

**FOR
LEASE
OR SALE**



FORMER CAR WASH IN STEPHEN'S CITY

Lease Rate
& Sale Price
Negotiable

PROPERTY OVERVIEW

Second-generation car wash available for lease or sale on Fairfax Pike in Stephens City, located less than half a mile from the new Publix grocery development and 93 planned single-family homes. The property features three automatic wash bays, two self-service bays, and three vacuums, offering a turnkey opportunity for an owner-operator or investor in a rapidly growing corridor.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Households:	2,614	8,752	12,658
Population:	7,016	23,713	33,728
Avg HH Income:	\$110,581	\$119,325	\$116,786

PROPERTY HIGHLIGHTS

- Near the new Publix Shopping Center
- Former Car Wash
- High Visibility

AVAILABLE SPACES

251 Fairfax Pike

8,100 SF

FOR FURTHER INFORMATION, PLEASE CONTACT:

ERIK ULSAKER • erik.ulsaker@divaris.com • 703.861.0373

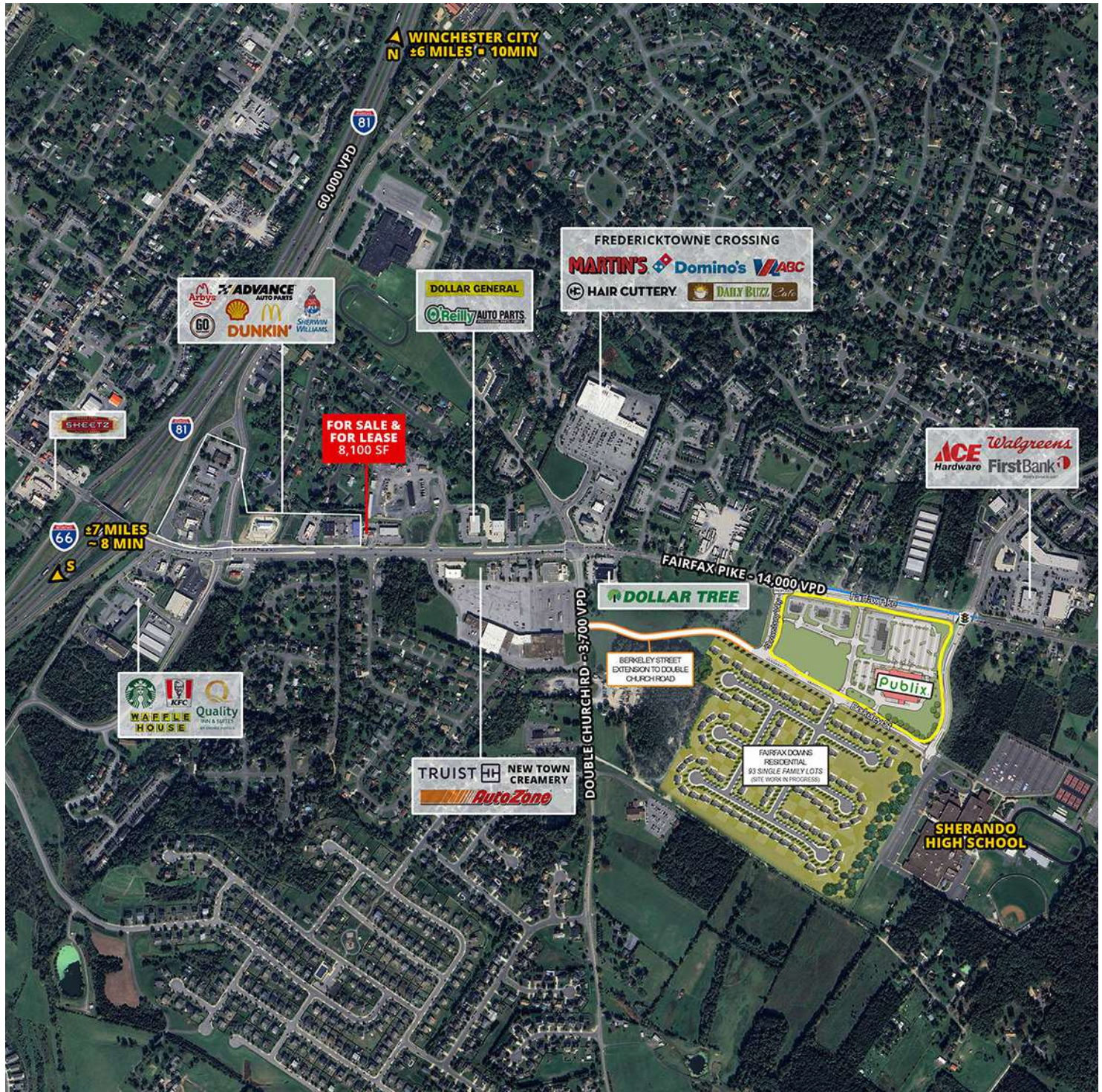
SHADI AYYOUBI • shadi.ayyoubi@divaris.com • 703.946.6003



251 FAIRFAX PIKE

STEPHENS CITY, VA 22655

RETAILER AERIAL



FOR FURTHER INFORMATION, PLEASE CONTACT:

ERIK ULSAKER • erik.ulsaker@divaris.com • 703.861.0373

SHADI AYYOUBI • shadi.ayyoubi@divaris.com • 703.946.6003

