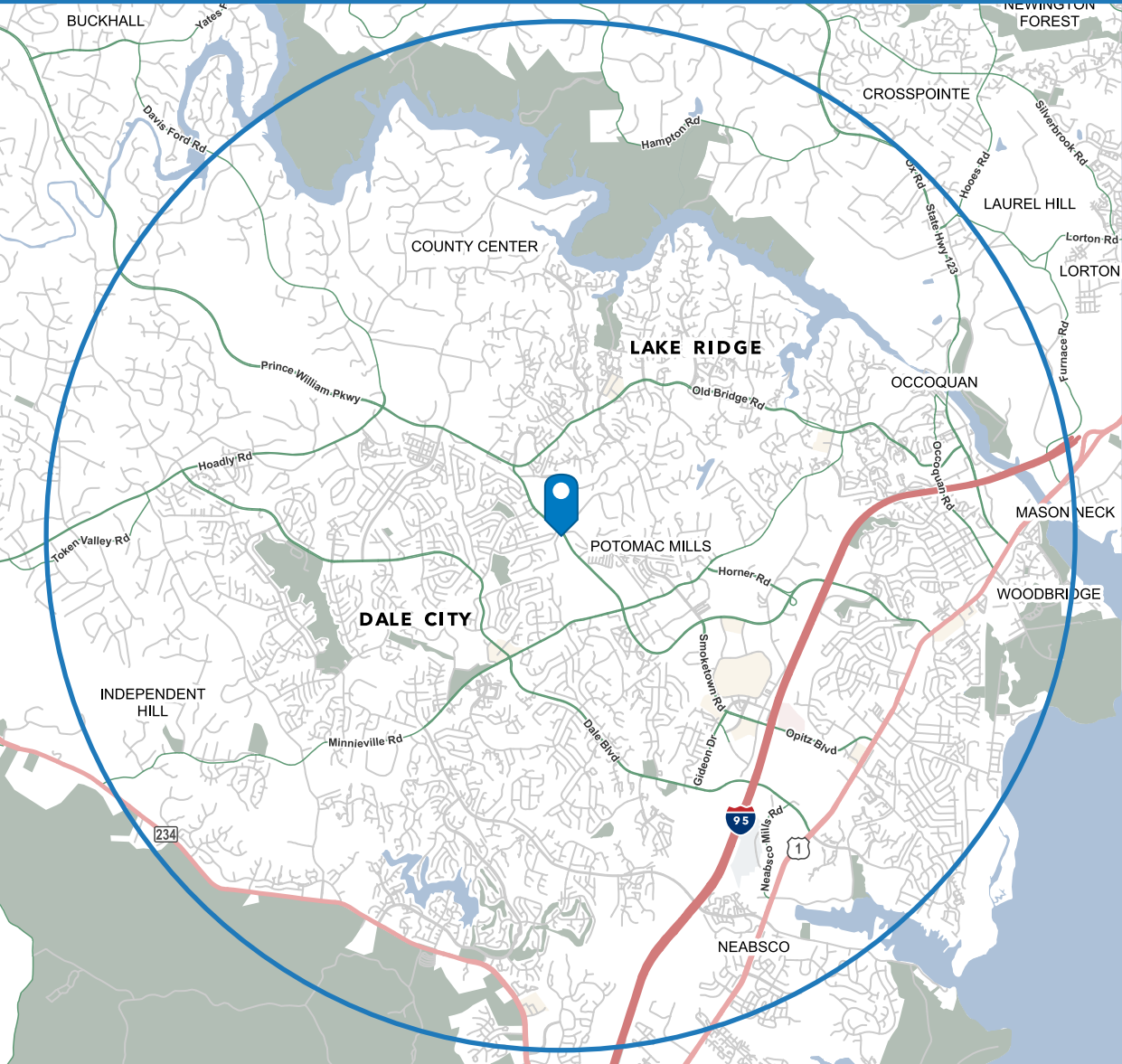




WOODBIDGE, VA

DEMOGRAPHIC PROFILE (2025)

13401 Haversack Ln
Ring of 5 miles



KEY FACTS

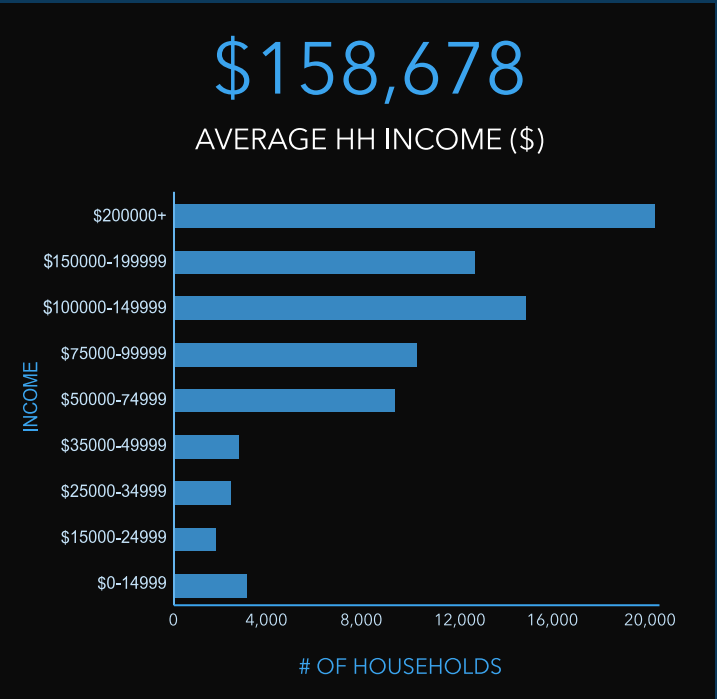
237,337	36.6	76,941
Population	Median Age	Households

EDUCATION

19%	26%	17%
High School Diploma	Bachelor's Degree	Graduate/Professional Degree

INCOME

	\$128,689
	Median Household Income
	\$51,472
	Per Capita Income



BUSINESS

5.505	188,586	418
Total Businesses	Daytime Population	Food Srv & Drinking Places

TAPESTRY SEGMENTS

D3 Modern Pride
12,400 (16.2%) of households

This fast-growing segment is primarily located just outside downtown sections of large cities or in nearby suburbs. Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. The segment has grown due to recent immigration, adding to the notable population of individuals born outside the U.S. already living here. Key employment sectors include health care, technology, retail, education, and manufacturing, and incomes often fall in the upper tier. The segment is a mix of homeowners and renters, residing in both single-family and multifamily units. Homes are generally newer, and two-thirds of owned homes are valued above \$300,000. Households typically own multiple vehicles. While many have the option to work from home, most commute by car.

- Consumers tend to place orders online from warehouse clubs and department stores.
- These residents spend money on clothing, travel, and dining out, including fast food.
- Social media is commonly used for sharing photos and videos, professional networking, and following favorite brands, sports, and hobbies.
- Individuals tend to explore new exercise and diet regimes and often opt for active vacations.

G3 Generational Ties
11,100 (14.5%) of households

These communities consist of large, multigenerational families residing mostly in suburbs in the West, particularly in California, with notable populations in Florida and New York. Average family sizes exceed 3.5 people, the highest in the nation. Children are present in a third of households, including adult children living at home. One in three individuals was born outside the U.S. Nearly half of this segment has some college education, and workers typically hold jobs in health care, retail trade, manufacturing, construction, and transportation that provide middle-tier incomes. They reside in older single-family homes, with much of the housing built before 1970. For nearly a third of households that rent, rental prices are significantly higher than the national average.

- Households typically purchase groceries, clothing, and household supplies at warehouse or discount stores, and electronics are frequently bought online.
- Residents tend to maintain more than three vehicles, purchasing new sedans and SUVs, and roadside assistance services.

L2 Professional Pride
11,000 (14.3%) of households

While these neighborhoods can be found nationwide, they are most prevalent in the South and West. Over three-quarters of all residents are married, and many households have multiple children enrolled in K-12 schools. Over half of residents hold bachelor's or graduate degrees, and they tend to be employed in technology, engineering, and management roles. A significant portion of these individuals choose to work from home. Households tend to have dual incomes, and many individuals earn some of the highest salaries in the nation. Residents typically live in communities featuring newly constructed, owner-occupied single-family homes in the expanding outer suburbs and exurbs of major metropolitan areas. Many homeowners have a mortgage due to new construction costs.

- Residents tend to shop at large retail establishments. They often buy organic foods and frequent fast-casual restaurants.
- Their houses are equipped with modern technology such as smart home devices and appliances.
- Residents tend to prioritize fitness and recreational activities, and they often support youth athletics and participate in sports.



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