



**COLDWELL BANKER
COMMERCIAL**
ELITE

FOR SALE

9824 RICHMOND HIGHWAY
LORTON, VA 22079



Property Details

Price: \$3,200,000

Size Land: 297,541 sf 6.83 ac

Zoning: C-8

Uses: Development Site

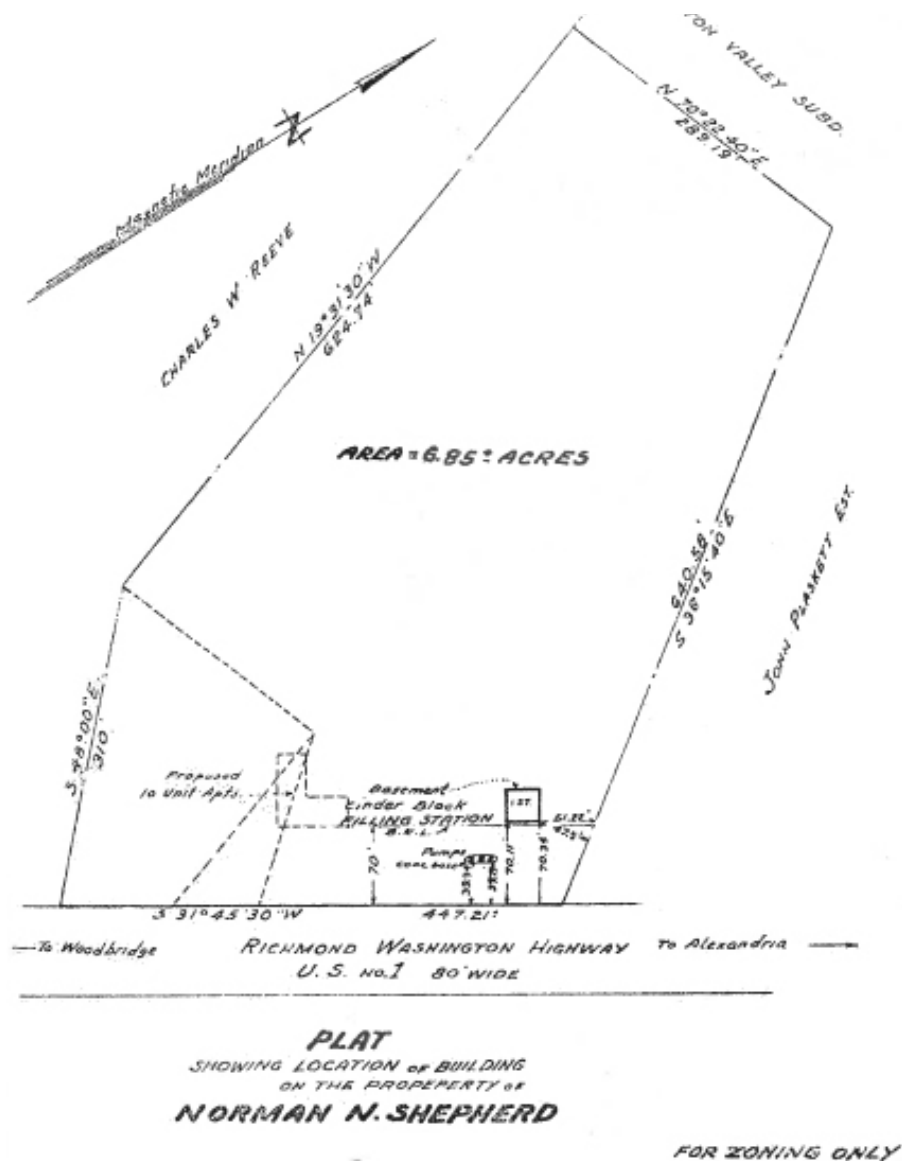
6.83 acre commercial development site located in the Lorton-South Route 1 Community Planning Sector. Area plan may support residential use at 4-5 dwelling units per acre supported by recent PDH-5 and PDH-8 redevelopment projects.

Convenient to I-95, Fairfax County Parkway and the expanding Fort Belvoir U.S Army Base.



Drawings Not to Scale





Collection Street	Cross Street	Traffic Volume	Year	Distance/Property
Richmond Hwy SE	Mims St	37,385	2022	0.09
I- 95	Lorton Rd N	229,694	2022	0.32
Richmond Highway	Giles Run Road	39,582	2022	0.37



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ED CAVE

Mobile: 703-919-2149
ecave@cbeccommercial.com

990 Bragg Road,
Fredericksburg, VA 22407
CBCElite.com

All information is deemed accurate, but as it is provided by third parties, it is not guaranteed.