



WEBER
RECTOR

COMMERCIAL REAL
ESTATE SERVICES

LAND FOR LEASE

FOR LEASE GROUND LEASE

126 Mill Street

Occoquan, VA



HIGHLIGHTS

12,632 Sq Ft. (0.29 Acres)

Land Lease

Historic Town of Occoquan

Water/Sewer Available

Zoned for General Business Uses

Nursery, Landscaping, Retail Allowed

Great Location for Arts, Crafts and Specialty Retail

LEASE PRICE:
\$2,000.00/MONTH

www.WEBER-RECTOR.COM

GEORGE CHARLTON
(703) 732-2133

GEORGE@WEBER-RECTOR.COM

Weber Rector Commercial Real Estate Services, Inc. 9401 Battle Street, Manassas, VA 20110

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



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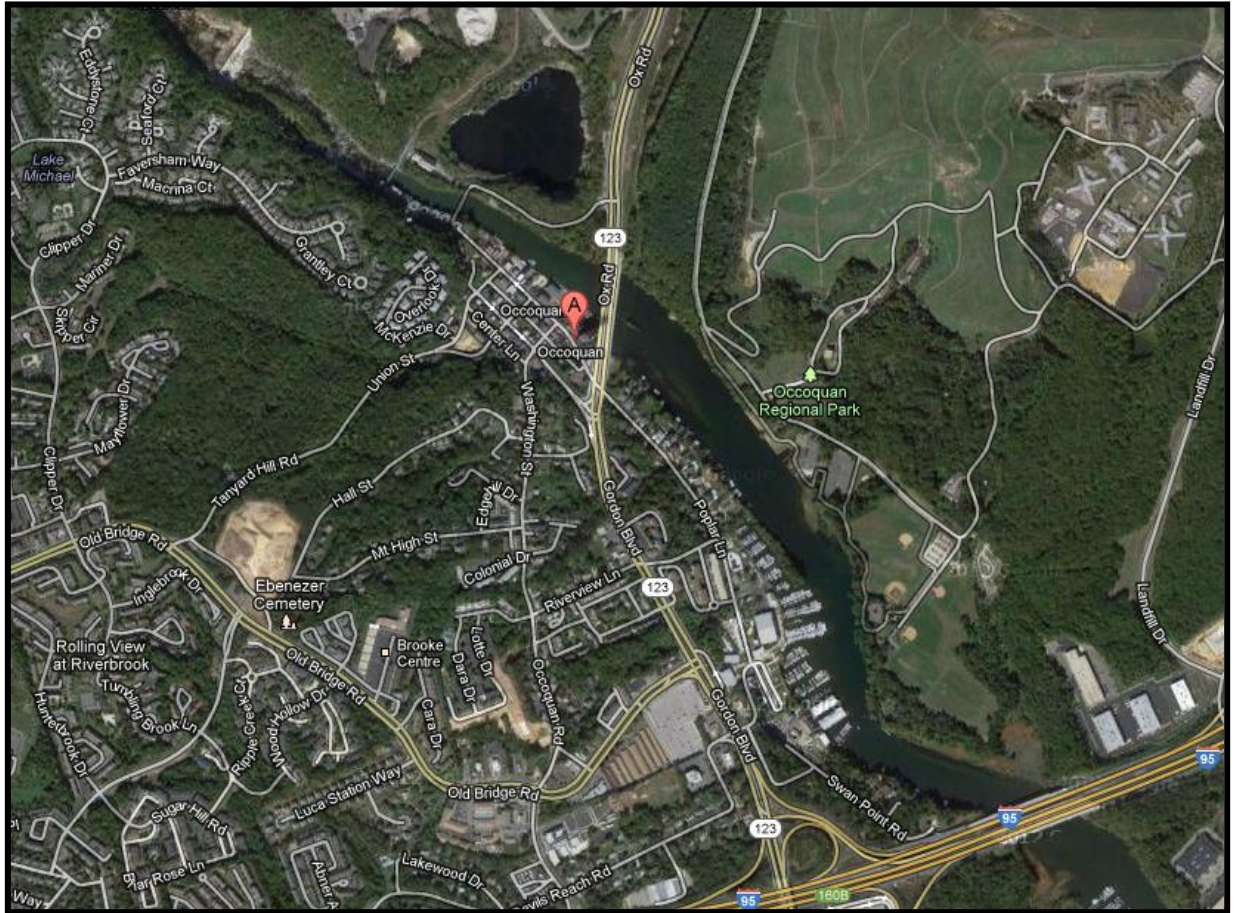
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DEMOGRAPHICS

2013			
	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION	8,652	73,785	184,191
# HOUSEHOLDS	3,819	25,251	62,522
AVG. HOUSEHOLD INCOME	\$83,414	\$106,058	\$115,621
Estimated - 2018			
	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION	9,733	82,674	203,083
# HOUSEHOLDS	4,275	28,181	68,690
AVG. HOUSEHOLD INCOME	\$95,772	\$123,579	\$135,518

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ZONING

Generally, the B-1 district covers that portion of the town intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking, other than stocking and delivery of light retail goods, or by any nuisance factors, other than occasioned by incidental light and noise of congregation of people and passenger vehicles. This includes such uses as retail stores, banks, theaters, business offices, newspaper offices, restaurants and taverns.



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B-1 ZONING PERMITTED USES

In the B-1 district, structures to be maintained or erected, or land to be used, shall be restricted to one or more of the following uses:

- (1) Auto and home appliance services.
- (2) Bakeries.
- (3) Banks.
- (4) Barbershops and beauty shops.
- (5) Churches.
- (6) Clubs and lodges.
- (7) Drugstores.
- (8) Funeral homes.
- (9) General residential uses, low, medium and high density.
- (10) Hotels, motels.
- (11) Laundries.
- (12) Libraries.
- (13) Lumber and building supply stores (with storage under cover).
- (14) Machinery sales and service.
- (15) Medical uses.
- (16) Office buildings.
- (17) Plumbing and electrical supply stores (with storage under cover).
- (18) Public utilities.
- (19) Restaurants, eating places.
- (20) Retail foodstores.
- (21) Retail stores.
- (22) Theaters, assembly halls.
- (23) Waterfront business activities:
 - a. Wholesale and retail marine, such as boat docks, piers, small boat docks, yacht clubs and servicing facilities;
 - b. Dock and areas for receipt, storage and transshipment of waterborne commerce; and
 - c. Recreational activities, primarily conducted on or about a waterfront.All such uses shall be contiguous to a waterfront.
- (24) Wearing apparel stores.
- (25) Wholesale businesses.

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