

Property Address: 14980-14990 Farm Creek Drive,  
Woodbridge, VA 22191

Property Type: Industrial

Lot Size: 1.42 AC

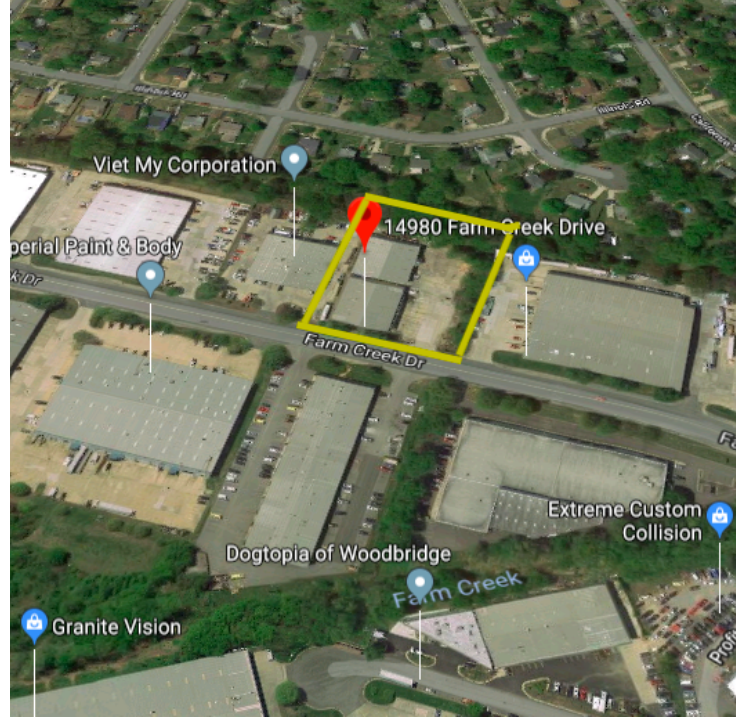
Building Size: 20,000 SF

## EXECUTIVE SUMMARY

Long and Foster Commercial Division has been retained by the owner, as its exclusive advisor to sell 14980/14990 Farm Creek Drive, Woodbridge VA adjacent to Featherstone Industrial Park; a Portfolio of two properties 20,000-square foot total. The properties are located 2 miles from I-95 and Potomac Mill, and 9/10 of a mile from Rt 1. Close proximity to major regional demand drivers including Marine Corps Base Quantico, Ft. Belvoir, Potomac Mills and Stonebridge at Potomac Town Center.

The Featherstone Industrial Park is situated approximately twelve miles from Ft. Belvoir and fifteen miles from the Marine Corps Base in Quantico, and is directly adjacent to multiple exits along Interstate 95. Downtown Washington, D.C. is approximately twenty-five miles away and Dulles Washington International Airport is located approximately thirty miles from the site. The business community is positioned within close proximity to more than ten million square feet of retail space and 56% of the United States population is located within an overnight drive of the site.





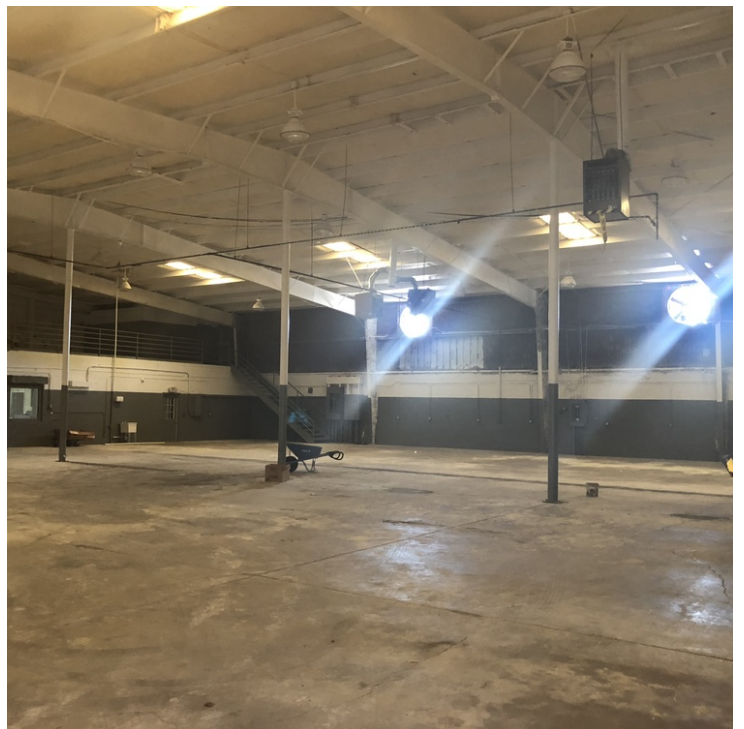
**OFFERING SUMMARY**

Sale Price:	\$2,700,000.00
NOI:	\$190,000
Lot Size:	1.42 Acres
Buildings Size:	20,000 SF
Price / SF	\$135.00

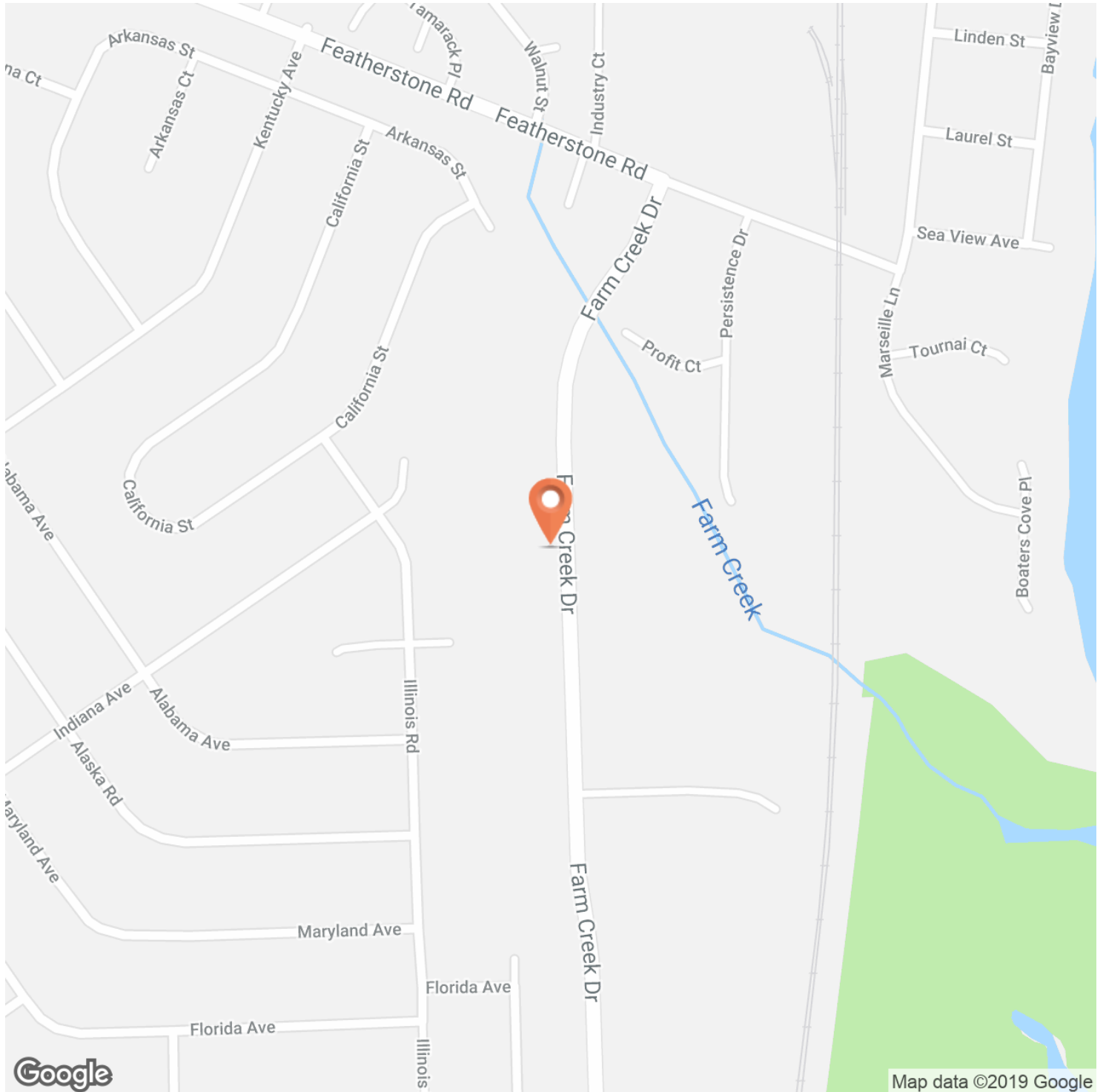
**PROPERTY HIGHLIGHTS**

- Adjacent to Featherstone Industrial Center
- Two freestanding buildings 10,000 SF each leased with a 5-year terms signed in 2019
- Immediate scale in a supply constrained industrial market with limited new development
- Strategically located near major demand drivers including Marine Corps Base Quantico and Ft. Belvoir
- Situated near major regional amenities
- High ceilings, large truck courts and ample loading docks
- Close proximity to major transportation networks including I-95, Rt 1 and I-66
- M -1 zoning, Permitted uses include indoor and outdoor storage, manufacturing & office

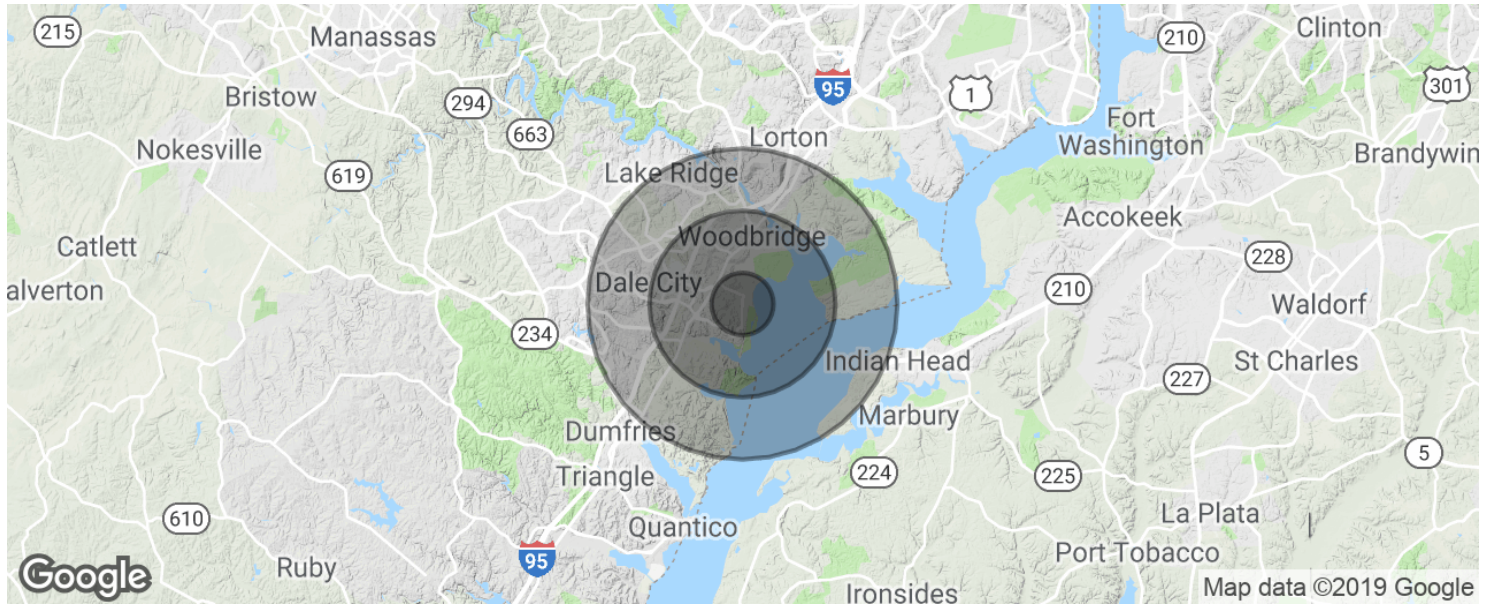
Additional Photos



Location Maps



Demographics Map & Report



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	9,662	60,027	140,892
Median age	31.5	33.4	33.9
Median age (Male)	31.7	32.8	33.0
Median age (Female)	31.3	34.1	34.9

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,194	21,217	48,517
# of persons per HH	3.0	2.8	2.9
Average HH income	\$74,805	\$83,027	\$98,144
Average house value	\$257,929	\$323,303	\$367,175

\* Demographic data derived from 2010 US Census