

**FOR
SALE**



APX. 1 ACRE ZONED C-8 CORNER LOT INSIDE THE BELTWAY.

**Sale Price:
Negotiable**

PROPERTY OVERVIEW

Almost 1 acre corner lot zoned C-8 corner lot inside the Beltway. Excellent Demographics 3 mile radius with a of population approximately 170,000 and household income of approximately \$200K! Great visibility on main thoroughfare between Route 50/Arlington Blvd (69K VPD) and Route 29/S Washington Blvd (22K VPD). Existing pylon signage. Zoned C8; Possible uses include restaurant, brewery, banquet hall, catering, hotel, child care, private school, veterinarian hospital, funeral home and many more.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Households:	7,253	60,547	208,384
Population:	19,998	169,195	524,066
Avg HH Income:	\$189,565	\$199,414	\$183,839

PROPERTY HIGHLIGHTS

- Approx. 1 acre corner lot zoned C-8 inside the Beltway
- Great visibility on main thoroughfare between Falls Church City and Annandale
- Located just north of Route 50/Arlington Blvd (69,000 VPD)
- And south of Route 29/S Washington Blvd (22,000 VPD)
- Apx. 230 feet frontage on Annandale Rd
- Zoned C8; Possible uses include restaurant, brewery, child care, hotel, veterinarian hospital, funeral home and more.

AVAILABLE SPACES

FOR FURTHER INFORMATION, PLEASE CONTACT:
KATHY KILLION • kathy.killion@divaris.com • 703.600.9295

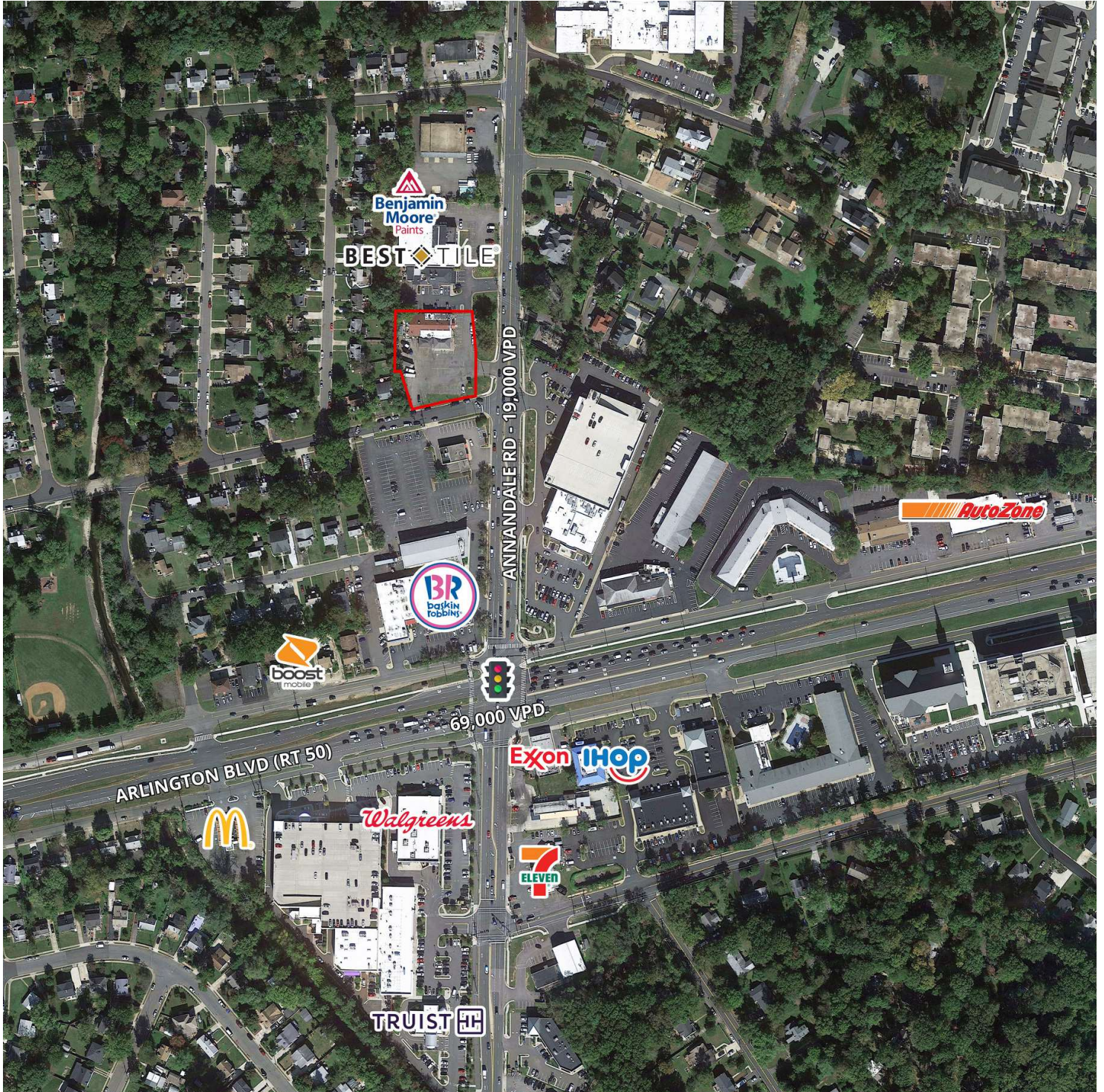


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2922 ANNANDALE ROAD, FALLS CHURCH, VA 22042

RETAILER MAP

de DIVARIS
REAL ESTATE, INC.



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ZONING



The C-8 District provides locations on heavily traveled collector and arterial highways for auto-oriented commercial and service uses. The C-8 District is intended to accommodate uses in a manner that minimizes interference with through traffic movements and to ensure a high standard in site design, layout, and landscaping. Allowed uses in the C-8 District are encouraged in concentrations.



Restaurant



Medical or
Dental



Restaurant



Financial
Services



Grocery or
Convenience



Pharmacy



Catering



Branch
Bank



Vet Clinic



Child Care
Center



Office Usage

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TAX MAP



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