

7699 LIMESTONE DRIVE-SALE

7699 LIMESTONE DRIVE , Gainesville, VA 20155



INDUSTRIAL PROPERTY FOR SALE



PROPERTY DESCRIPTION

- One or Two units for sale for Investors
- 4,579 up to 9,382 sf of flex and industrial building.
- 3 Drive-in Doors
- M-1 heavy industrial zoning
- 2.3 parking ratio
- 18' clear ceiling height
- 40x40 column spacing
- Quick access to Virginia Gateway
- Easy access to I-66 and Route 29
- 25 minutes from IAD

OFFERING SUMMARY

Sale Price:	Subject To Offer
Number of Units:	2
Lot Size:	3 Acres
Building Size:	43,854 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	1,089	7,842	15,911
Total Population	3,368	24,186	51,378
Average HH Income	\$137,102	\$132,654	\$145,148

Cihan Baysal, CCIM

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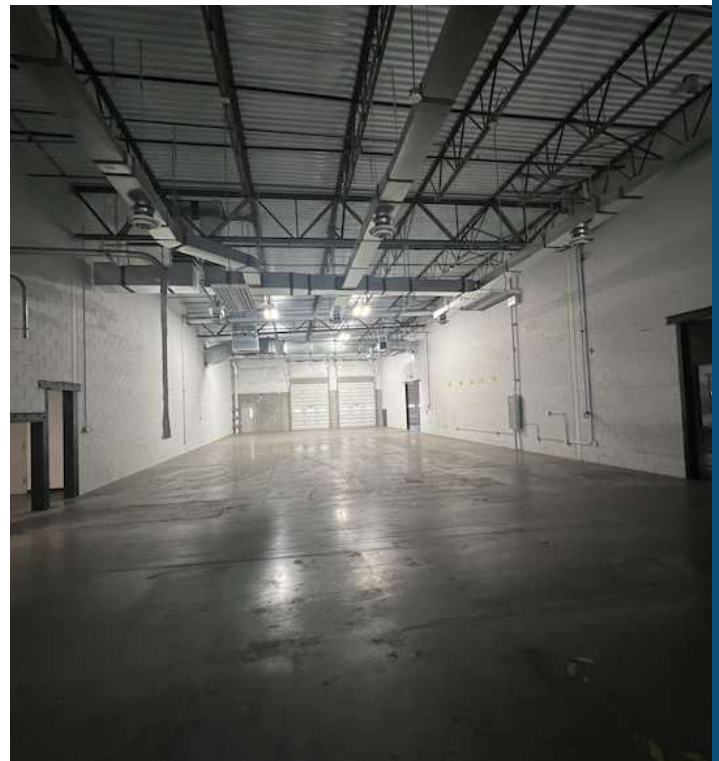
LONG & FOSTER
REAL ESTATE

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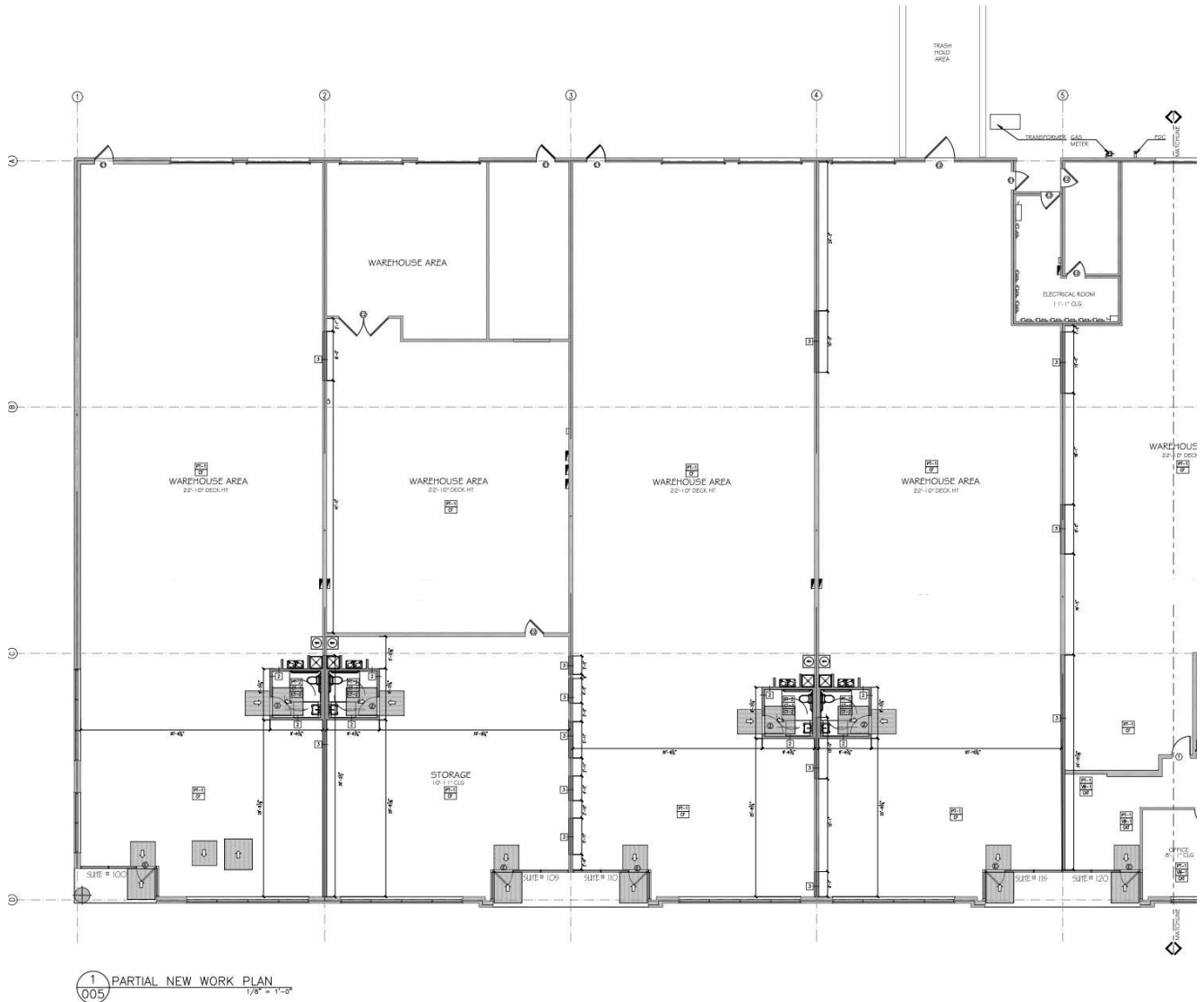
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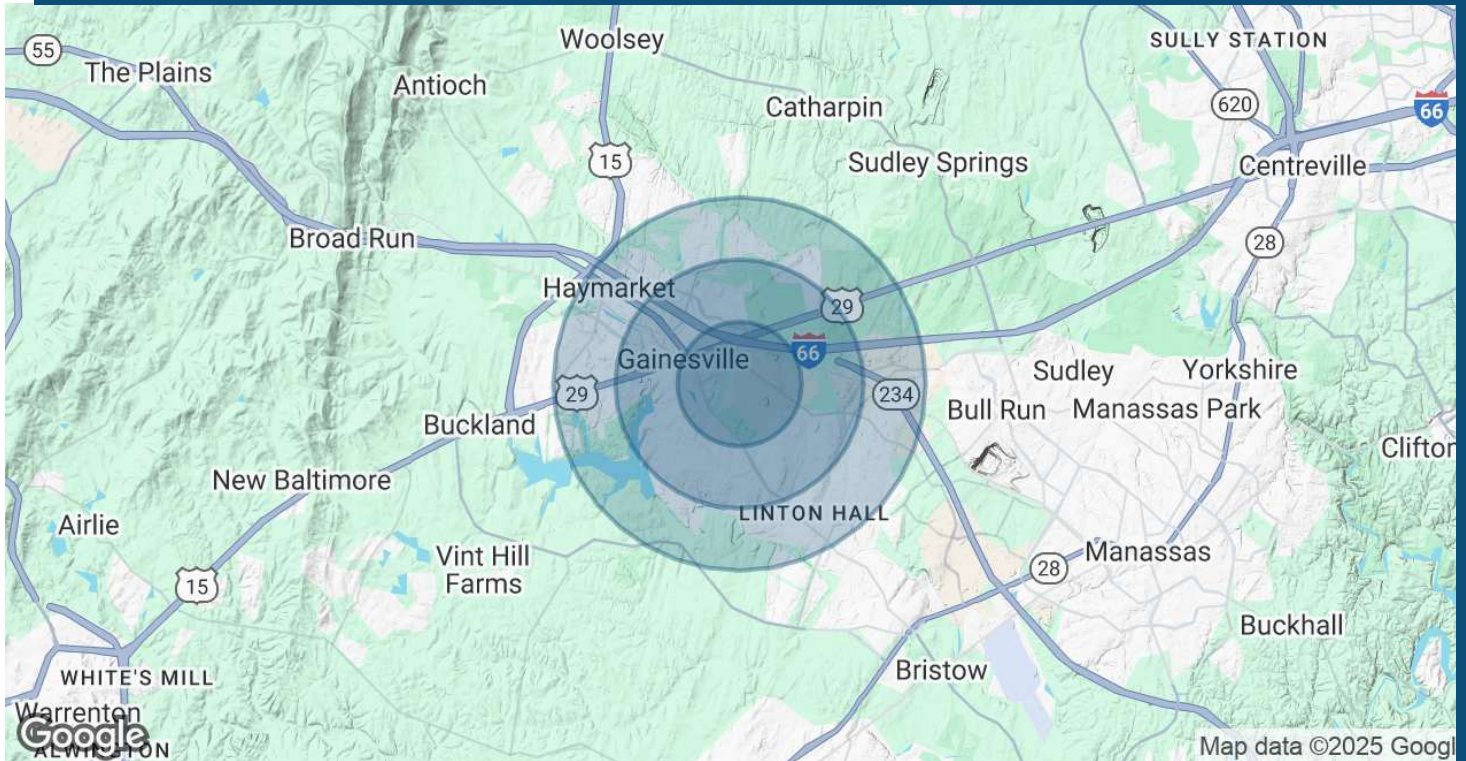
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,368	24,186	51,378
Average Age	37.6	38.0	37.7
Average Age (Male)	31.3	33.5	35.2
Average Age (Female)	42.5	40.5	39.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,089	7,842	15,911
# of Persons per HH	3.1	3.1	3.2
Average HH Income	\$137,102	\$132,654	\$145,148
Average House Value	\$471,691	\$452,425	\$476,959

2020 American Community Survey (ACS)

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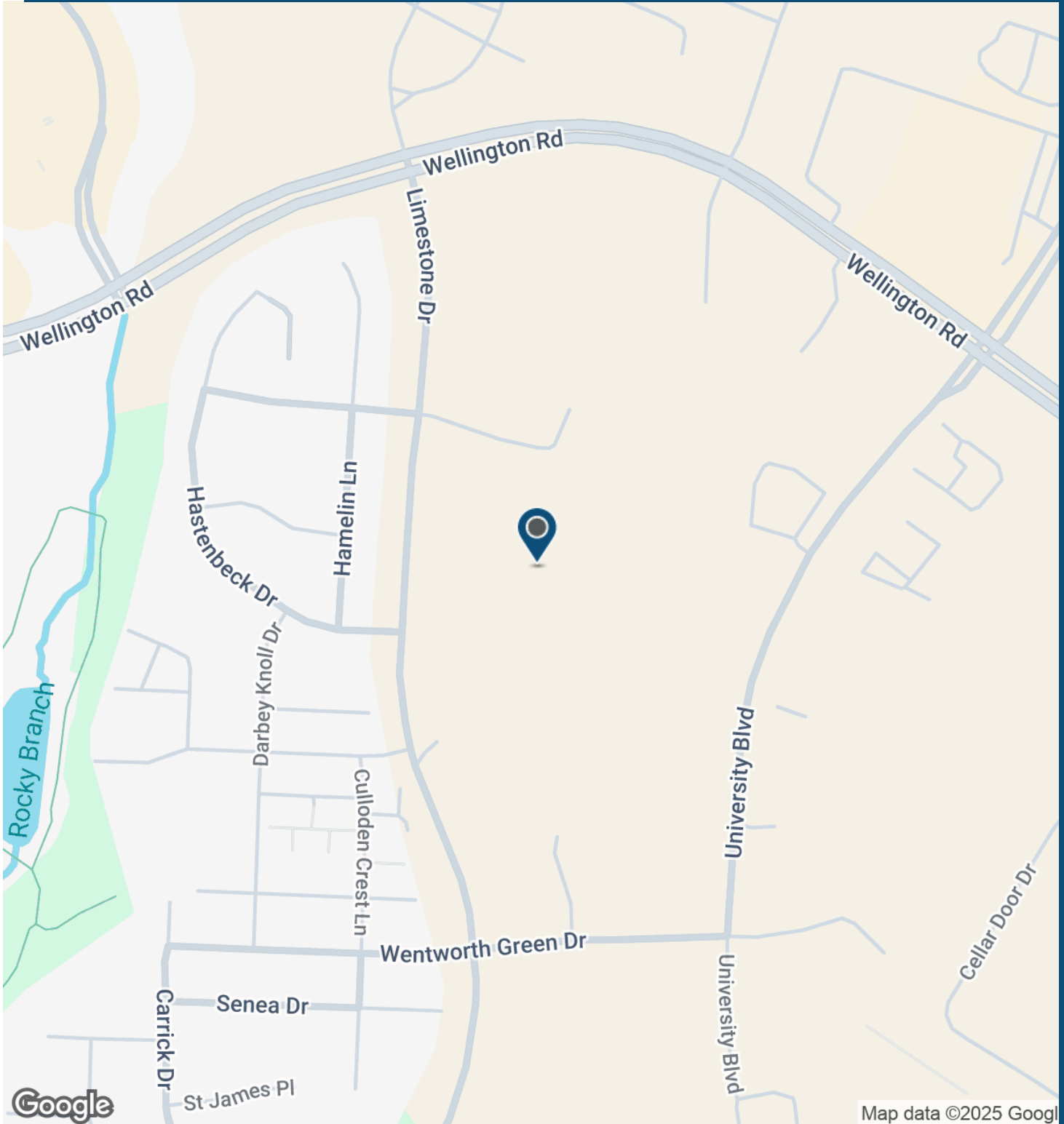
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