

FOR LEASE

RETAIL END UNIT

11083-A MARSH RD. BEALETON, VA 22712



LEASE RATE **N/A**

OFFERING SUMMARY

Lease Type:

Available SF:

Building Size: 13,068 SF

Zoning: C-2

Market: Washington DC

Submarket: Fauquier

Parcel ID: 6899-24-9826-001

PROPERTY OVERVIEW

End cap 1,103 sf retail unit. Space features private bathroom, 10' ceilings, 225 amp 3 phase Power, & abundant parking! Only \$1,654.50 per month plus CAM fees of \$5.37/SF (\$493.59/mo.).

LOCATION OVERVIEW

Well located strip center in rapidly growing Bealeton community. Great signage, visibility and access. 13,000 VPD on Route 28 & 19,000 VPD on Route 17!

PRESENTED BY:

GEORGE CHARLTON

ASSOCIATE BROKER

703.330.1224

george@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

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ADDITIONAL PHOTOS



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**WEBER
RECTOR**

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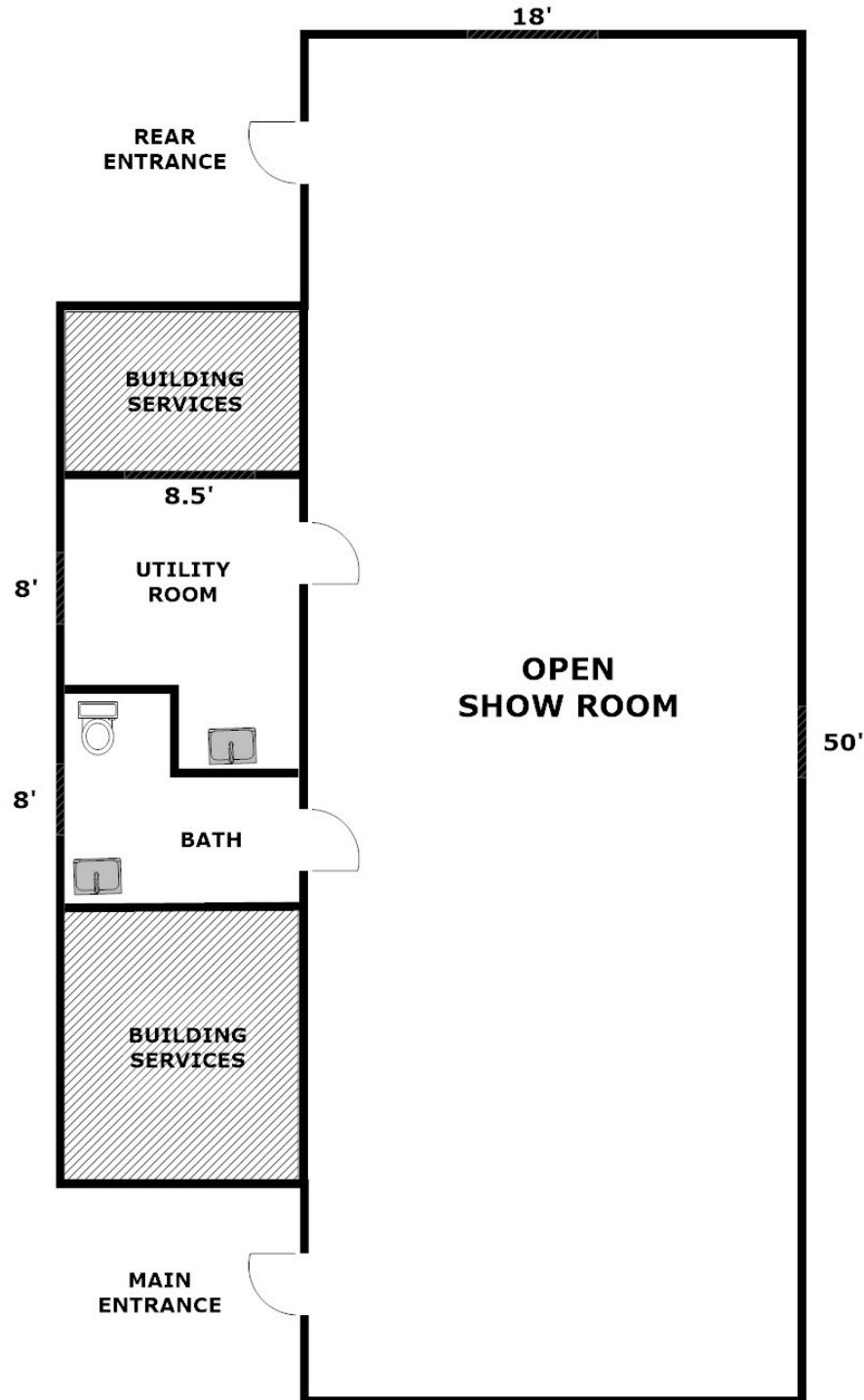
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FLOOR PLANS



*DRAWING NOT TO SCALE. MEASUREMENTS APPROX.

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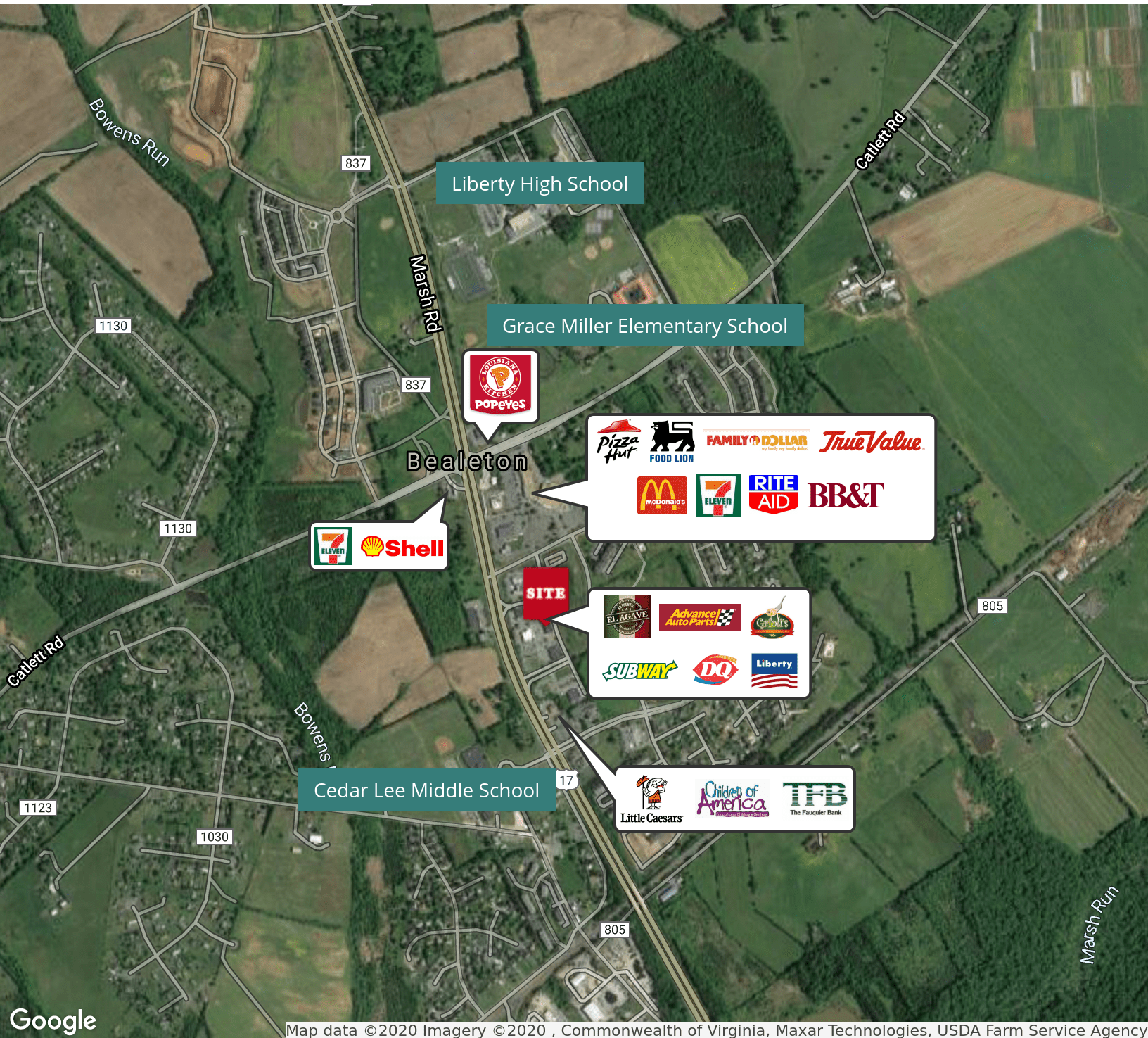
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RETAILER MAP



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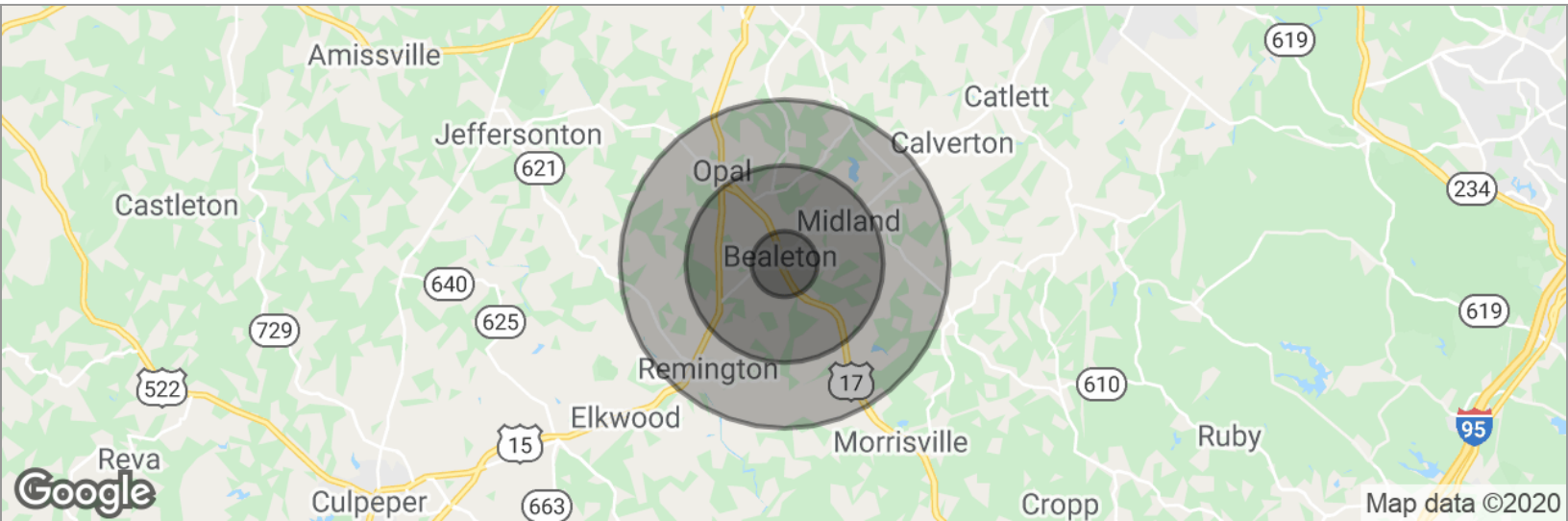
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	606	5,360	13,515
Median age	32.6	33.0	33.8
Median age (male)	33.4	33.8	34.5
Median age (Female)	31.2	31.7	32.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	202	1,792	4,489
# of persons per HH	3.0	3.0	3.0
Average HH income	\$78,071	\$79,785	\$85,627
Average house value	\$350,787	\$382,866	\$418,064

* Demographic data derived from 2010 US Census

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