



6361 VILLAGE CENTER DR

BEALETON, VA 22712

OFFERED AT \$1,985,000

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





PROPERTY DESCRIPTION

Opportunity to acquire a fully operational car wash along busy Marsh Rd. (Rt 17) in Bealeton, VA. This property, strategically located along Marsh Road (Route 17), which sees approximately 20,000 vehicles per day, awaits savvy buyers. As the only car wash in Bealeton, this is a rare opportunity to capture significant local traffic. Additionally, with the new comprehensive plan in place, there is no by right zoning for any additional car washes in the area, making this property truly unique. With C-2 zoning in Fauquier County, this property offers immense potential for the right operator.

PROPERTY HIGHLIGHTS

- **Prime Location:** Located along the high-traffic Marsh Road (Route 17), which boasts an average daily traffic (ADT) of 20,000 vehicles
- **Operational Car Wash:** 6-bay self-serve, 2 full-service bays and 6 vacuums with existing clientele, ready for seamless ownership transfer
- **C-2 Zoning:** Ideal for a variety of commercial uses, including retail, service, and more
- **Exclusivity in Bealeton:** Only car wash in Bealeton

OFFERING SUMMARY

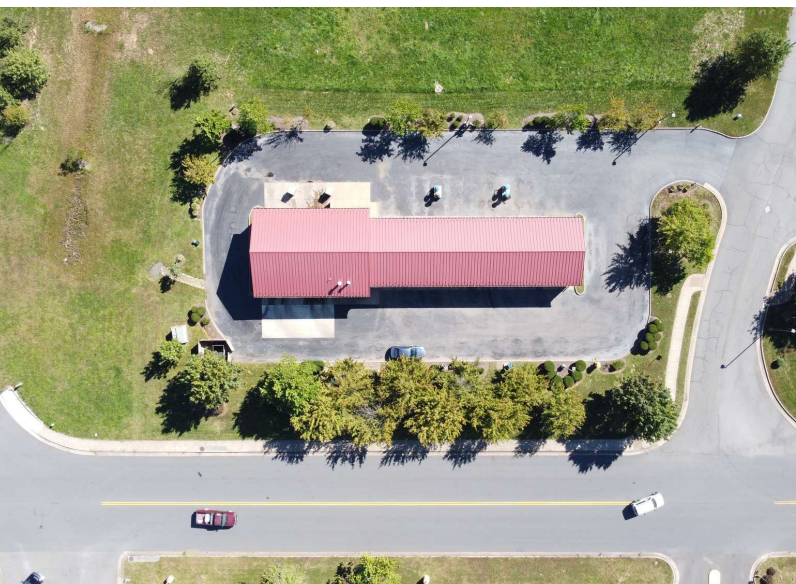
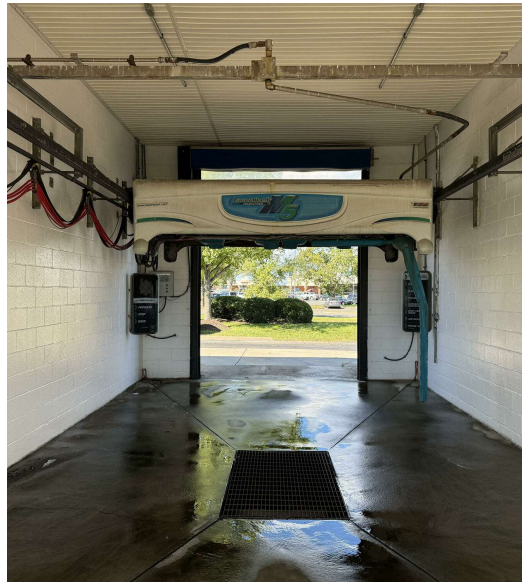
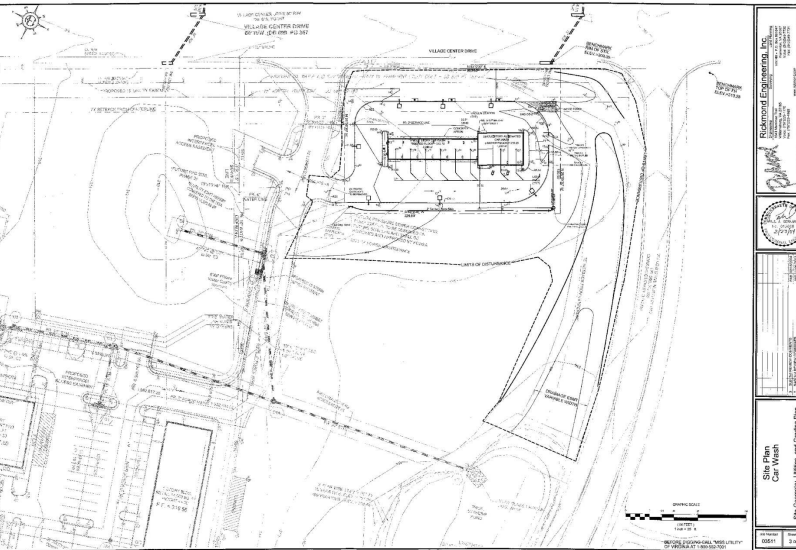
Sale Price:	\$1,985,000
Lot Size:	33,779 SF
Building Size:	4,518 SF

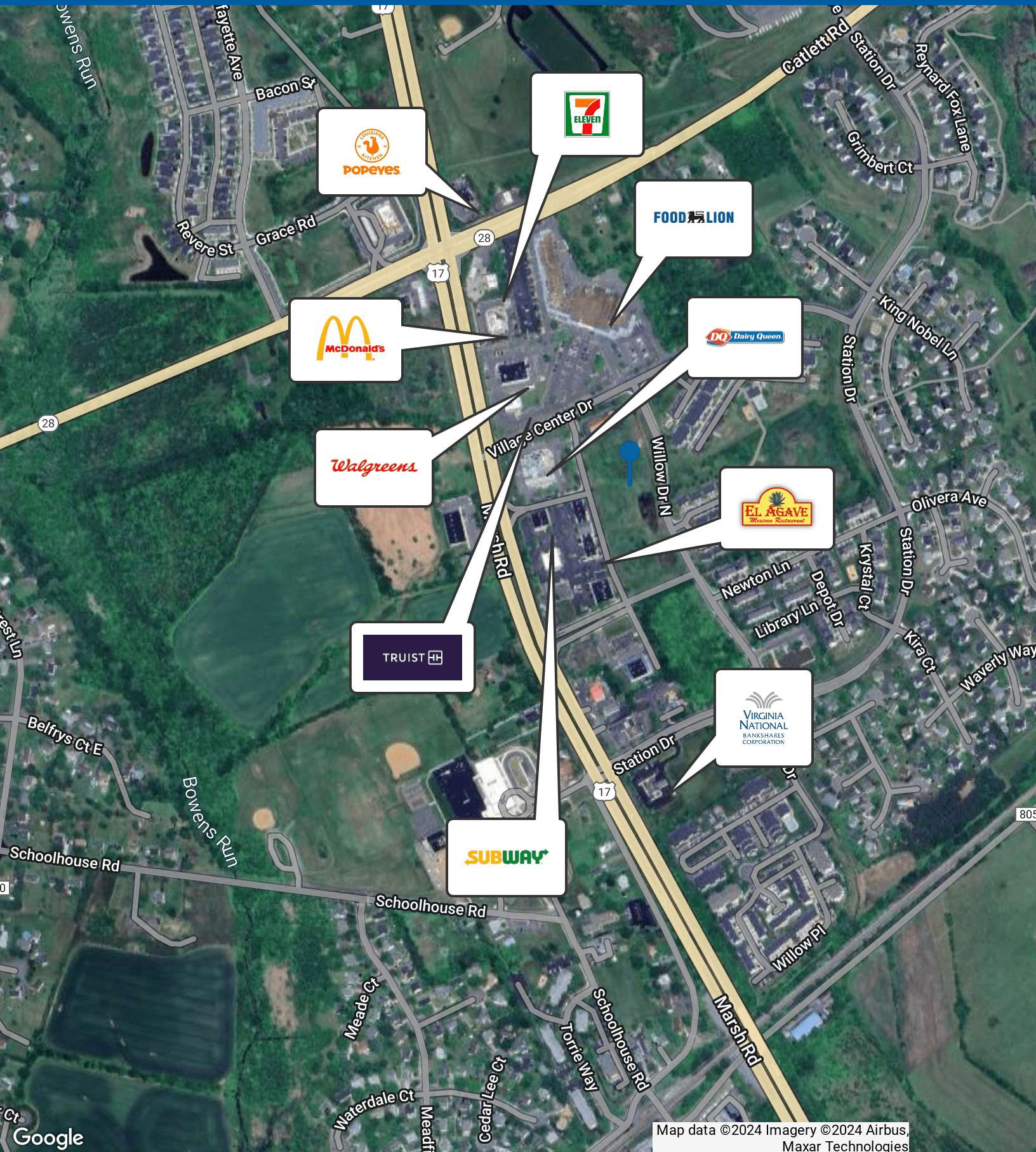
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	433	1,409	2,571
Total Population	1,357	4,346	7,737
Average HH Income	\$110,643	\$106,235	\$100,362

BILL CHIPMAN **CHRIS BERNARD**

President/Owner Senior Associate
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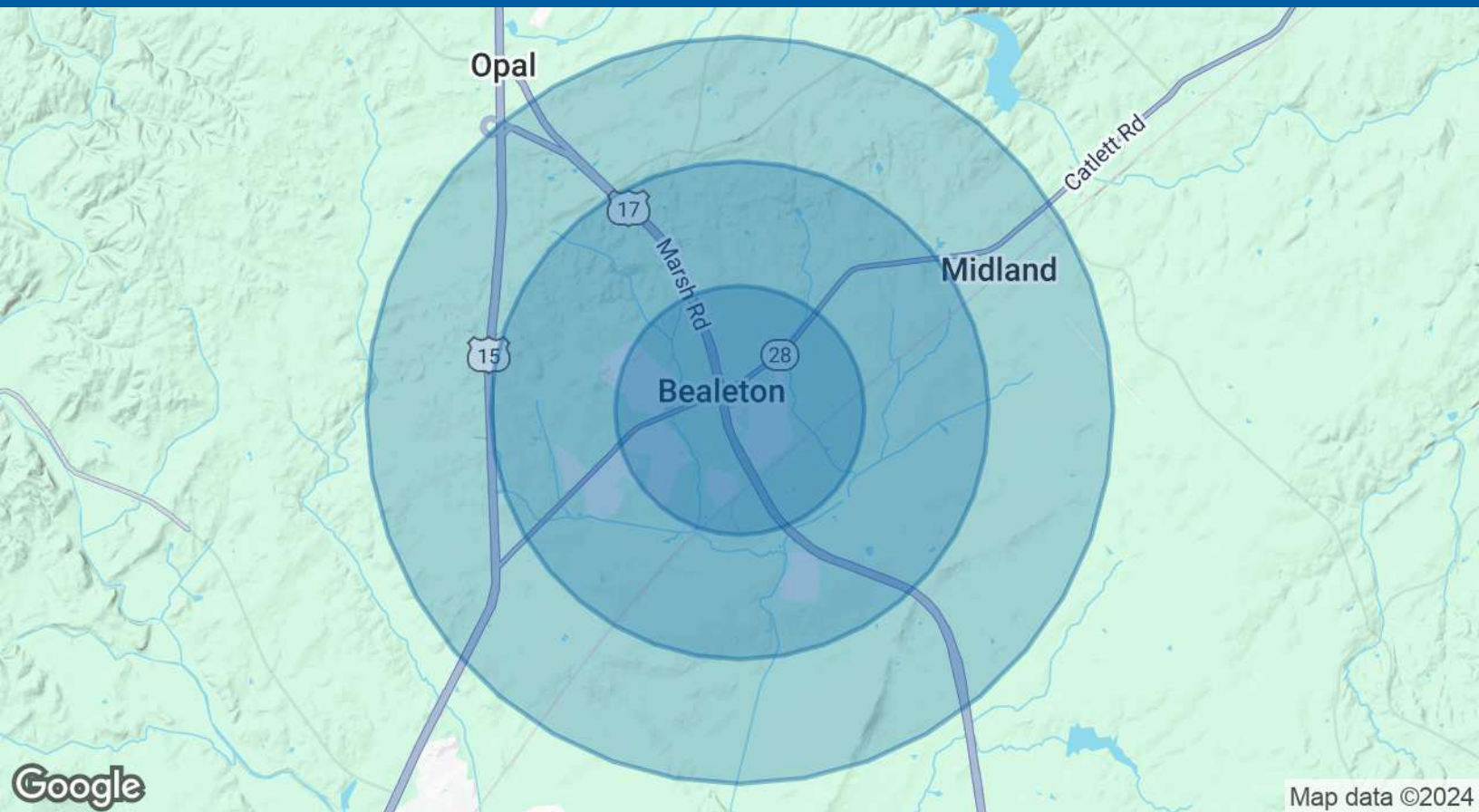
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,357	4,346	7,737
Average Age	34.0	34.3	34.3
Average Age (Male)	33.8	34.0	34.0
Average Age (Female)	33.4	33.8	34.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	433	1,409	2,571
# of Persons per HH	3.1	3.1	3.0
Average HH Income	\$110,643	\$106,235	\$100,362
Average House Value	\$292,872	\$290,519	\$298,090

2020 American Community Survey (ACS)