

OFFERING SUMMARY

Sale Price: \$950,000

Lot Size: 1.03 Acres

Zoning: C8

Price / SF: \$21.17

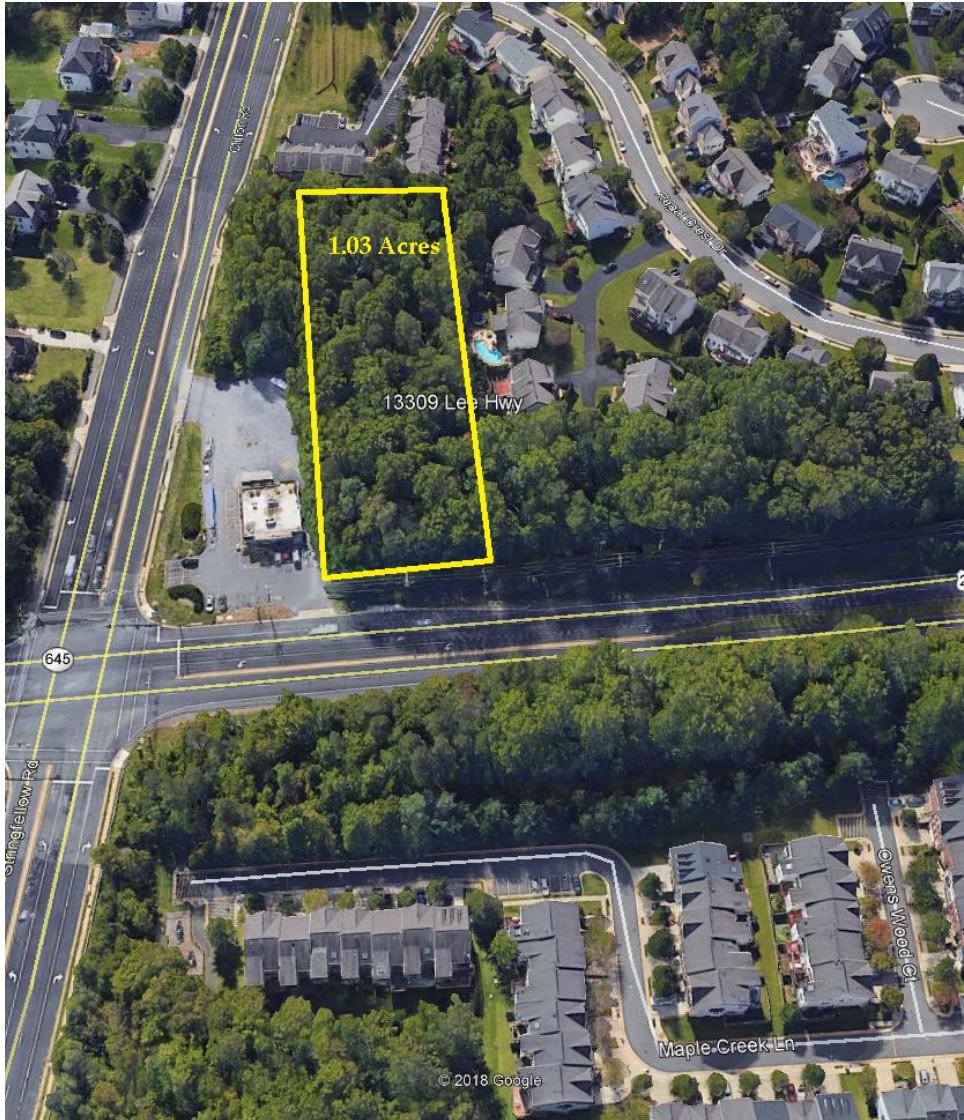
PROPERTY OVERVIEW

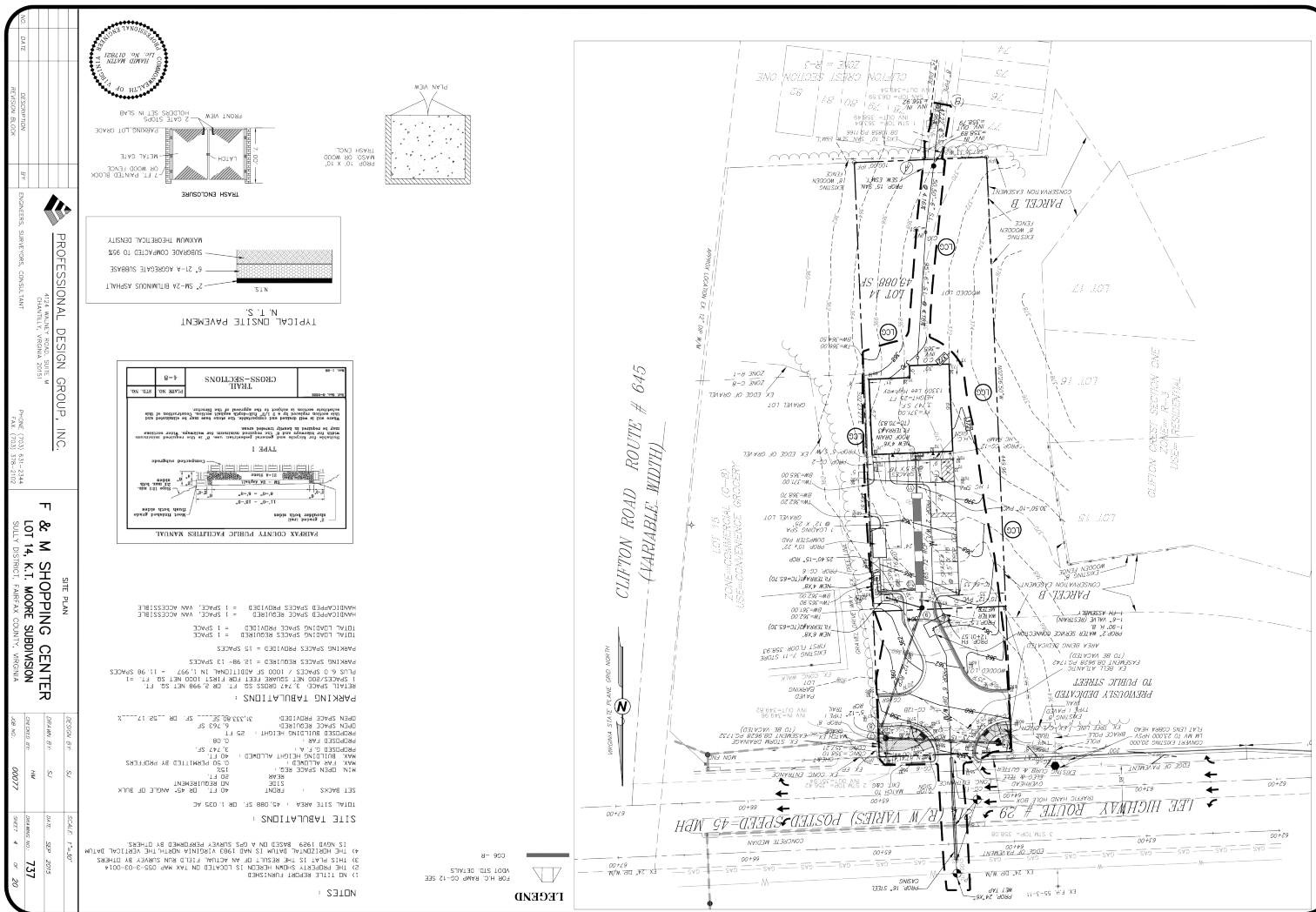
1.03 acre land for sale in Centreville, next to 7-11

PROPERTY HIGHLIGHTS

- Rarely Available C-8 Commercial Zoning allows Retail, Office, Place of Worship, Hotel/Motel, Banquet Hall, Restaurant, medical offices, office condos and many other uses
- Direct access from Lee Highway
- Draw of close to 40,000 residential household within three miles
- Water available
- Just off High Traffic Signalized Intersection
- Site plan approved for 3,800 SF; Free-standing building





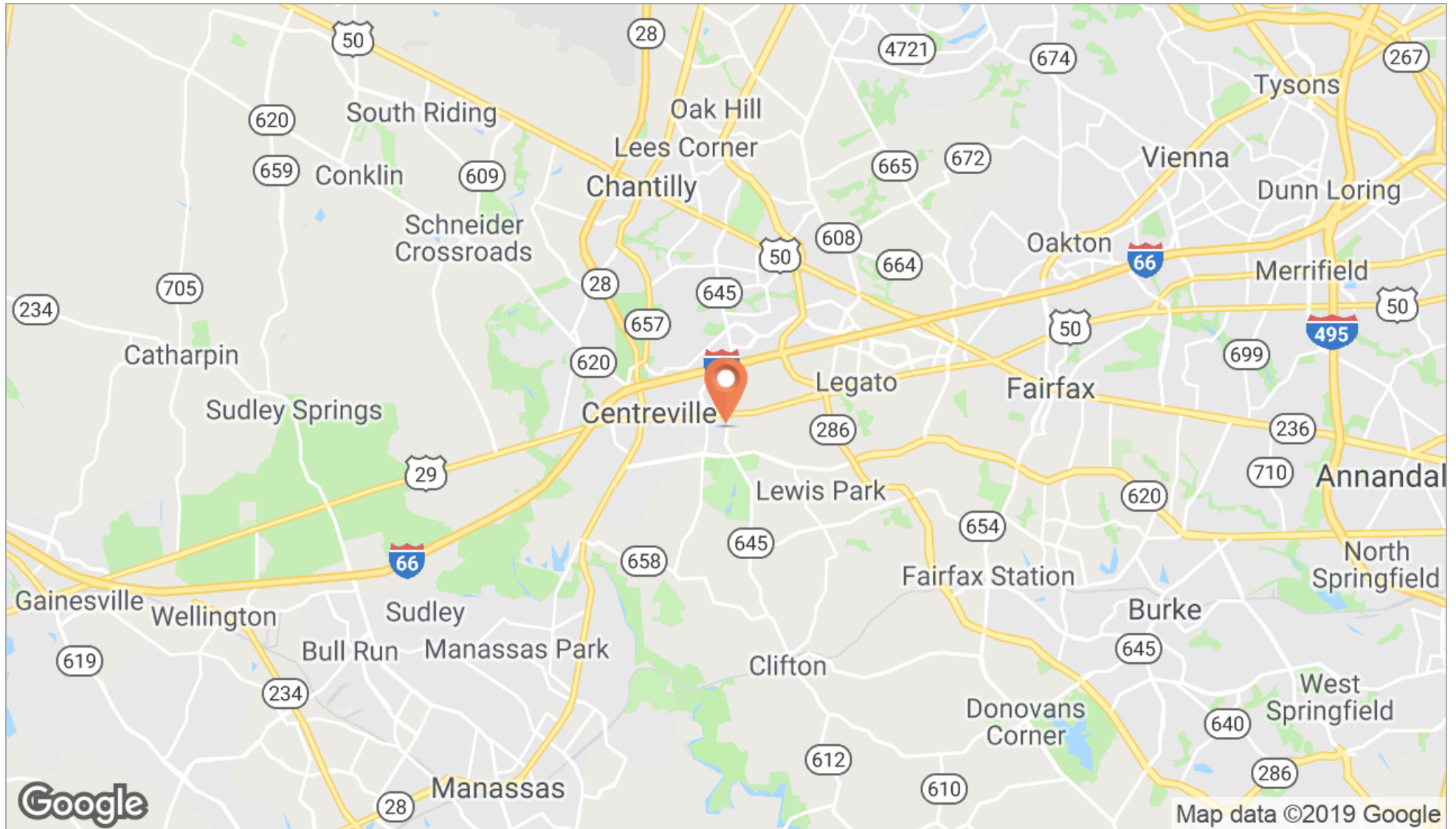


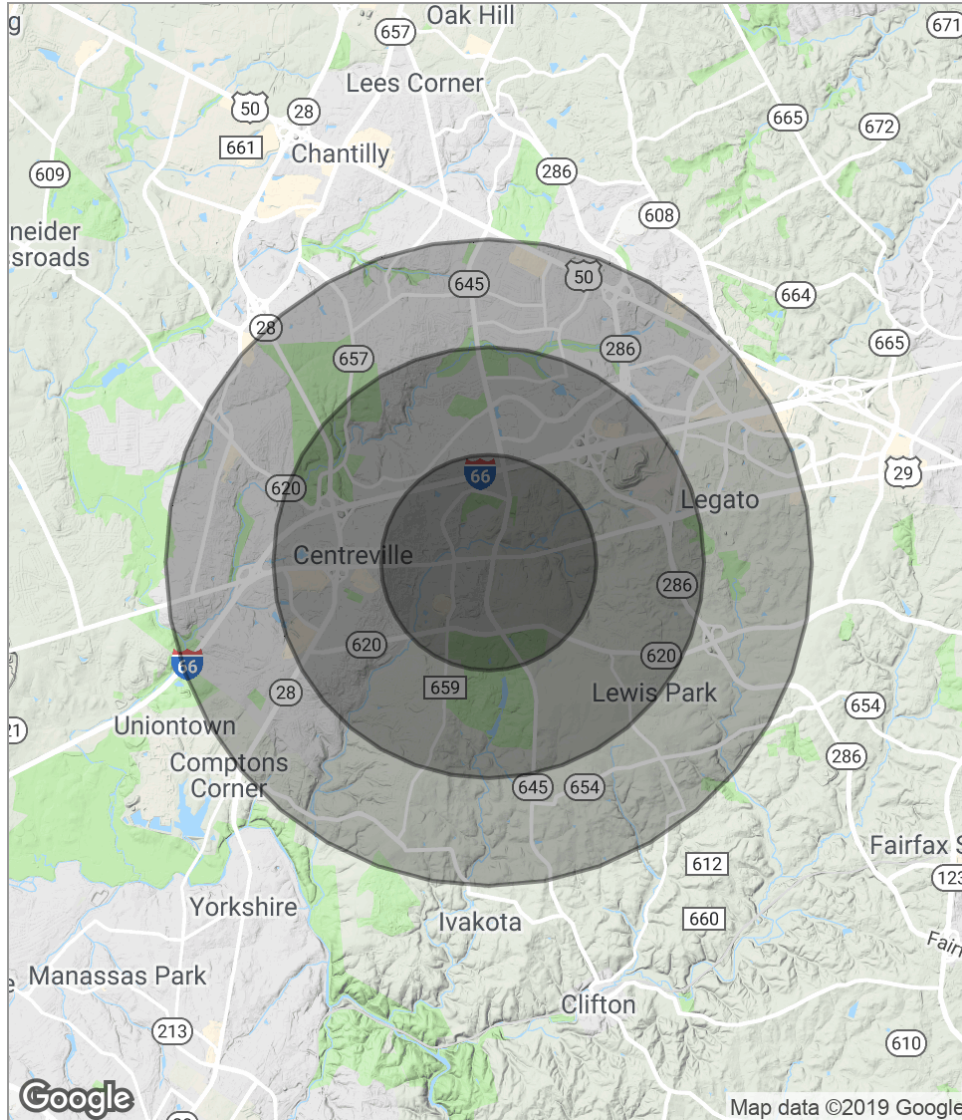
Gregg Waller
Bakh Safarov

703.994.5538 | gregg.waller@longandfoster.com
703.873.5747 | bakh.safarov@gmail.com

Fairfax County C-8 By Right Uses	
Bowling alleys	Miniature golf courses, indoor
Business service and supply service establishments	Mobile and land based telecommunication facilities, subject to the provisions of Sect 2-514
Carryout restaurants	Offices, limited by the provisions of Sect. 805
Churches, chapels, temples, synagogues and other such places of worship	Parking, commercial off-street, as a principal use
Colleges, universities	Personal service establishments
Contractor's offices and shops	Private clubs and public benefit associations
Commercial swimming pools, tennis courts and similar courts, indoor	Private schools of general education, private schools of special education
Community clubs, centers and meeting halls	Public uses
Craft beverage production establishments, limited by the provisions of Sect. 805	Quasi-public athletic fields and related facilities, limited by the provisions of Sect 805 below
Cultural centers, museums	Repair service establishments
Drive-through pharmacy, limited by the provisions of Sect. 805	Restaurants
Financial institutions	Retail sales establishments
Funeral homes	Skating facilities, indoor
Garment cleaning establishments	Telecommunication facilities
Health clubs	Theatres
Hotels, motels	Vehicle transportation service establishments, limited by the provisions of Sect. 805.
Indoor archery ranges, fencing and other similar indoor recreational uses	Veterinary hospitals, limited by the provisions of Sect. 805.
Kennels, limited by the provisions of Sect. 805	Wholesale trade establishments

****Note:** service stations, repair shops, auto sales, & auto leasing are only allowed by special use permit.





POPULATION	1 MILE	2 MILES	3 MILES
Total population	12,248	45,241	103,542
Median age	34.4	35.1	34.9
Median age (Male)	33.7	34.6	34.3
Median age (Female)	35.1	35.8	35.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,295	15,694	37,338
# of persons per HH	2.9	2.9	2.8
Average HH income	\$121,906	\$128,207	\$121,332
Average house value	\$670,737	\$577,800	\$525,328

* Demographic data derived from 2010 US Census