

**FOR SALE**

# COMMERCIAL PROPERTY

13002 SILVER CLOUD ROAD BEALETON, VA 22712



**SALE PRICE**      **\$795,000**

## OFFERING SUMMARY

Lot Size:            3.4 Acres  
Zoning:              C-1  
Market:              Washington DC  
Submarket:        Fauquier  
Price / SF:         \$5.37  
Parcel ID:          7816-26-7053-000

## PROPERTY OVERVIEW

**PRICE REDUCED!**

Approximately 3.4 acres of land available for sale. There is an existing residential structure (1,316 SF plus unfinished walkdown basement) that could be converted for commercial use. The Commercial - Neighborhood (C-1) District is generally a town center type district allowing neighborhood commercial activities and some residential uses. Its main purpose is to provide areas for neighborhood type retail and service convenience shopping. This property would be idea for day care/childcare, office, retail, convenience store, veterinarian and other similar uses.

## LOCATION OVERVIEW

Situated just 750' off Rt. 17/Marsh Rd. and convenient to Rt. 9, Rt. 28, & I-95 commuter routes. Mary Walter Elementary School is 0.25 miles away. Only 30 minutes to Fredericksburg VRE express rail to DC.

### PRESENTED BY:

**RYAN ARCHIBALD**  
COMMERCIAL AGENT  
703.420.8267  
ryan@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

[www.Weber-Rector.com](http://www.Weber-Rector.com)

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*ADDITIONAL PHOTOS*



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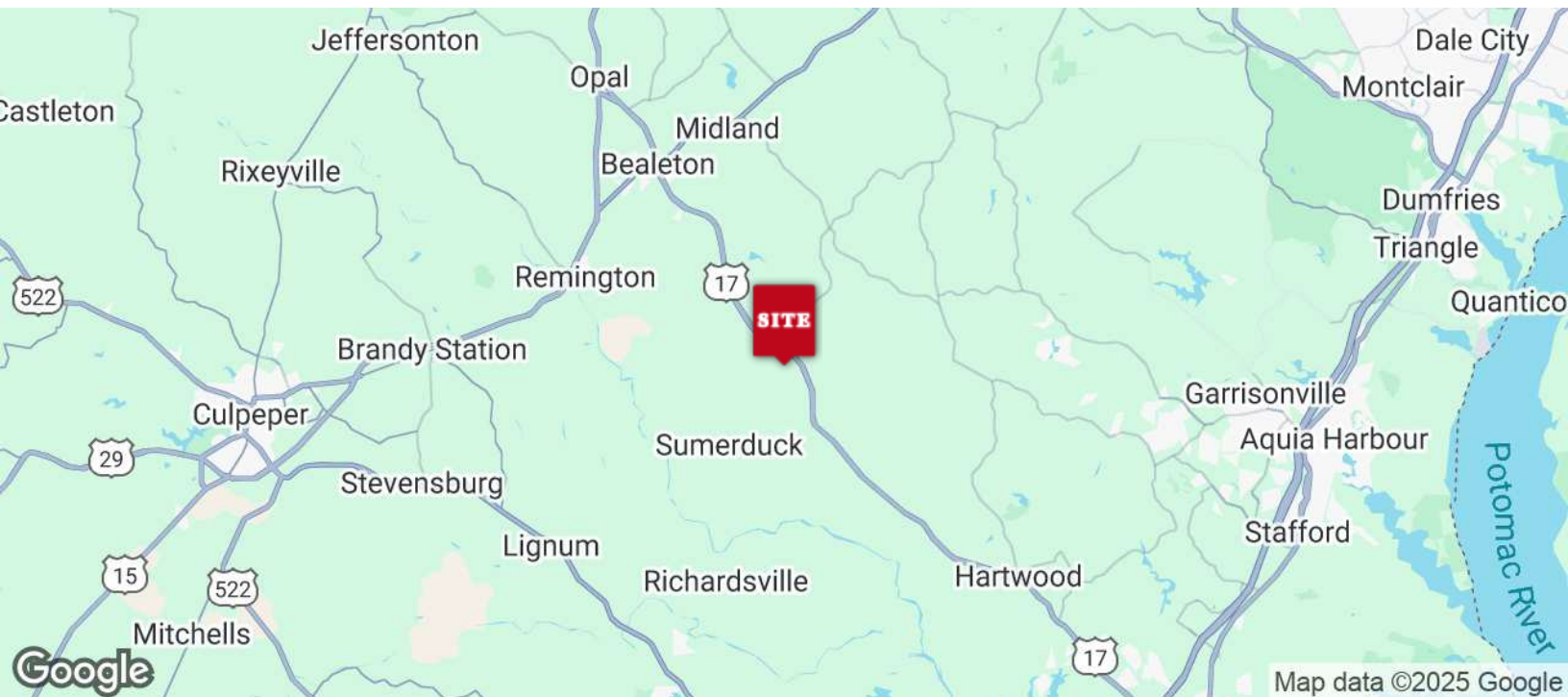
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## LOCATION MAP



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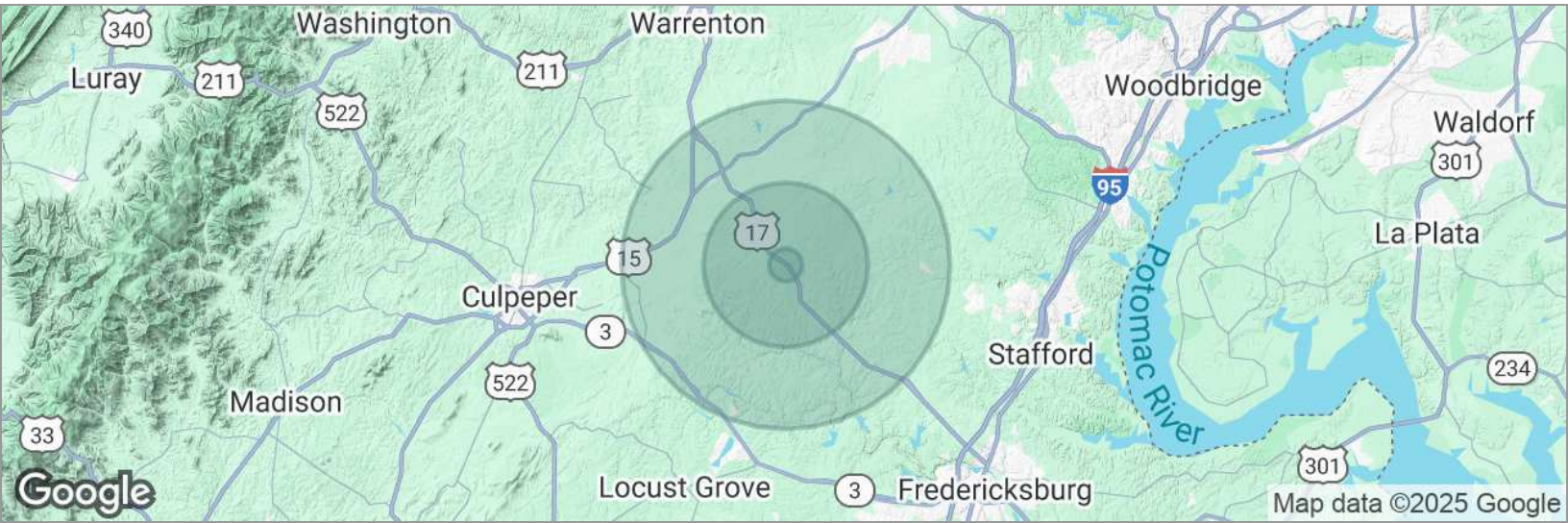
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## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	614	6,656	39,115
Median age	44	42	39
Median age (male)	43	41	39
Median age (Female)	45	43	40

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	227	2,395	13,245
# of persons per HH	2.7	2.8	3
Average HH income	\$126,375	\$127,413	\$137,016
Average house value	\$599,976	\$587,927	\$532,999

\* Demographic data derived from 2020 ACS - US Census

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## ZONING INFORMATION

Fauquier County C-1 By Right Uses	
Meeting halls for social, fraternal, civic, public or similar organizations.	Preschool/nursery school.
Technical School, Indoor, 20,000 SF or less	Daycare center, child or adult.
Theatre, Indoor.	Post office.
Civic center (governmental).	Library.
Parks & recreation facilities (civic), athletic.	Recycling containers, governmental.
Governmental athletic recreational uses.	Antique shops less than 3,000 SF.
Retail sales and rental establishment up to 20,000 SF.	Convenience store.
Veterinary clinic.	Funeral home less than 5,000 SF.
Financial institutions.	Business or professional office less than 20,000 SF.
Eating establishment.	Repair establishment less than 5,000 SF.
Laundry/dry-cleaning drop off, pick up facility.	Furniture repair, cabinet making, upholstery less than 5,000 SF.
Broadcasting studio.	Barber/beauty shop.
Carpentry, plumbing, electrical, printing, welding, sheet metal shops, less than 5,000 SF.	Artisan's workshop and studio.
Forestry.	Water and sewage pumping and storage facilities, below ground.

[Click here for the full Fauquier County Zoning District regulations.](#)

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