

LEASE

2 AC OUTSIDE STORAGE LOT W/ TRAILER

6006 Bealeton Rd Bealeton, VA 22712



PROPERTY DESCRIPTION

2 acre Outside Storage Lot with Trailer
Great for Large Vehicle Parking
Flat Yard for Material Storage
Can be Subdivided
Area will be fenced for security
Located in the rear of the property
Call for Pricing

LOCATION DESCRIPTION

Located just off Rt 17 in Bealeton
Only 13 miles to Warrenton
24 miles to I 95

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	250 - 87,120 SF
Lot Size:	2 Acres

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	5,305	14,771	39,282
Total Population	15,651	41,024	116,230
Average HH Income	\$119,965	\$133,585	\$165,028

Carl Braun
(540) 842-7551

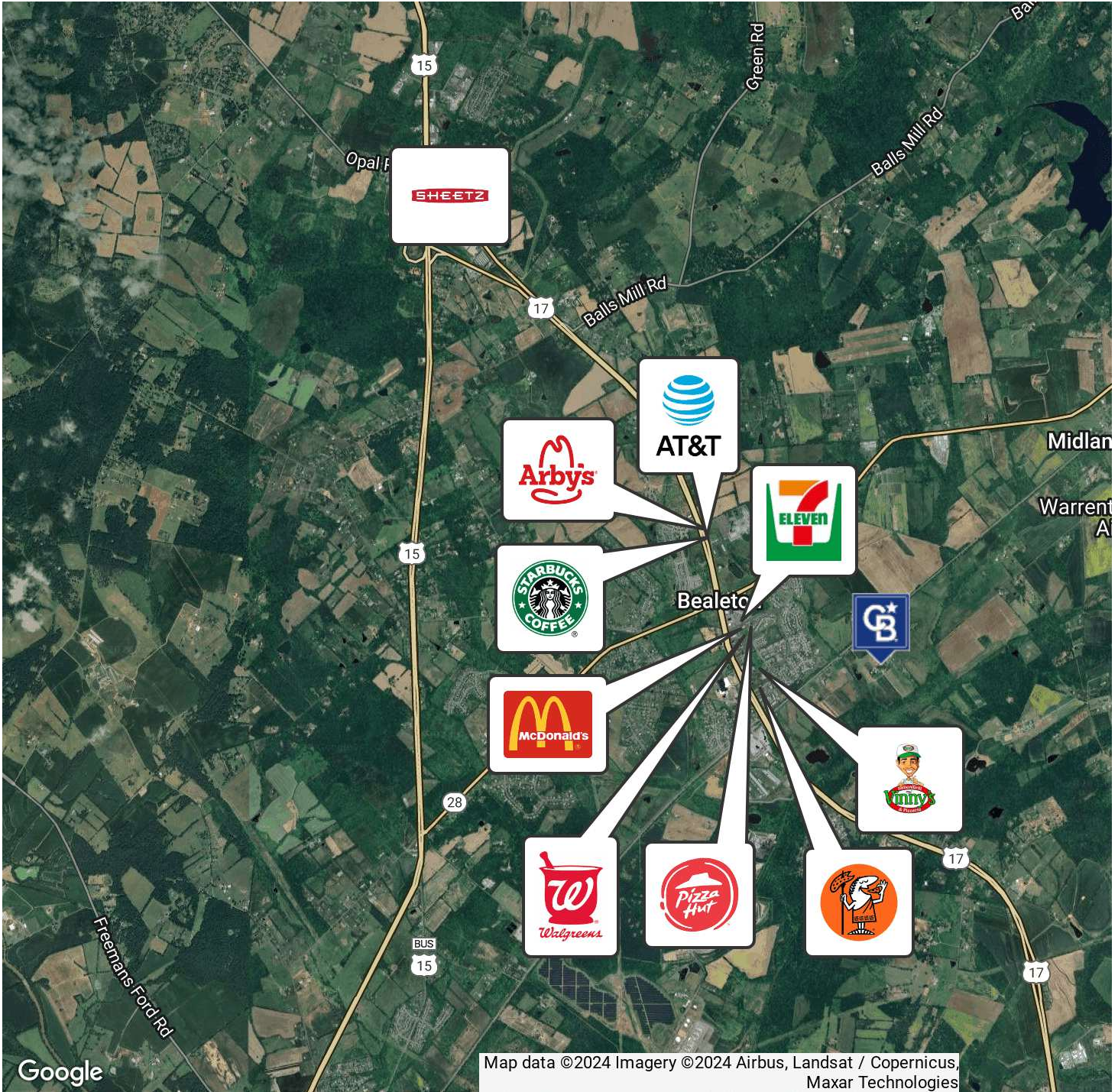


**COLDWELL BANKER
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ELITE

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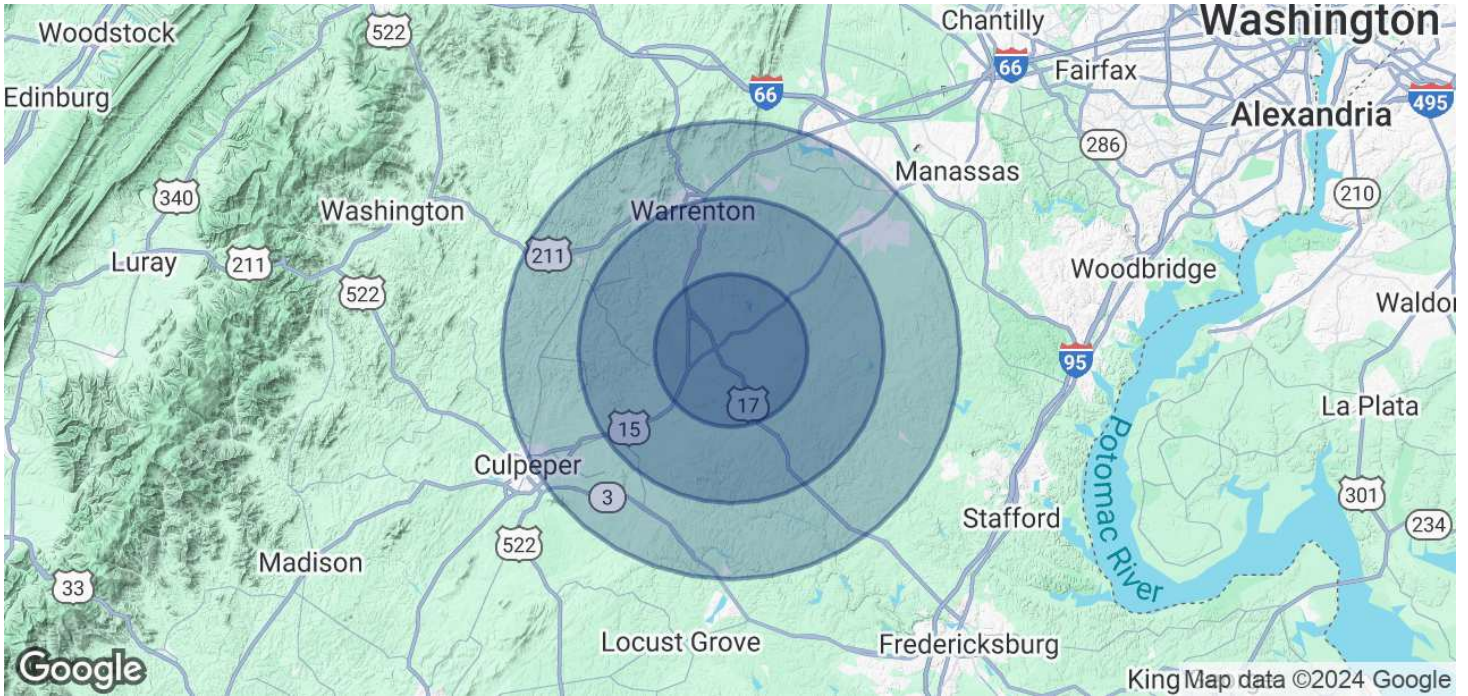


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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	15,651	41,024	116,230
Average Age	38	41	40
Average Age (Male)	37	40	39
Average Age (Female)	39	42	41

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	5,305	14,771	39,282
# of Persons per HH	3	2.8	3
Average HH Income	\$119,965	\$133,585	\$165,028
Average House Value	\$476,593	\$558,213	\$615,868

Demographics data derived from AlphaMap

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