

WEXFORD VILLAGE FOR SALE

FOR SALE | LAND

Wexford Village - Bealeton

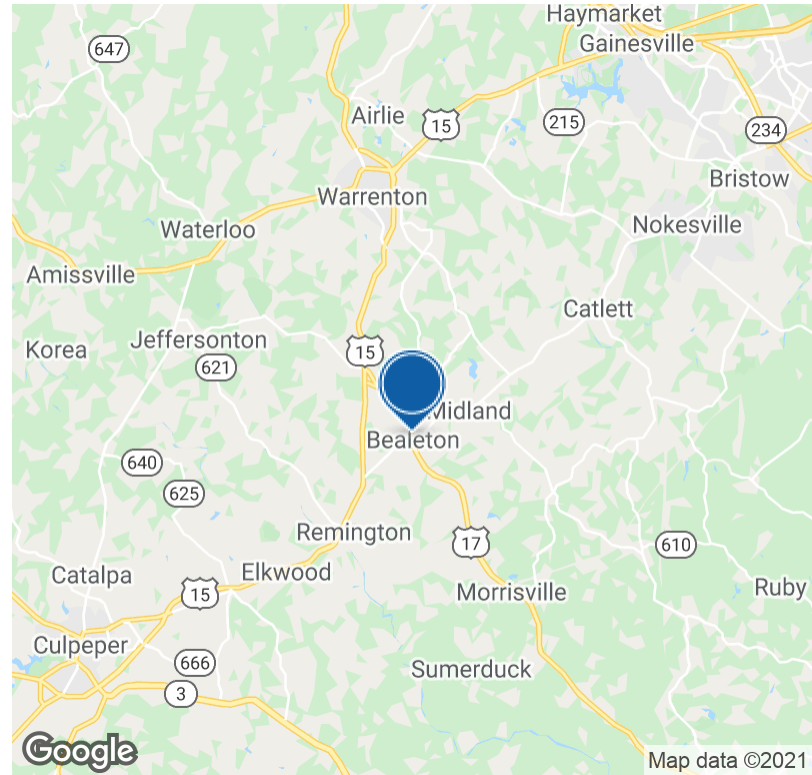
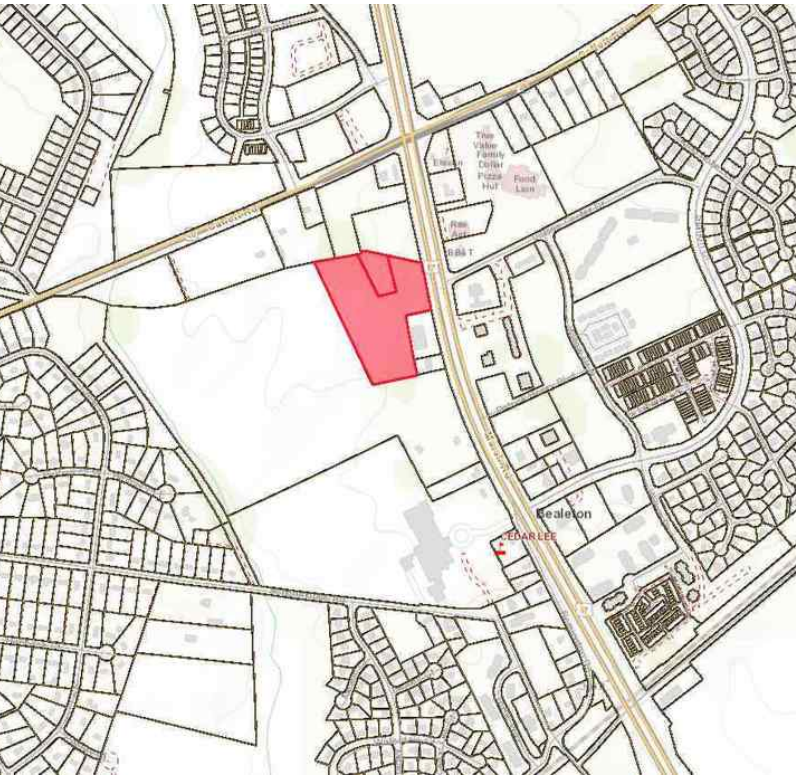


BILL CHIPMAN

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,350,000
Zoning:	C-2 (Commercial Highway)
Market:	Washington DC - DMV
Submarket:	Northern Virginia
Traffic Count:	21,000

PROPERTY OVERVIEW

Proposed pad sites with approved mini-storage of up to 80K SF. Great location at a controlled intersection on U.S. Route 17 and Wexford Village Drive in Bealeton, Virginia. Property is located directly across from Bealeton Village, a grocery-anchored shopping center of over 100,000 square feet. Wexford Village is also less than 1/2 mile from Mintbrook, a residential community planned for over 500 units.

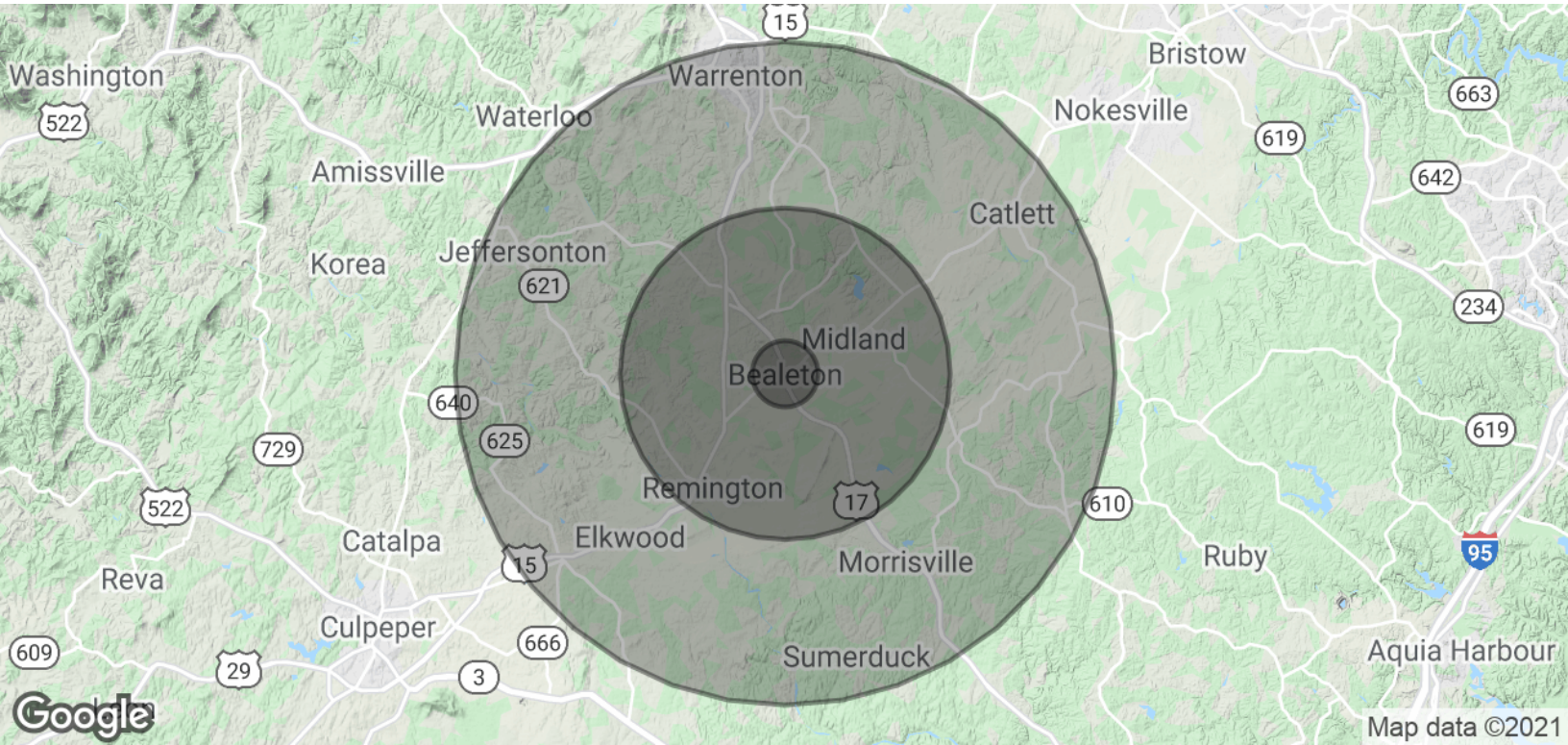
PROPERTY HIGHLIGHTS

- U.S. Route 17 frontage
- Controlled intersection
- \$2,350,000

LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	557	13,481	39,284
Average age	32.9	33.8	37.6
Average age (Male)	33.7	34.5	37.3
Average age (Female)	31.7	32.8	38.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	186	4,475	13,181
# of persons per HH	3.0	3.0	3.0
Average HH income	\$80,192	\$86,329	\$98,749
Average house value	\$354,047	\$420,682	\$441,676

* Demographic data derived from 2010 US Census