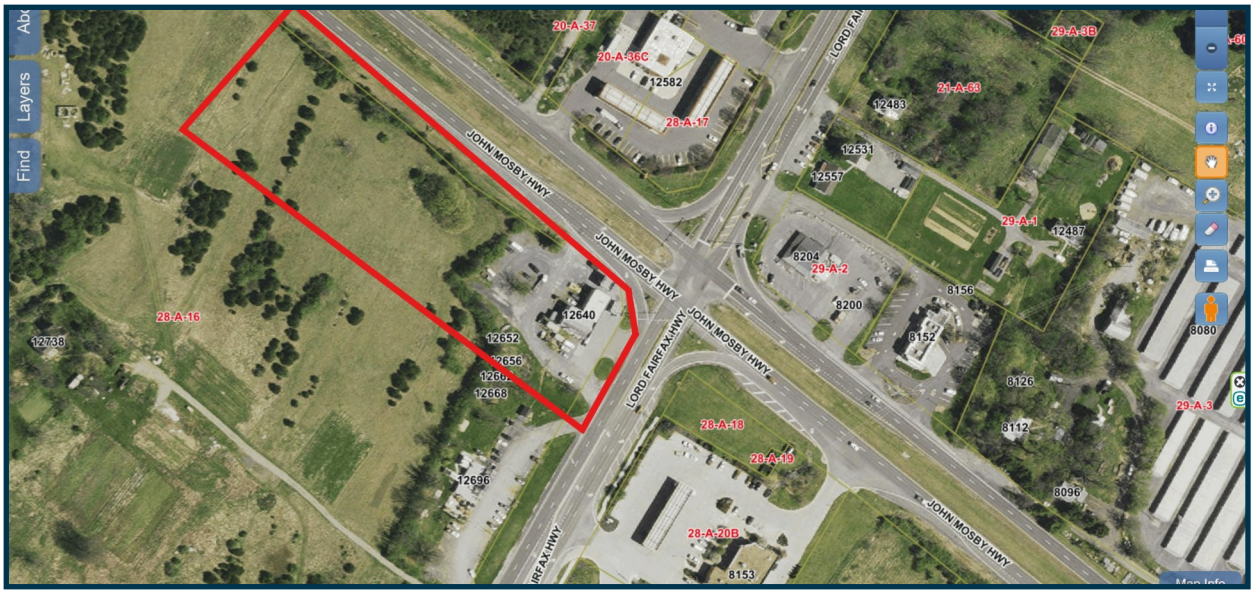
OakCrest COMMERCIALRealEstate

Ground Lease Opportunity

12640 Lord Fairfax Highway / Boyce, VA 22620



GROUND LEASE AVAILABLE

Ground lease opportunity for an investor to develop 8 acres of commercial land at the intersection of US 50 and US 340 at a major intersection known as Waterloo in Clarke County, VA. Development and ground lease opportunities include clients such as convenience stores, fast food restaurants, fast casual restaurants, farm center stores such as TSC or Tractor Supply, professional offices, insurance offices, real estate brokers, urgent medical care, doctors, dentists, or veterinarians. Excellent visibility, exposure, and signage opportunities. This is a major four-way intersection with traffic signals already installed. Flexible ground lease terms from 5 years to 25 years. Call or email for further details.

Demographic Summary

	10 mile radius	20 mile radius
Population	87,049	188,958
Projected 5 year growth	0.97	0.91
Median Income	$83,700	$$87,371
Median Age	39.6	41.1

For more information please contact:

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All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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