

**FOR LEASE**

## RETAIL STRIP CENTER SPACE

11085-C MARSH RD. BEALETON, VA 22712



**LEASE RATE**    **N/A**

### OFFERING SUMMARY

Lease Type:

Available SF:

Building Size: 8,200 SF

Zoning: C-2

Market: Washington DC

Submarket: Fauquier

Parcel ID: 6899-24-9826-001

### PROPERTY OVERVIEW

1,640 sf in-line retail unit. Space features private bathroom, 10' ceilings, 225 amp 3 phase Power, & abundant parking! Only \$2,186.67 per month plus CAM fees of \$5.37/SF (\$733.90/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](mailto: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](http://www.Weber-Rector.com)

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## *ADDITIONAL PHOTOS*



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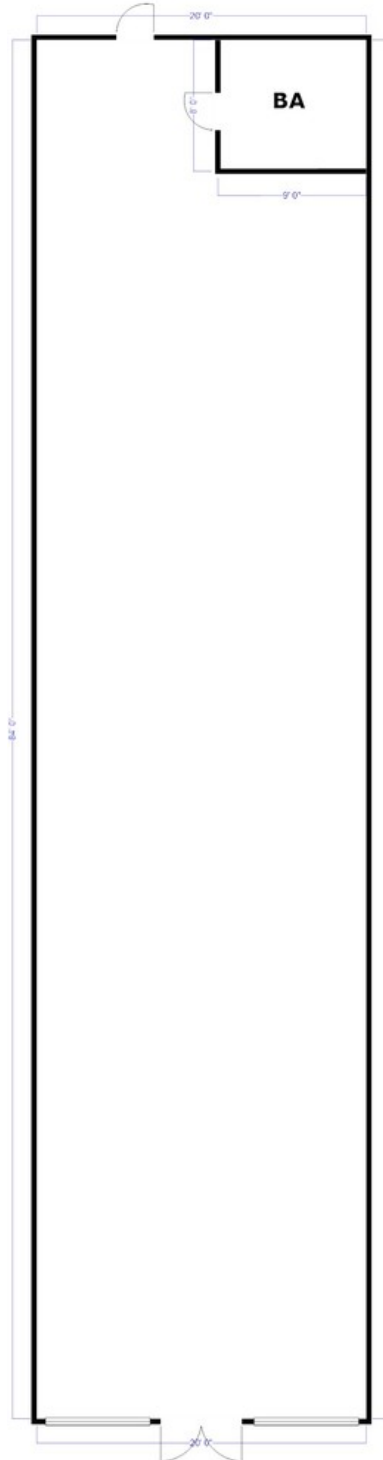
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## FLOOR PLANS



\*DRAWING NOT TO SCALE. MEASUREMENTS APPROX.

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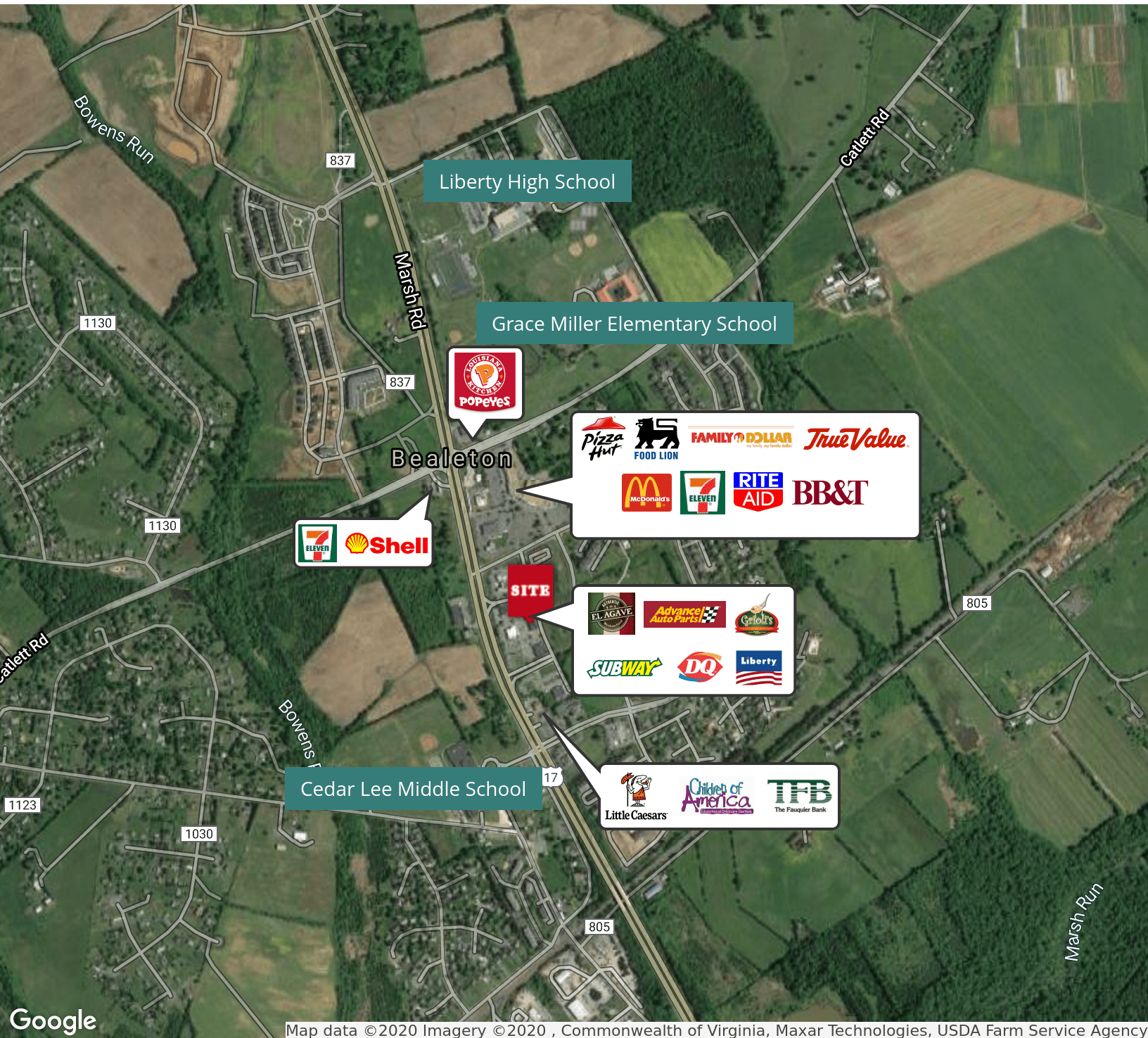


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## RETAILER MAP



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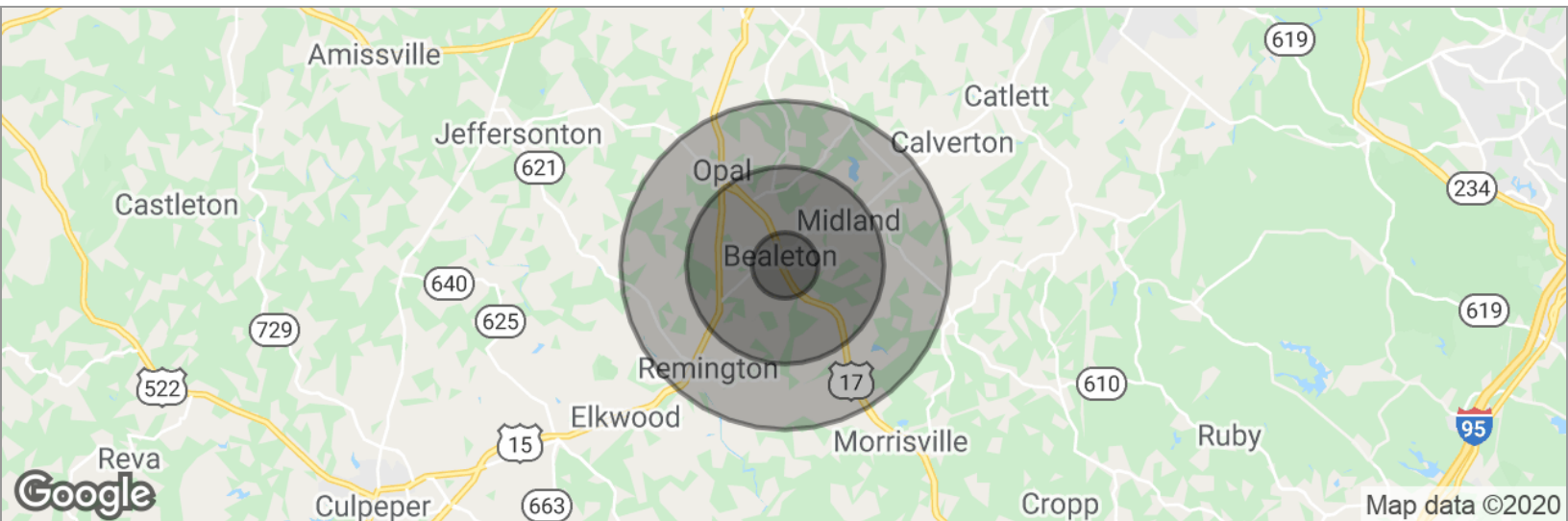
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## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	621	5,429	13,521
Median age	32.5	33.0	33.8
Median age (male)	33.3	33.8	34.5
Median age (Female)	31.1	31.6	32.7

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	206	1,815	4,492
# of persons per HH	3.0	3.0	3.0
Average HH income	\$77,872	\$79,286	\$85,413
Average house value	\$363,897	\$381,301	\$417,577

*\* Demographic data derived from 2010 US Census*

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