



# 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](mailto:INFO@CRESINC.US)

 **CRES** INC.  
COMMERCIAL REAL ESTATE SERVICES



## 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

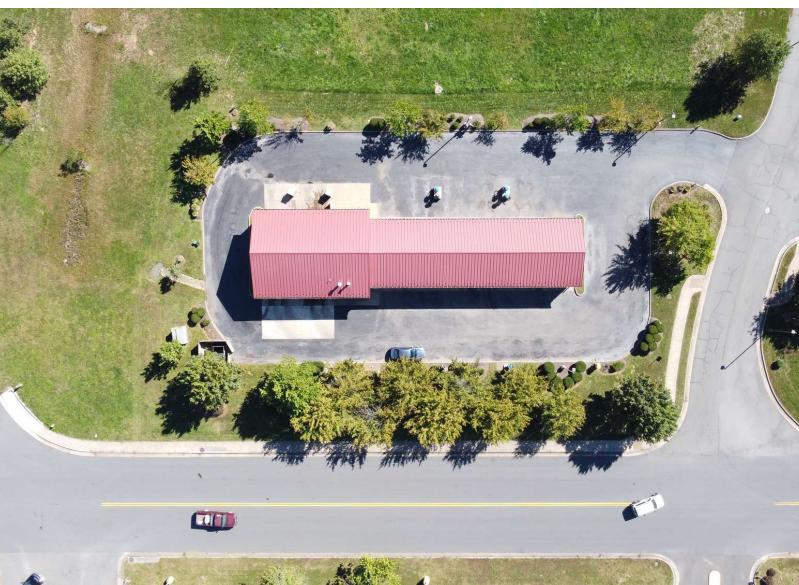
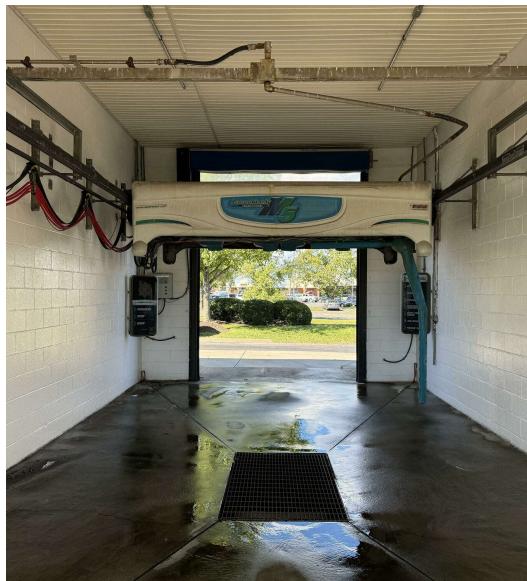
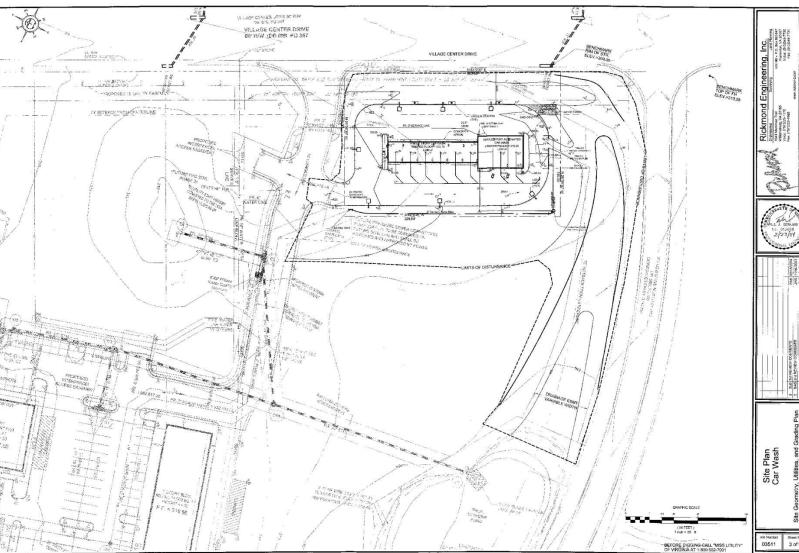
## OFFERING SUMMARY

|                |             |
|----------------|-------------|
| 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  
 540.347.2610 540.347.2610  
 bill@cresinc.us chris@cresinc.us

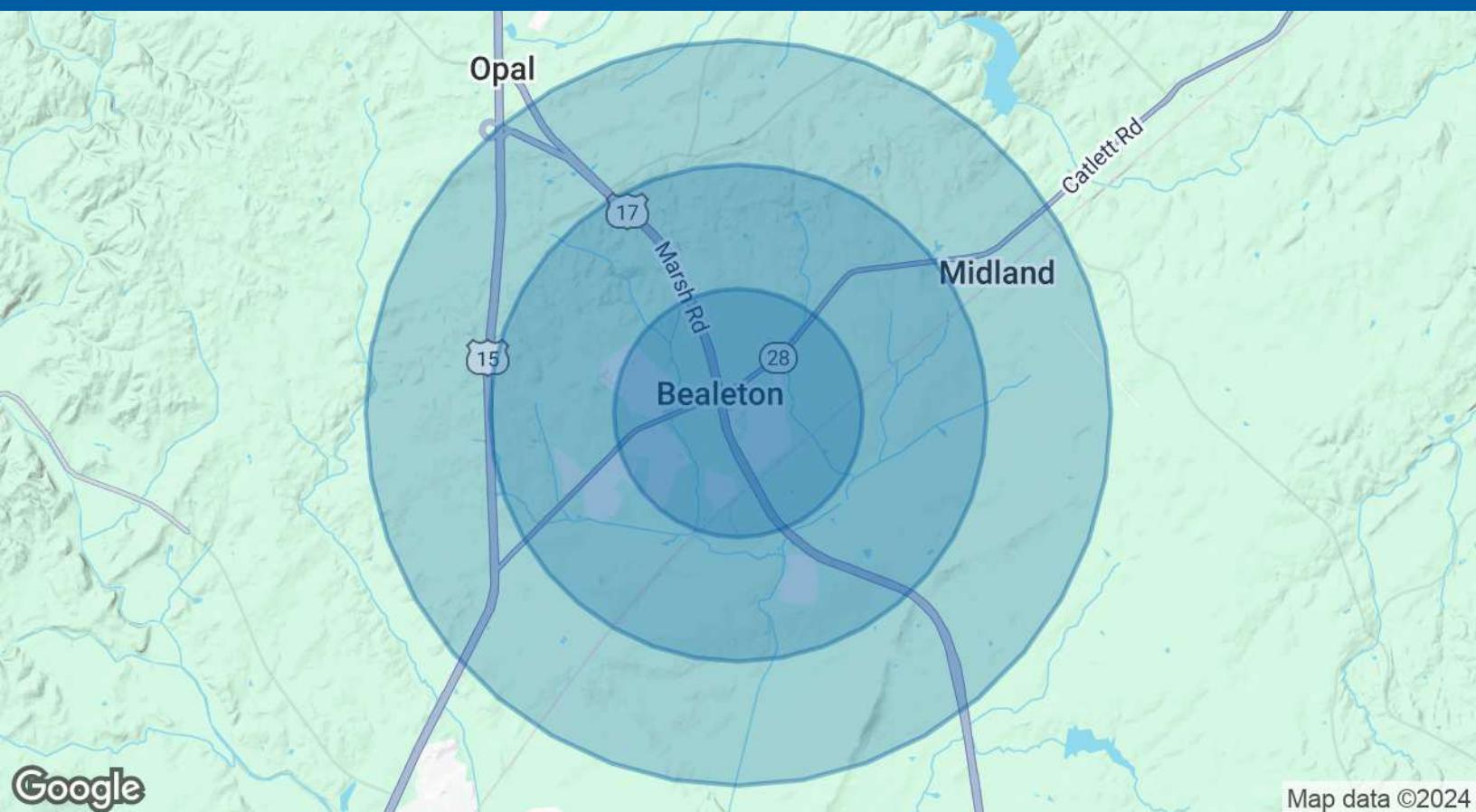




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| POPULATION           | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 1,357  | 4,346   | 7,737   |
| Average Age          | 34.0   | 34.3    | 34.3    |
| Average Age (Male)   | 33.8   | 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)