

FOR SALE

**PRICE
REDUCED**



- Property:** 78.8 Acres, Developable Area 11.2 Acres (Less Floodplain/RPA)
- Location:** Located in Chantilly, VA on the south side of Lee Jackson Memorial Highway/John Mosby Highway Virginia State Route 50, adjoining Chantilly Auto Park.
- Zoning Development Potential:** Zoned I-3 Fairfax County Light Industrial established to provide an area for scientific research, development and training, manufacturing and assembly of products. The Comprehensive Plan suggests that this property could be developed as an Auto Park similar to that which was rezoned and developed to the east.
- Utilities:** Access to existing utilities, public water and sewer.
- Access:** From Rt. 50, it is anticipated to be a right in and right out.
- Frontage:** 1,690 feet on VA State Route 50
- Price:** \$7,500,000

Exclusive Representation:



43671 Trade Center Place, Suite 106
Dulles, Virginia 20166



DAVID AUSTIN, CCIM EXT 114
AUSTIN@CGR-INC.COM

703-544-1013

www.cgr-inc.com

| CHANTILLY | VA | 20151

AREA DEMOGRAPHICS



DEMOGRAPHICS	3 MILE	5 MILES	10 MILES
POPULATION	46,948	179,683	669,341
MEDIAN INCOME	\$139,297	\$127,158	\$116,749

STREET (INTERSECTING WITH ROUTE 50)	VDOT TRAFFIC COUNT 2014
RT 28 DULLES AIRPORT	70,000 ADT
ROUTE 50	54,000 ADT