

RARELY AVAILABLE FREE-STANDING SINGLE STORY BUILDING

PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

Rarely available – Daycare space - A freestanding, single story +/-6,443 square foot building located on approximately 0.64 acres of land. The property enjoys two ingress/egress points and frontage on Cloverdale Road. Cloverdale Drive is a two-lane street that winds through surrounding residential neighborhoods. North of the property approximately half mile is Dale Boulevard, which provides direct access to Interstate 95 (I-95) and the area's major commercial corridor.

PROPERTY HIGHLIGHTS

- Rarely available single-story building that was previously used as a day care facility/nursery.
- Great demographics.
- Within the Woodbridge / Dale City submarket (along the I-95 corridor) in Prince William County.
- Easy access to major transportation routes.

OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Sale Rate:	\$1,932,000
Available SF:	6,443 SF
Building Size:	6,443 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,311	37,316	77,832
Total Population	18,831	117,624	246,761
Average HH Income	\$122,629	\$147,369	\$149,621

14900 CLOVERDALE ROAD, DALE CITY, VA 22193

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ADDITIONAL PHOTOS



14900 CLOVERDALE ROAD, DALE CITY, VA 22193

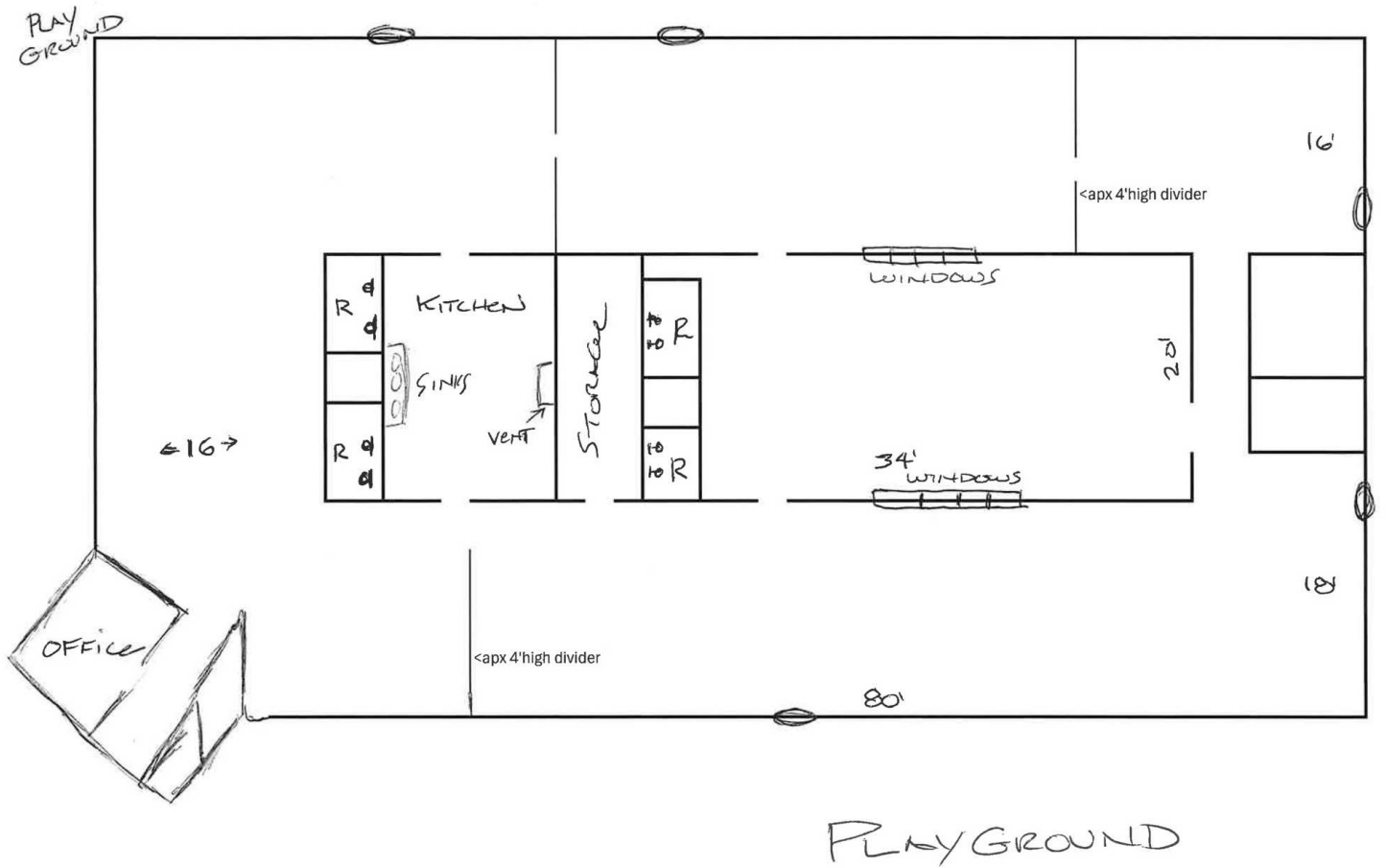
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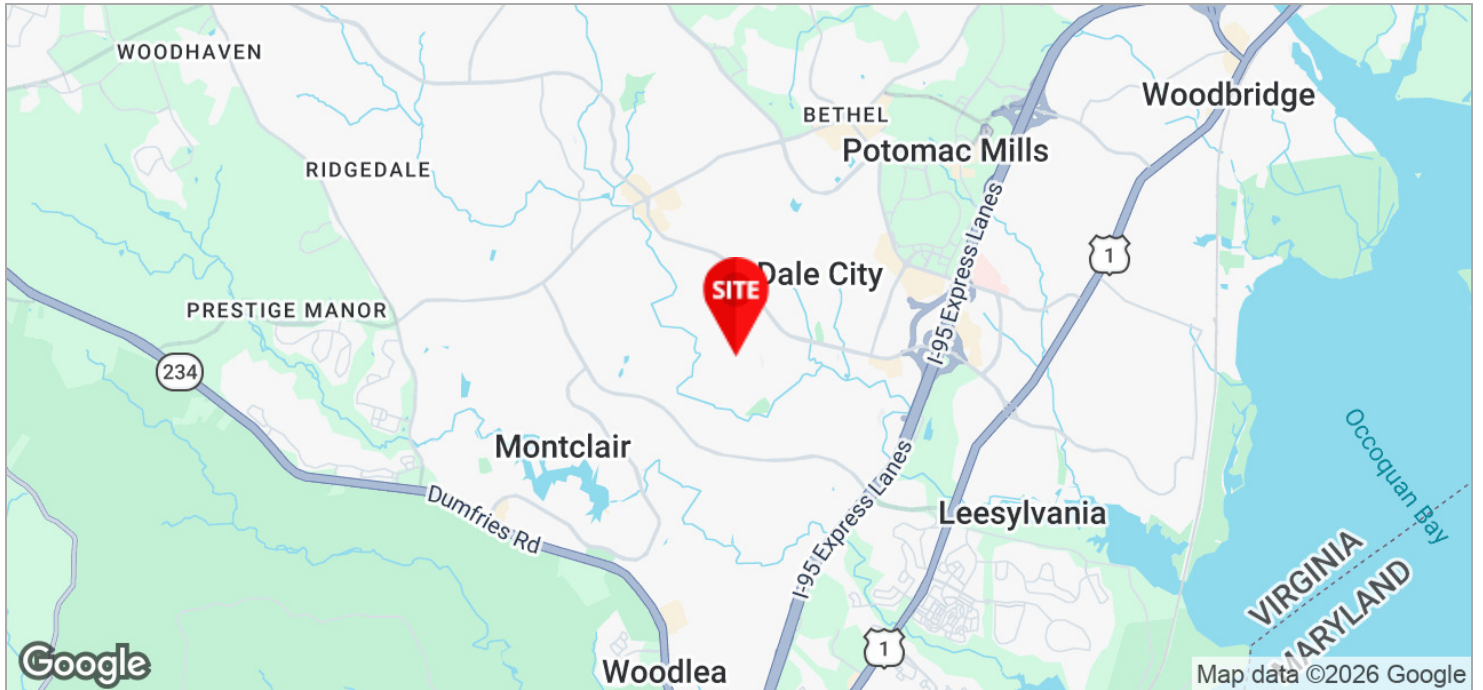
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SITE PLAN



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LOCATION MAPS





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