



BEALETON GATEWAY

CATLETT ROAD, BEALETON, VA 22712

COMMERCIAL LOTS FOR SALE OR LEASE

FOR MORE INFORMATION
CRES Inc. | Commercial Real Estate Services |
540.878.1211 | INFO@CRESINC.US





PROPERTY DESCRIPTION

Excellent commercial lots next to the Sheetz on the corner of Catlett Road (Rt 28) and Marsh Road (Rt 17) in Bealeton, VA. 4 total lots; ranging from 1.1 to 1.36 Acres, each with its own access point. Public water/sewer on site.

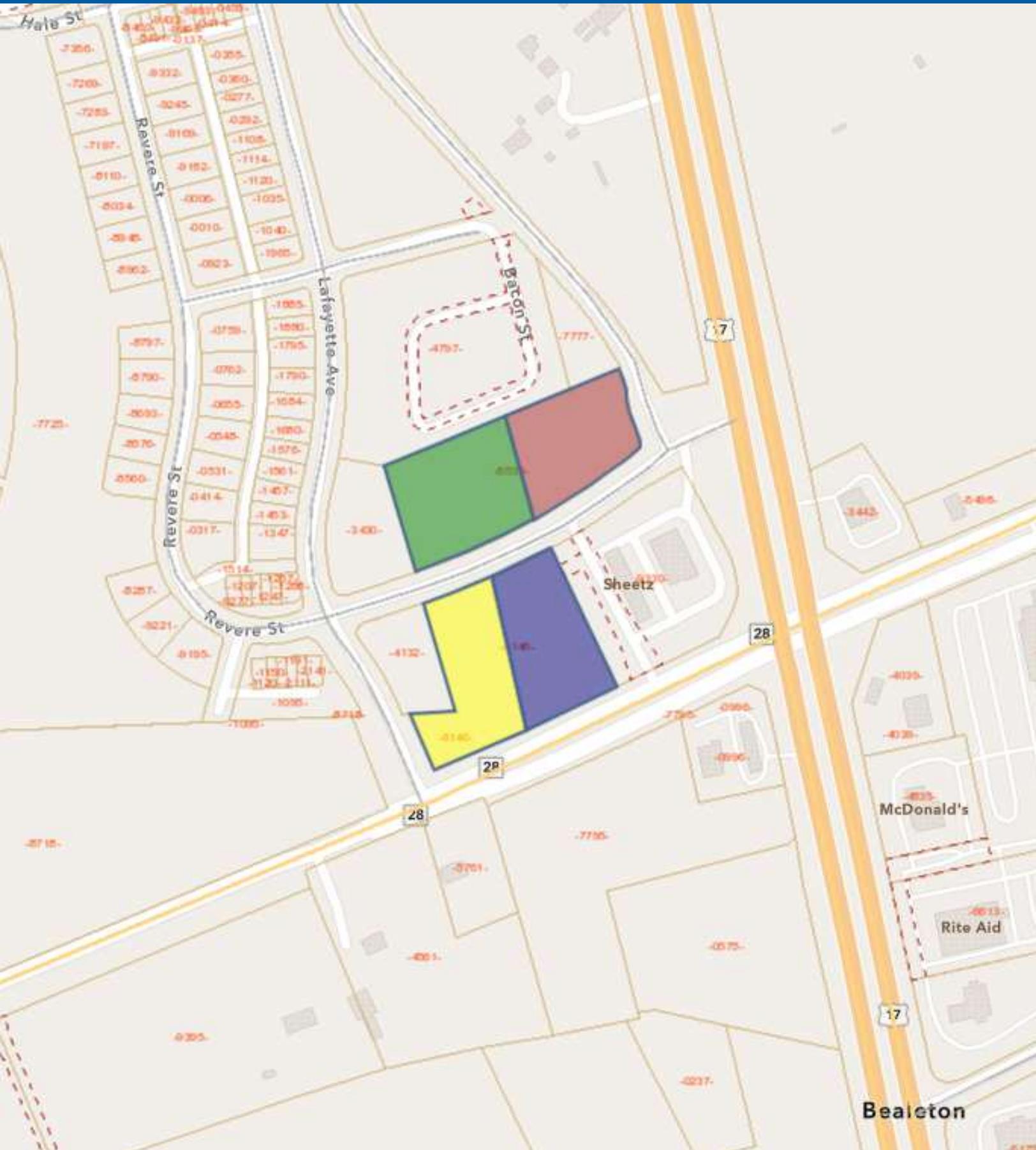
PROPERTY HIGHLIGHTS

- Lot #2A: 1.195 Acres | Lease: \$92,000/Yr | Sales Price: \$1,562,000
- Lot #2B: 1.195 Acres | Lease: \$92,000/Yr | Sales Price: \$1,562,000
- Lot #3A: 1.360 Acres | Lease: \$80,000/Yr | Sales Price: \$1,482,000
- Lot #3B: 1.100 Acres | Lease: \$80,000/Yr | Sales Price: \$1,318,000

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	\$80,000.00 - 92,000.00 per year (NNN)
Available SF:	47,916 - 59,242 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	5 MILES
Total Households	526	1,569	5,291
Total Population	1,564	4,666	15,661
Average HH Income	\$124,046	\$128,229	\$121,183



BILL CHIPMAN **CHRIS BERNARD**
President/Owner Senior Associate
540.347.2610 540.347.2610
bill@cresinc.us chris@cresinc.us



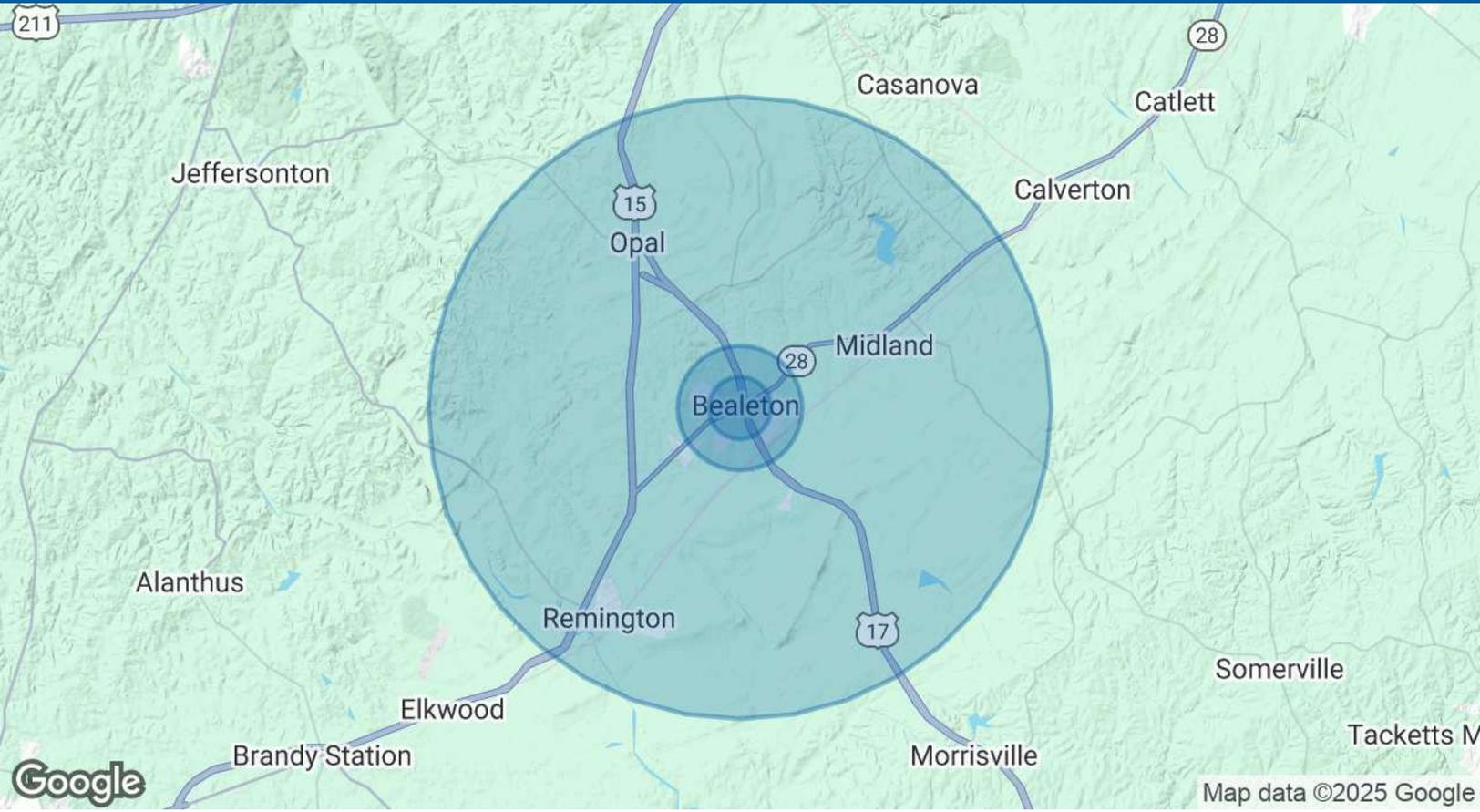


Google

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POPULATION	0.5 MILES	1 MILE	5 MILES
Total Population	1,564	4,666	15,661
Average Age	37	37	38
Average Age (Male)	36	36	37
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	5 MILES
Total Households	526	1,569	5,291
# of Persons per HH	3	3	3
Average HH Income	\$124,046	\$128,229	\$121,183
Average House Value	\$441,759	\$453,429	\$472,341

Demographics data derived from AlphaMap

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