

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$2,350,000
AVAILABLE SF:	
LOT SIZE:	6.3 Acres
ZONING:	I-1
SUBMARKET:	Fauquier County/Vint Hill
PRICE / SF:	\$8.93

PROPERTY OVERVIEW

Prime Location for a variety of commercial uses. Visibility on Route 15/29 at the Route 17 Interchange, as well as from Rt 17 (Marsh Rd) . 6.3 Acres, zoned Industrial Park (I-1) Future Land Use called for is Mixed Commercial/Light Industrial. Buyer will need to register site plan and follow County Permit process depending upon plans. Sellers do not possess a survey. Sewer is present nearby. Wells exist nearby, however, well test will need to be performed by Buyer as part of due diligence More than 26,000 ATD. Buyer or Buyer's Agent to verify all utilities with service providers.

PROPERTY HIGHLIGHTS

- Signage potentially visible on Rt 15/29 and/or Rt 17.
- Turn Lane and Entrance exists off of Rt 15/29 Northbound.
- I-1 Zoning supports many industrial and commercial uses



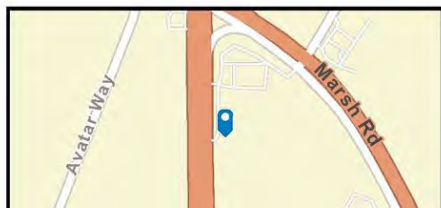
Additional Photos



Additional Photos



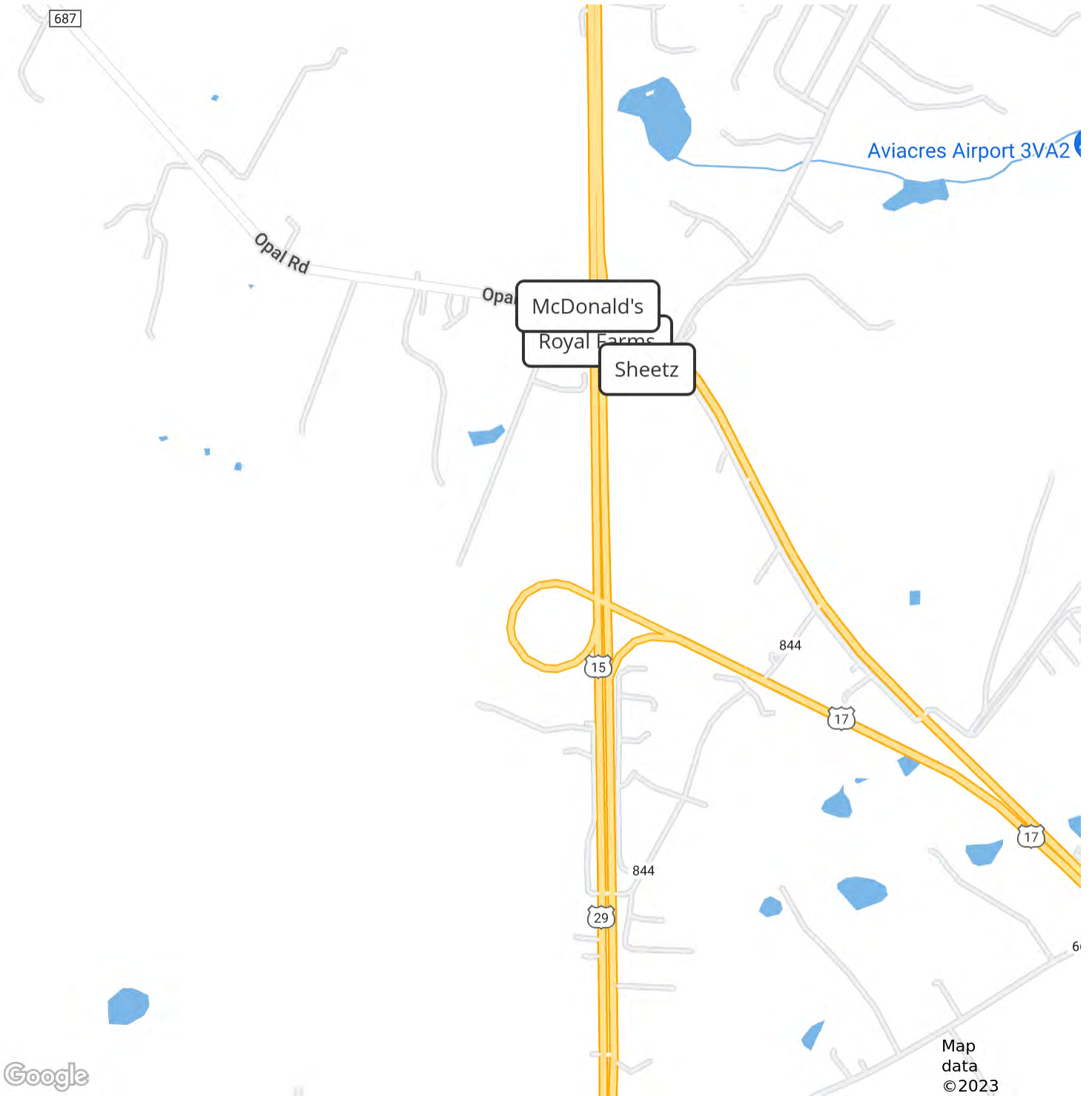
Traffic Map (From ArcGIS)



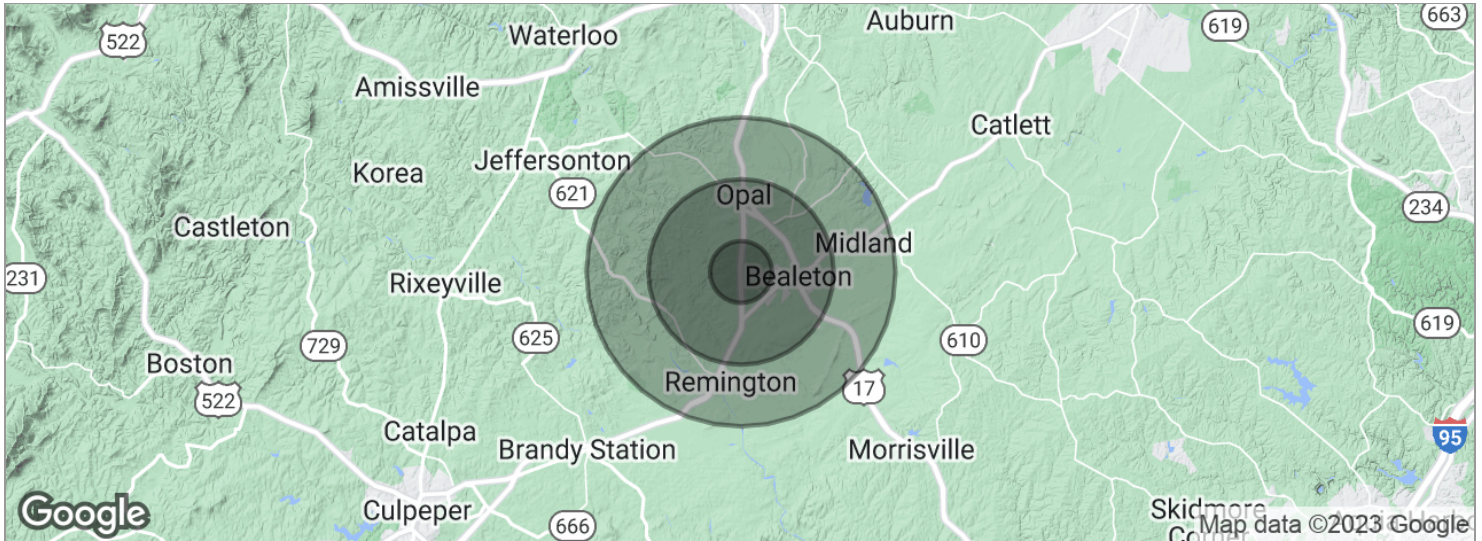
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000



Retailer Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	867	7,033	13,565
Median age	41.5	36.7	36.5
Median age (male)	37.8	35.9	36.3
Median age (Female)	41.7	36.6	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	304	2,413	4,644
# of persons per HH	2.9	2.9	2.9
Average HH income	\$84,343	\$98,817	\$98,539
Average house value	\$284,425	\$302,904	\$315,981

* Demographic data derived from 2020 ACS - US Census

