

**FOR  
SALE**



**2113-2115 JAMES MADISON HWY**

**Sale Price:  
\$600,000**

## PROPERTY OVERVIEW

44.4 acres with rolling topography, significant frontage on Black Branch (Creek), and annual passive cash flow from long term tower ground lease.

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
<b>Households:</b>	192	5,014	42,881
<b>Population:</b>	565	14,612	132,693
<b>Avg HH Income:</b>	\$163,527	\$168,241	\$142,991

## PROPERTY HIGHLIGHTS

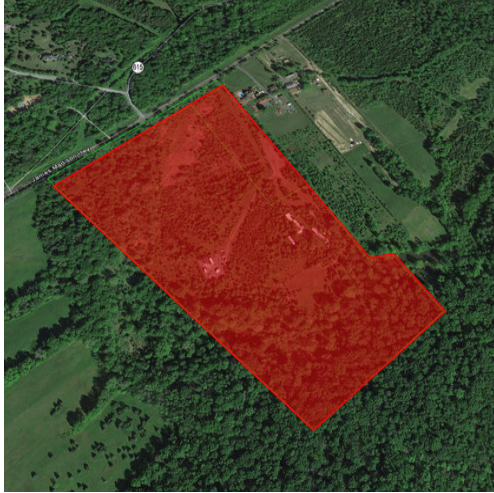
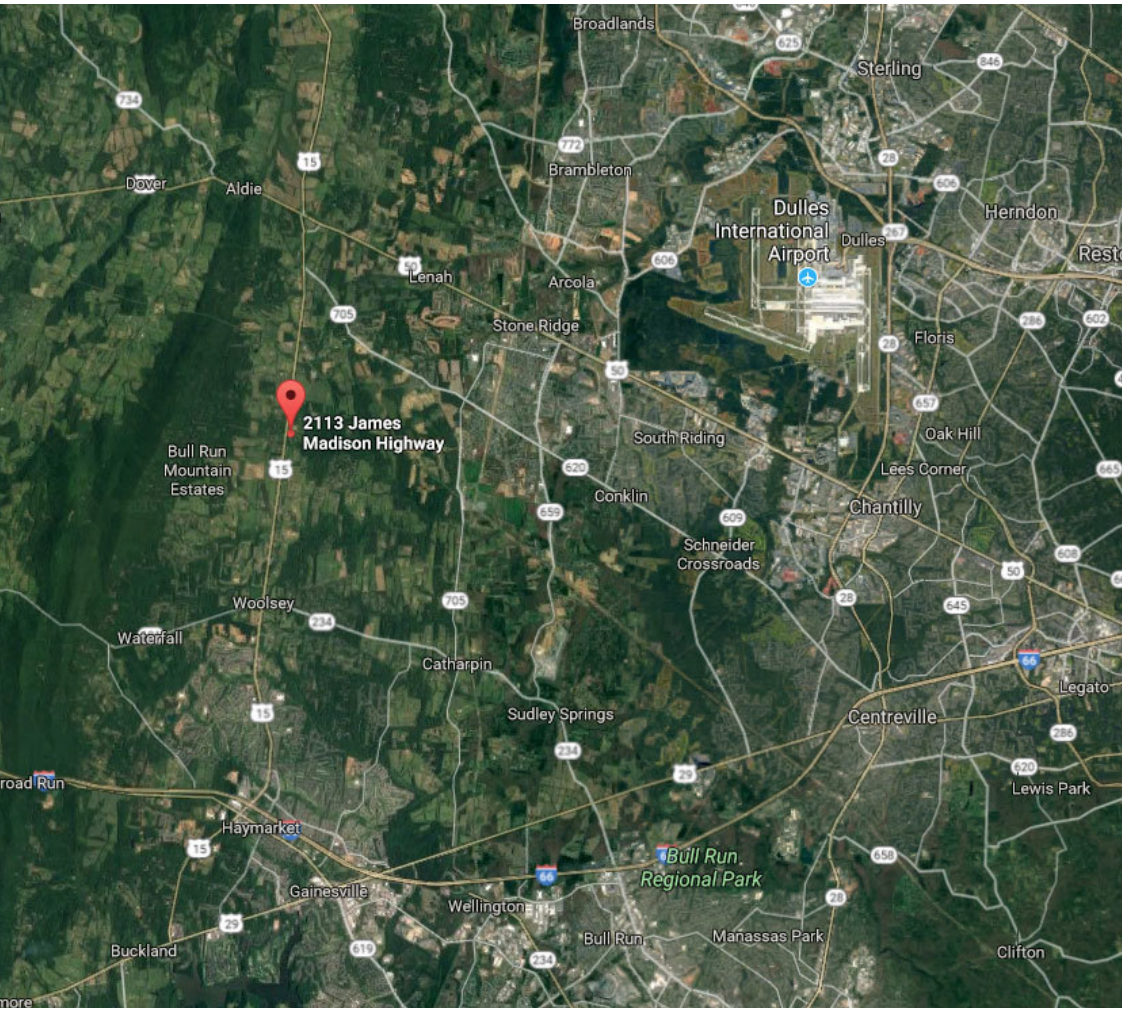
- 44± acres on US-15 James Madison Hwy
- 6.5 miles north of I-66 in Haymarket
- Rolling topography, significant frontage on Black Branch (Creek)
- Annual cash flow from ground lease for communications tower
- A-1 zoning

FOR FURTHER INFORMATION, PLEASE CONTACT:

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