

## OFFERING SUMMARY

Available SF:	1,200 - 4,800 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Parking:	8/1,000 SF, 38 spaces
Zoning:	B-1, General Business, with proffers

## PROPERTY HIGHLIGHTS

- Project Delivering in the 2nd Quarter of 2020
- NNN Expenses: \$3.50
- Traffic count: 42,188
- Great access to Prince William Parkway
- Strong residential development area with 3,000 new housing units coming soon

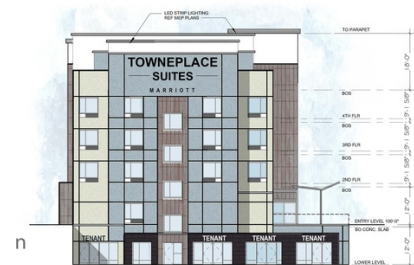




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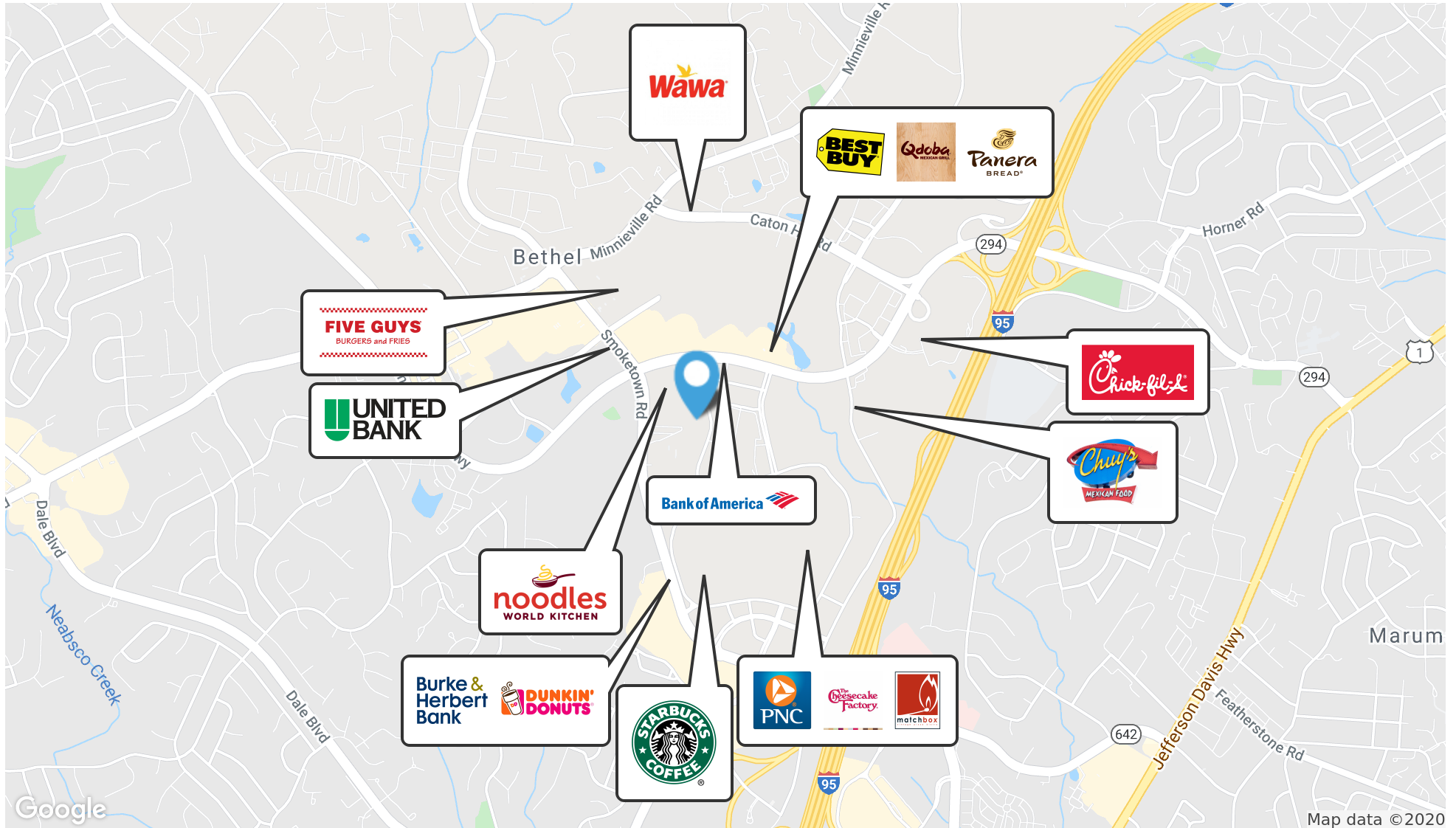


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DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION. The drawings shown are a representation of the current design. They reflect variations in color, tone, hue, tint, shading, and contrast. Final style, construction variations may vary based on material availability or final design detailing.



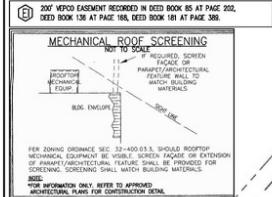


## ZONING

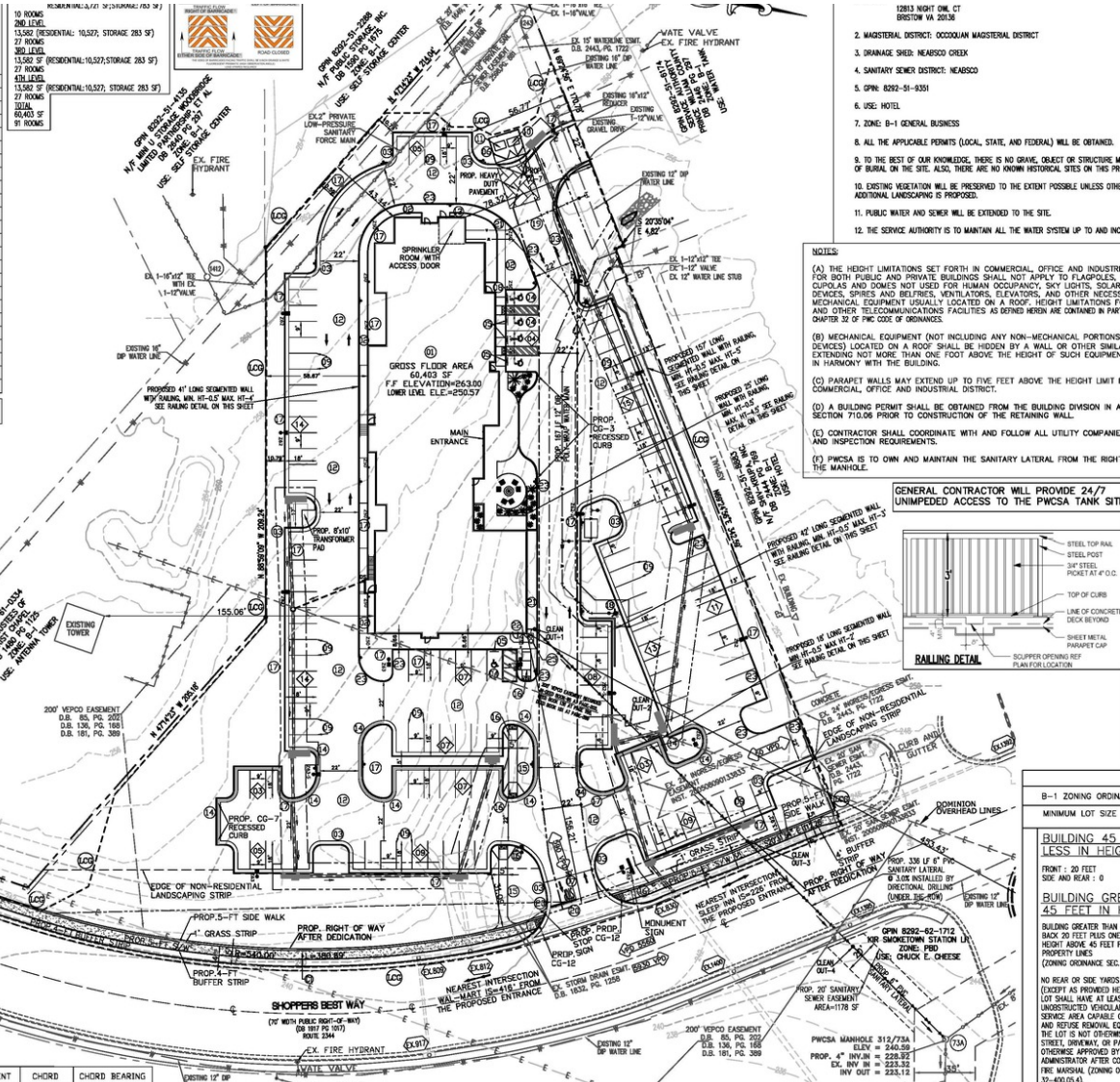
<b>Sec. 32-401.11 By Right Uses: B-1</b>	
Adult day-care facility.	Alarm systems operations, office.
Ambulance service (commercial).	Assisted living facility.
Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only).	Brewery and bottling associated with a restaurant.
Business school.	Cafeteria/lunchroom/snack bar/automat.
Catering--Commercial (off premises).	Catering--Commercial (on or off premises).
Child-care facility.	Civic club.
College, university or seminary.	Commercial artist or photographer's studio.
Commercial bus station.	Cultural arts center.
Data and computer services.	Dry cleaning/garment processing facility, retail, less than 3,000 square feet.
Dry cleaning pick-up facility.	Event center/meeting hall.
Financial institution.	Garden center.
Greenhouse or nursery.	Hospital.
Hotel or motel.	Household equipment and appliance service.
Institute for special education and training.	Interior design and decorating shop.
Laundromat.	Lawn mower service.
Locksmith.	Medical or dental laboratory.
Medical or dental office and clinic.	Mortuary, funeral or wedding chapel.
Motor vehicle parts, retail.	Nursing or convalescent care facility.
Office.	Office equipment sales, lease and service.
Optical and eye care facility.	Package, telecommunications and courier service.
Pet grooming service.	Photographic processing laboratory.
Place of religious worship or assembly.	Private school (no boarding).
Quick service food store.	Radio or TV broadcasting station.
Recording studio.	Recreation facility, commercial (indoor).
Recycling collection points, subject to the standards in section 32-250.84.	Religious institution.
Restaurant.	Restaurant, carry-out.
Retail store, less than 80,000 square feet.	School of special instruction.
Shoe repair.	Shopping center A, B, C or D (See Part 100).
Tailor, seamstress shop.	Theater (drive-in).
Theater (indoor).	Tool and equipment rental (minor).
Trade, conference or convention center.	Trade, technical and vocational school.
Travel agency.	Veterinary hospital.



NO.	DESCRIPTION	QTY	UNIT
01	HOTEL BUILDING		
	GROSS FLOOR AREA = 55,735 SF		
	OFFICE BUILDING		
	GROSS FLOOR AREA = 4,659 SF		
	TOTAL GROSS FLOOR AREA = 60,403 SF		
02	5" CONCRETE SIDEWALK	05	LS
03	VOOT STANDARD CO-6 CURB AND GUTTER	05	LS
04	ADA PARKING SPACE	05	LS
05	ADA CAR PARKING SIGN	05	LS
06	TRASH ENCLOSURE BLOCK/CMU	05	LS
07	VOOT STANDARD CO-11 ENTRANCE	05	LS
08	CONCRETE WHEEL STOP	05	LS
09	PROPOSED STRIPING	05	LS
10	RECYCLING CONTAINER	05	LS
11	TRASH CONTAINER	05	LS
12	PROPOSED ASPHALT PAVEMENT	05	LS
13	GAS METER	05	LS
14	VOOT STD. REVERSE CO-6 CURB & GUTTER	05	LS
15	5' WIDE WALKWAY	05	LS
16	PROP. ADA RAMP (CO-12)	05	LS
17	PROP. LIGHTING POLE	05	LS
18	PROP. FIRE HYDRANT	12	LS
19	PROP. 6" DIP FIRE MAIN	05	LS
20	PROP. STOP SIGN & STOP BAR	05	LS
21	PROP. FIRE SIGN	05	LS
22	PROP. FIRE DEPARTMENT CONNECTION	05	LS
23	PROP. VDOT STD. CO-2 CURB	05	LS
24	PROP. VDOT STD. CO-3 CURB	05	LS
25	GREASE INTERCEPTOR	5A	LS



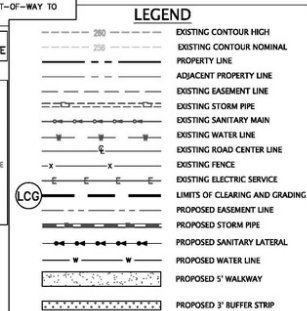
CURVE NO.	RADIUS	LENGTH	BELTA	TANGENT	CHORD	CHORD BEARING
1	150.00'	150.00'	90.00°	150.00'	150.00'	0.00°
2	150.00'	150.00'	90.00°	150.00'	150.00'	0.00°



USE	OFFICE / HOTEL
BUILDING AREA	60,403 SF
PROPOSED F.A.R. = 60,403 / 133,740	= 0.45
SEE PROFFER 1.C OF REZ2016-00012	

LOT COVERAGE	16,240 SF
PAVEMENT	62,149 SF
OTHER	5,272 SF
TOTAL	83,561 SF
LOT COVERAGE FOR SITE = 83,561 / 133,740	
LOT COVERAGE FOR SITE = 0.62 < 0.85 Maximum	

BUILDING HEIGHT	PROPOSED BUILDING HEIGHT = 75'
SEE PROFFER REZ2016-00012	



LOT REQUIREMENT		
B-1 ZONING ORDINANCE REQUIREMENT	MINIMUM LOT SIZE	PROF. BY THIS PLAN
NONE SF	NONE SF	
<b>BUILDING 45 FEET OR LESS IN HEIGHT</b>	SHOPPERS BEST WAY REQUIRED SETBACK = 20' + (60' - 45') = 55'	161.40'
<b>BUILDING GREATER THAN 45 FEET IN HEIGHT</b>	FRONT: 20 FEET SIDE AND REAR: 0	78.85'
	NORTH: BUILDING SETBACK = 55'	58.11'
	SOUTH: BUILDING SETBACK = 55'	43.01'
	WEST: BUILDING SETBACK = 55'	
NO REAR OR SIDE YARDS SHALL BE REQUIRED (EXCEPT AS PROVIDED HEREIN), PROVIDED EACH LOT SHALL HAVE AT LEAST 20-FOOT WIDE UNRESTRICTED VEHICULAR ACCESS TO A REAR SERVICE AREA CAPABLE OF HANDLING EMERGENCY AND RESCUE REMEDIAL EQUIPMENT IF THE REAR OF THE LOT IS NOT OTHERWISE ACCESSIBLE VIA A STREET, DRIVEWAY, OR PARKING AREA, UNLESS OTHERWISE APPROVED BY THE ZONING ADMINISTRATOR AFTER CONSULTATION WITH THE FIRE MARSHAL (ZONING ORDINANCE SEC. 32-400.03.4)		

**CIVILAND, LLC**

SCALE: AS SHOWN

**SITE PLAN**

LOT 1A - ROTOMAC MILLS  
TOWNE PLACE SUITES HOTEL

OCCOQUAN MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

DATE: NOV 2016

CHD BY: TM

DESIGN BY: fof@longandfoster.com

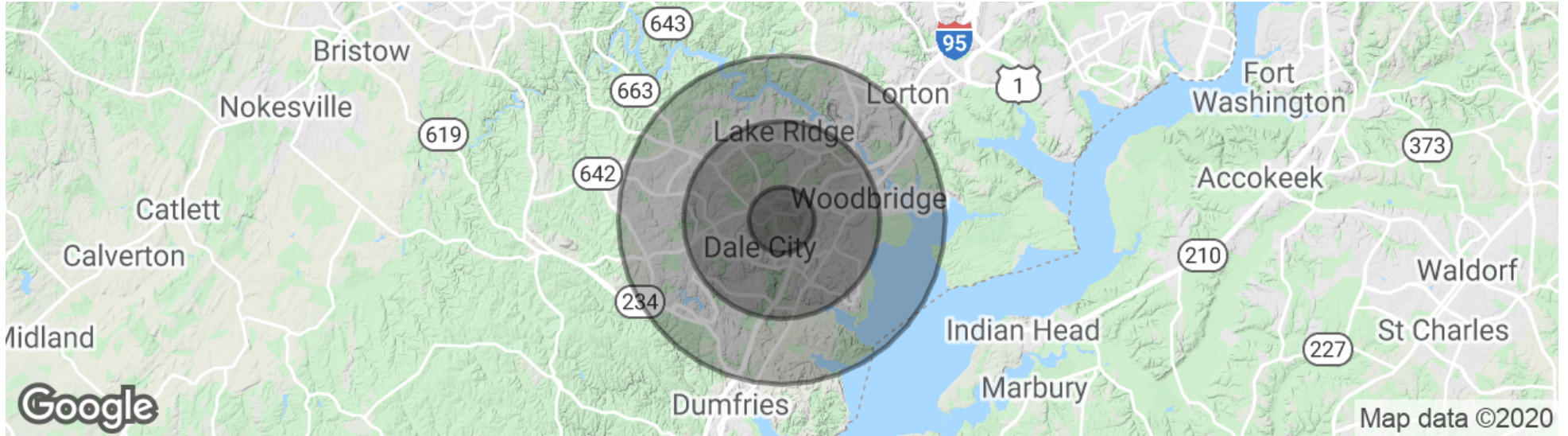
703.506.2850

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1000 COMMONWEALTH BLVD. SUITE 200  
FARMHANG MOJANG  
LIC. NO. 16884

PROFESSIONAL ENGINEER





**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	5,950	101,443	220,046
Median age	34.9	33.0	33.6
Median age (Male)	34.7	32.2	33.1
Median age (Female)	35.7	33.9	34.0

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,150	34,477	74,301
# of persons per HH	2.8	2.9	3.0
Average HH income	\$87,879	\$89,664	\$99,323
Average house value	\$313,277	\$320,925	\$383,908

\* Demographic data derived from 2010 US Census

