

LAND FOR SALE

APPROVED DAYCARE SITE

9305 DEVLIN'S GROVE PL. BRISTOW, VA 20136



SALE PRICE: **\$473,260**

OFFERING SUMMARY

Lot Size: 1.97 Acres
Zoning: A-1
Market: Washington DC
Submarket: Route 29/I-66
 Corridor
Price / SF: \$5.52
Parcel ID: 7495-69-5745

PROPERTY OVERVIEW

Price Reduced!! Approx. 1.97 acres currently zoned A-1. Approved Special Use Permit in place for an 8,000 SF child care facility (up to 140 children) which could be revised to accommodate a 10,000 SF facility.

LOCATION OVERVIEW

Close to many residential communities including Braemar, Victory Lakes, & Kingsbrooke. Visibility on Linton Hall Rd. with 29,000 VPD! Great child care demographics – near several schools.

PRESENTED BY:

CARMELA PATRICK
COMMERCIAL AGENT
703.330.1224
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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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LOCATION MAPS



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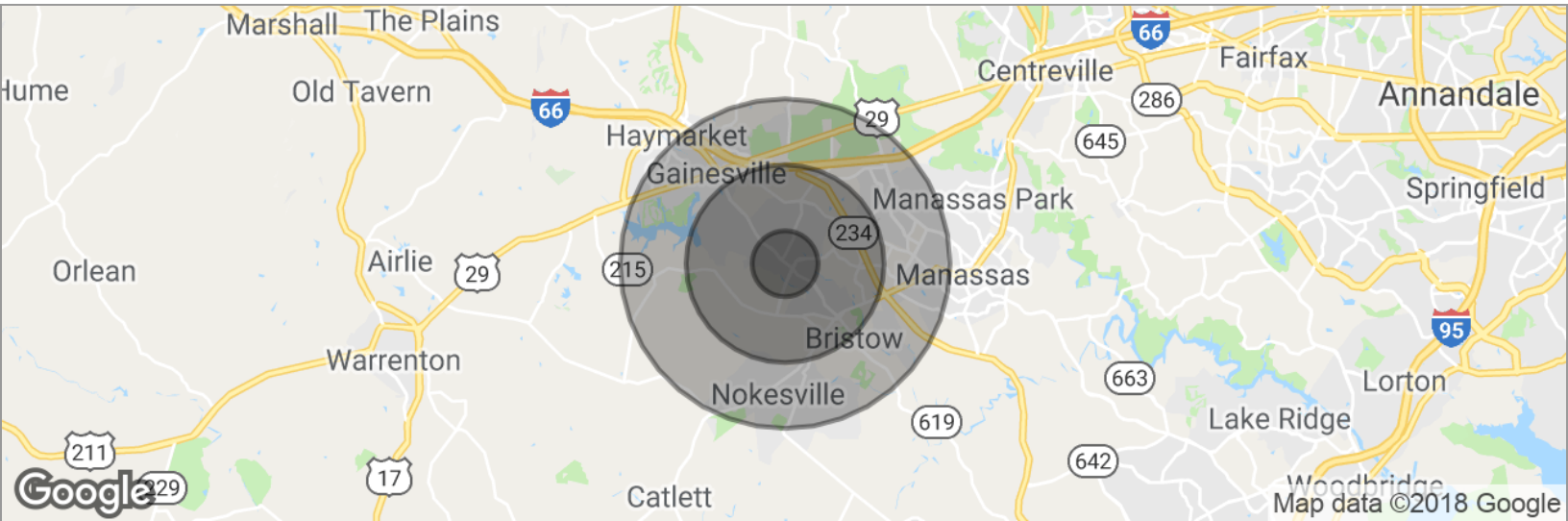
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,595	39,633	82,596
Median age	32.8	32.0	34.1
Median age (male)	32.6	31.7	33.7
Median age (Female)	33.0	31.8	34.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,914	11,715	27,770
# of persons per HH	3.4	3.4	3.0
Average HH income	\$129,669	\$122,130	\$107,755
Average house value	\$501,342	\$487,978	\$477,478

* Demographic data derived from 2010 US Census

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