COMMERCIAL GROUP REALTY, INC. - SERVING THE DULLES CORRIDOR



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.

From Rt. 50, it is anticipated to be a right in and right out. Access:

Frontage: 1,690 feet on VA State Route 50

Price: \$7,500,000

> DAVID AUSTIN, CCIM AUSTIN@CGR-INC.COM

Exclusive Representation:





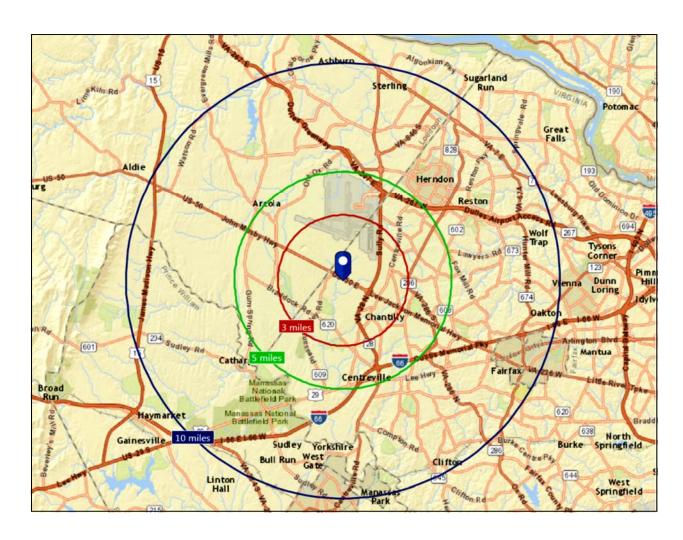
703-544-1013

www.cgr-inc.com

EXT 114

|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	