

FOR SALE OR LEASE

ROCKLEDGE MANSION

440 MILL ST. OCCOQUAN, VA 22125



OFFERING SUMMARY

Sale Price:	\$1,500,000
Lease Rate:	\$5,000 per month (NNN)
Building Size:	5,000 SF
Market:	Washington DC
Submarket:	Woodbridge/I-95 Corridor
Price / SF:	\$300.00
Parcel ID:	8393-64-1190, 8393-64-3176, & 8393-64-2781

PROPERTY OVERVIEW

Own a piece of history! Rockledge Mansion is listed on the National Register of Historic Places, Virginia Landmarks Register & the National Park Service.

The gorgeous building is currently used as an event center with additional retail uses, but it's B-1 zoning also allows residential use. The mansion totals approximately 5,000 SF and features a 1,000 SF Ballroom plus the Manor House & Annex building.

Rehabilitation work may be eligible for State & Federal rehabilitation tax credits!

LOCATION OVERVIEW

Beautiful location right in the heart of Occoquan's Historic District! Adjacent to the Town of Occoquan's River Mill Park. Only 0.5 mile to Rt. 123 & just 1 mile to I-95. Surrounded by local retailers, shops & restaurants. Just 30 minutes outside Washington, DC!

PRESENTED BY:

GEORGE CHARLTON
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george@weber-rector.com

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COMMERCIAL REAL ESTATE SERVICES
9401 Battle Street Manassas, VA 20110
www.Weber-Rector.com

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PROPERTY DESCRIPTION

- Built circa 1758 (contemporaneous with the building of Mt. Vernon). Rockledge is one of the oldest buildings in the Town of Occoquan and Prince William County.
- Listed on the National Register of Historic Places, Virginia Landmarks Register and the National Park Service.
- Building includes approximately 5,000 SF of floor area excluding the attic.
- Approximately 2 acres of land adjacent to Town of Occoquan's River Mill Park.
- Zoned B-1 Town of Occoquan.
- Located in the Old and Historic Town of Occoquan Overlay District.
- Currently used as an Event Center (and retail uses), but zoning also allows residential use.
- Built by famed Virginia industrialist John Ballendine and master builder William Buckland.
- It's Georgian architecture and stone features make it a fine example of a pre-Revolutionary Way residence.
- The grand stone mansion is less than a mile from I-95 and is 30 minutes from Washington, DC.
- The mansion hosts a beautiful crystal ballroom with elliptical domed ceiling and maple wood floors, stage, brick patios, working fireplaces, and antiques throughout the home.
- The Ballroom is about 1,000 SF with two bathrooms, storage room, stage, 16' high domed ceiling with crystal chandelier. Licensed capacity is 69 plus an additional 67 in the Manor. Efficiency apartment located above.
- Manor House and Annex - two stories with unfinished attic. Includes 8 rooms, 8 fireplaces and two full baths. Annex originally served as kitchen but has been converted into a lounge/bar for the Ballroom.
- Property includes extensive brick terraces and driveway.
- Rehabilitation work may be eligible for State and Federal rehabilitation credits.

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ADDITIONAL PHOTOS



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WR WEBER
RECTOR

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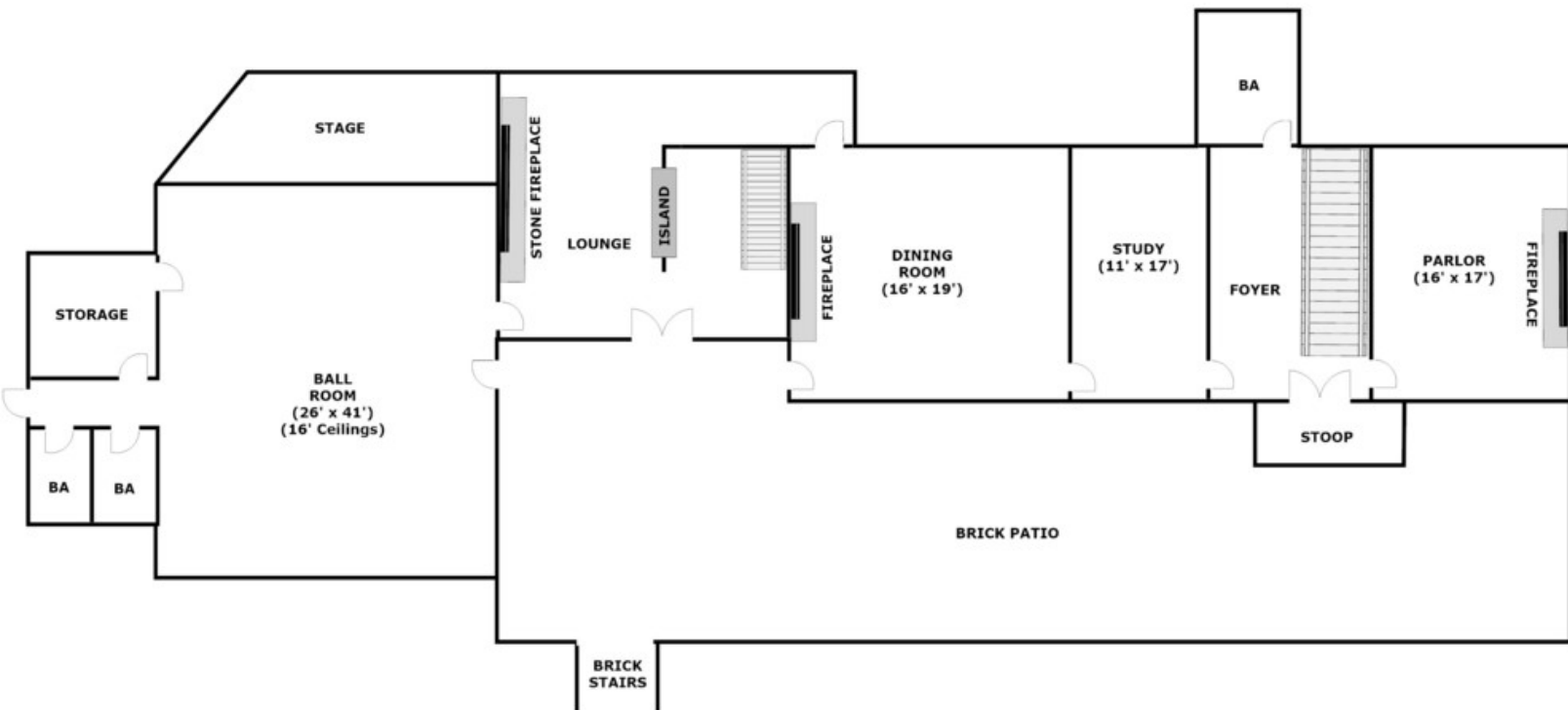
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FLOOR PLAN - FIRST FLOOR WITH BALLROOM



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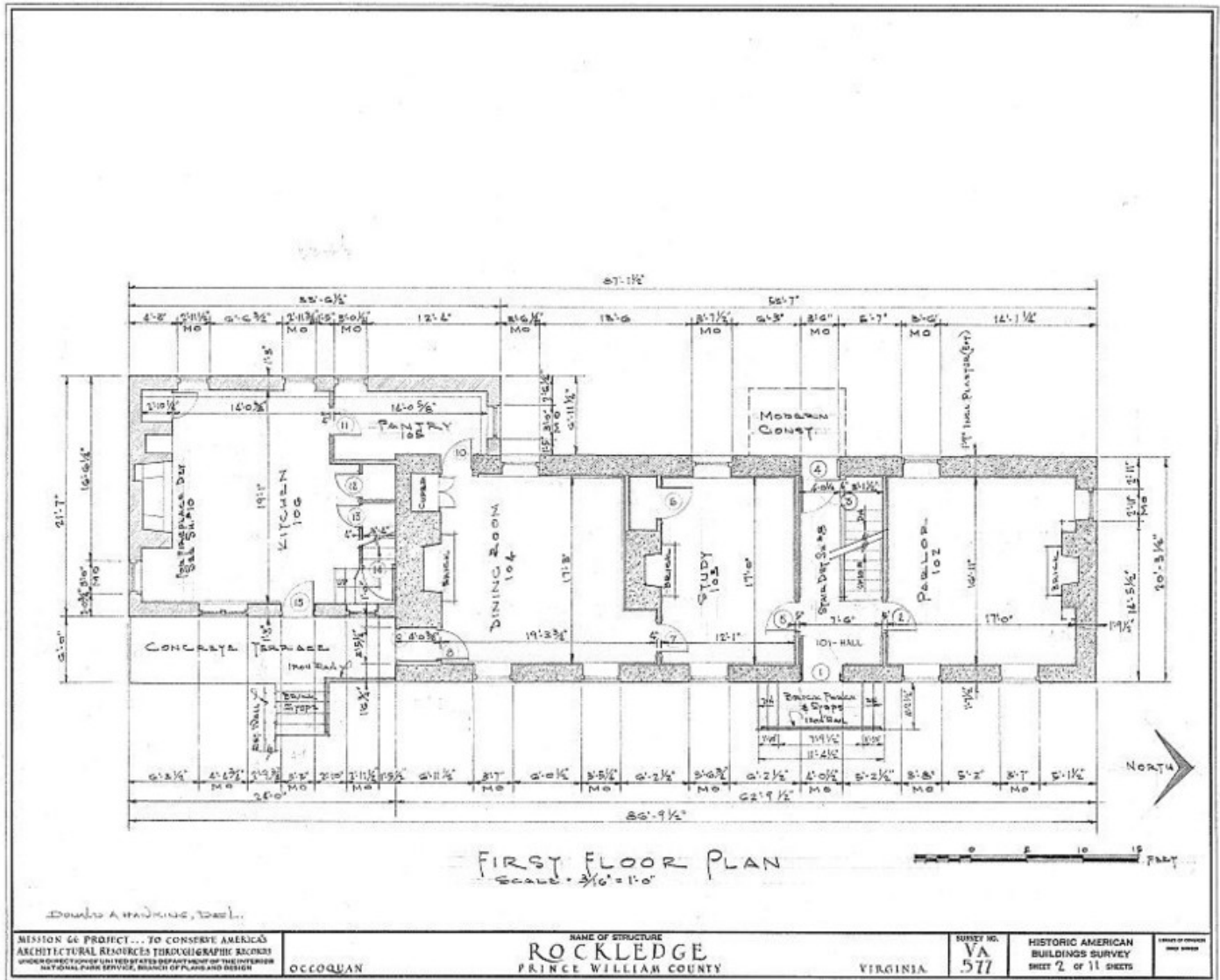
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HISTORICAL FLOOR PLAN - 1ST FLOOR (PRIOR TO BALLROOM ADDITION)



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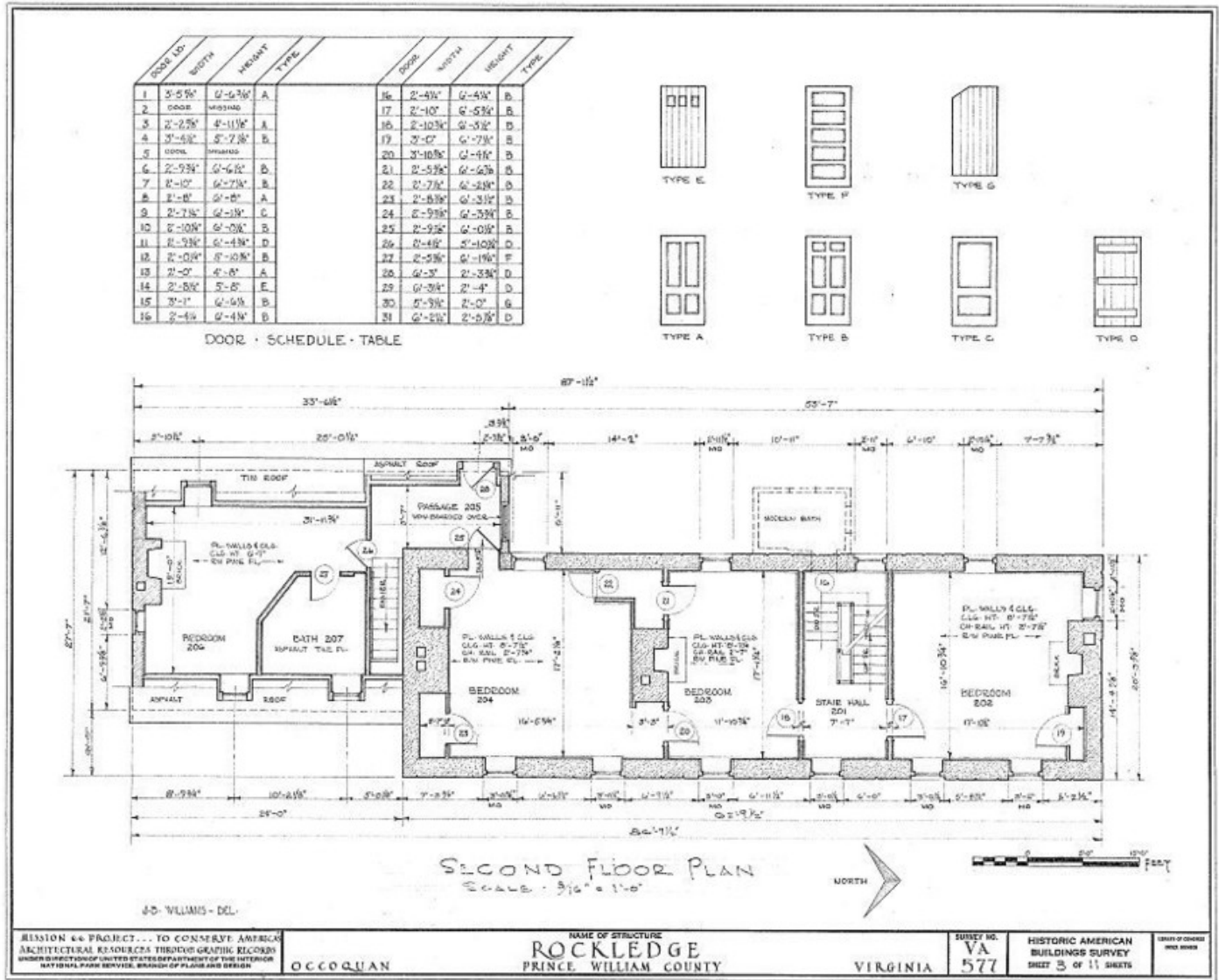
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HISTORICAL FLOOR PLAN - SECOND FLOOR



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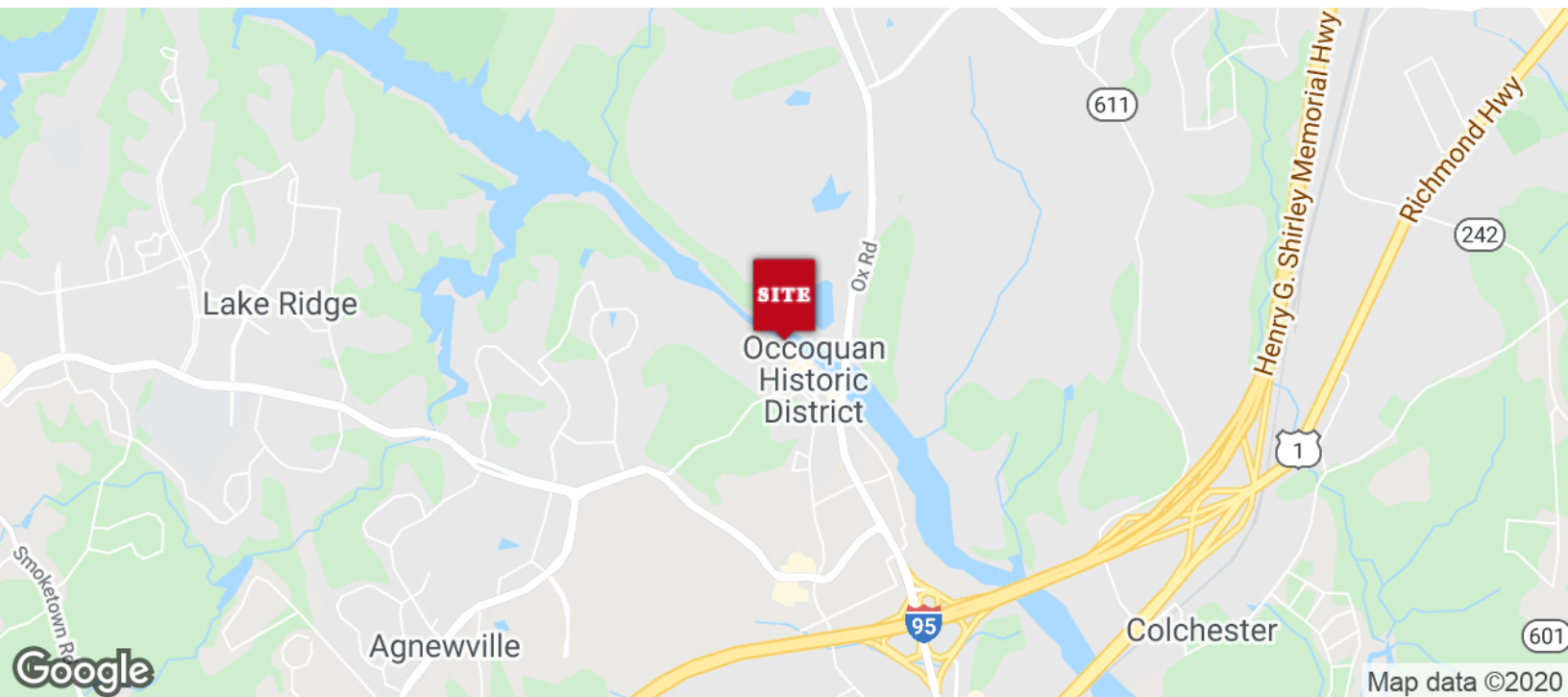
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LOCATION MAPS



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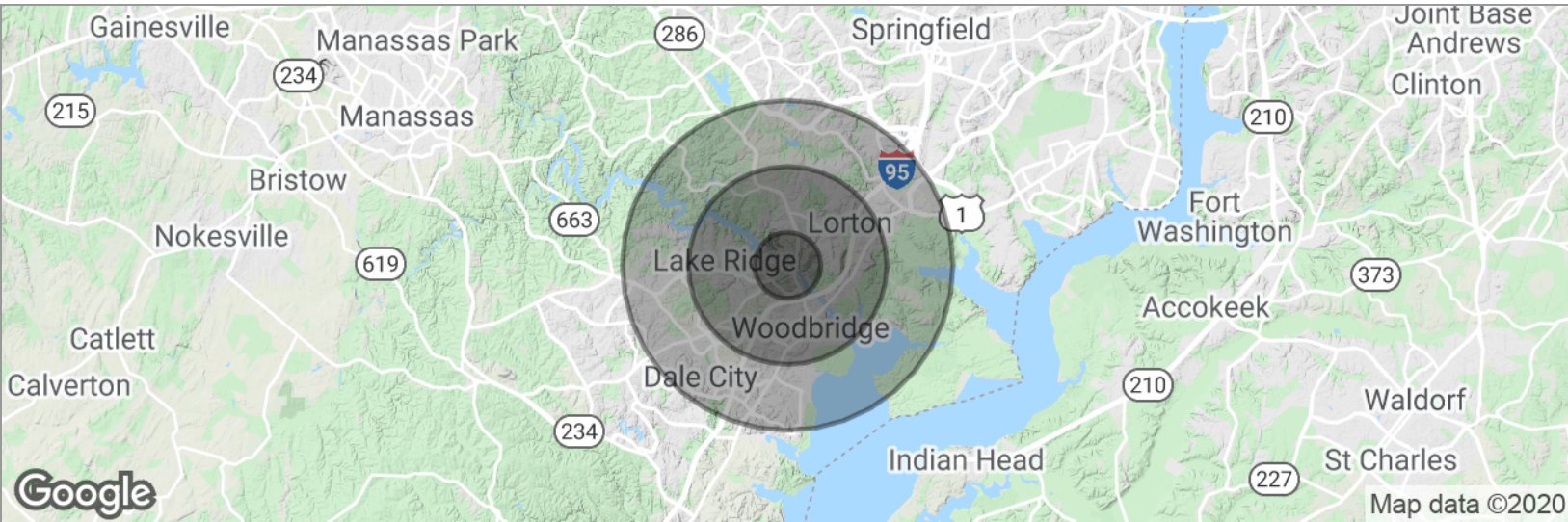
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,239	65,704	176,718
Median age	38.5	35.3	35.4
Median age (male)	36.0	34.5	34.2
Median age (Female)	40.6	36.1	36.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,655	23,024	61,079
# of persons per HH	2.3	2.9	2.9
Average HH income	\$87,965	\$99,375	\$108,209
Average house value	\$402,421	\$379,764	\$396,277

* Demographic data derived from 2010 US Census

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