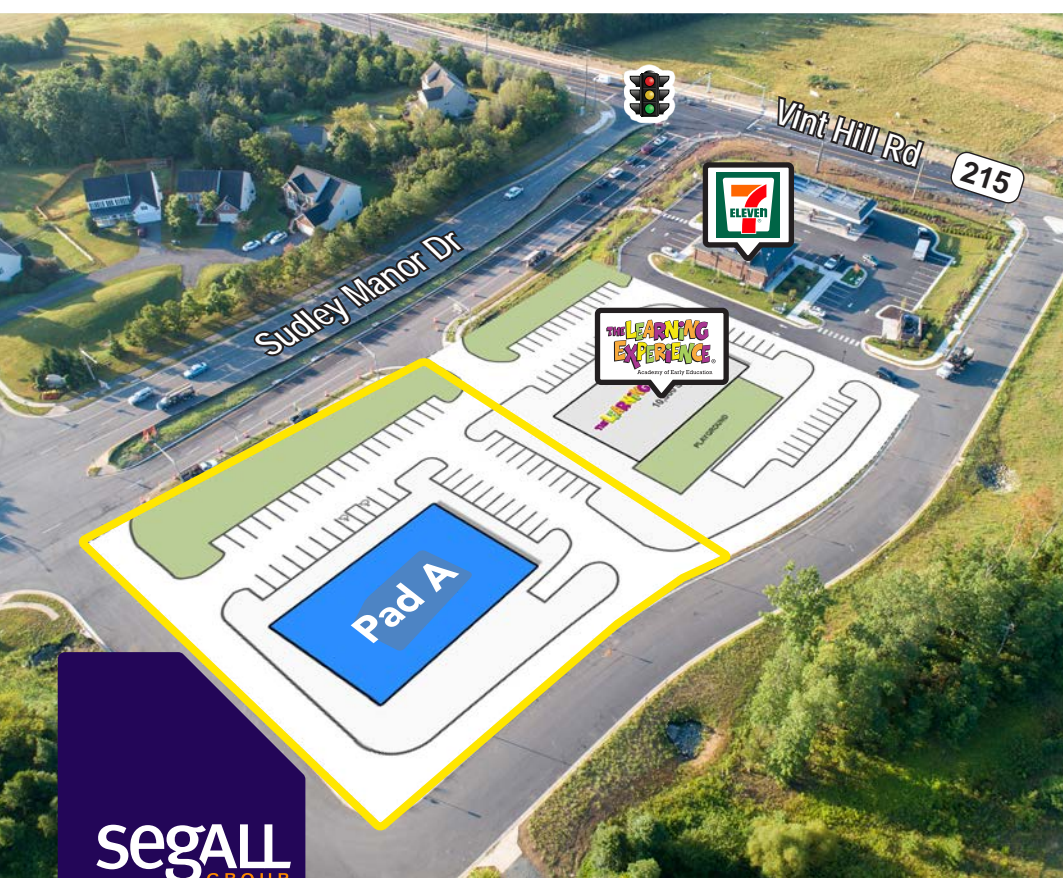


FOR SALE Available Immediately



10215 Carnoch Way

Bristow, VA, 20136

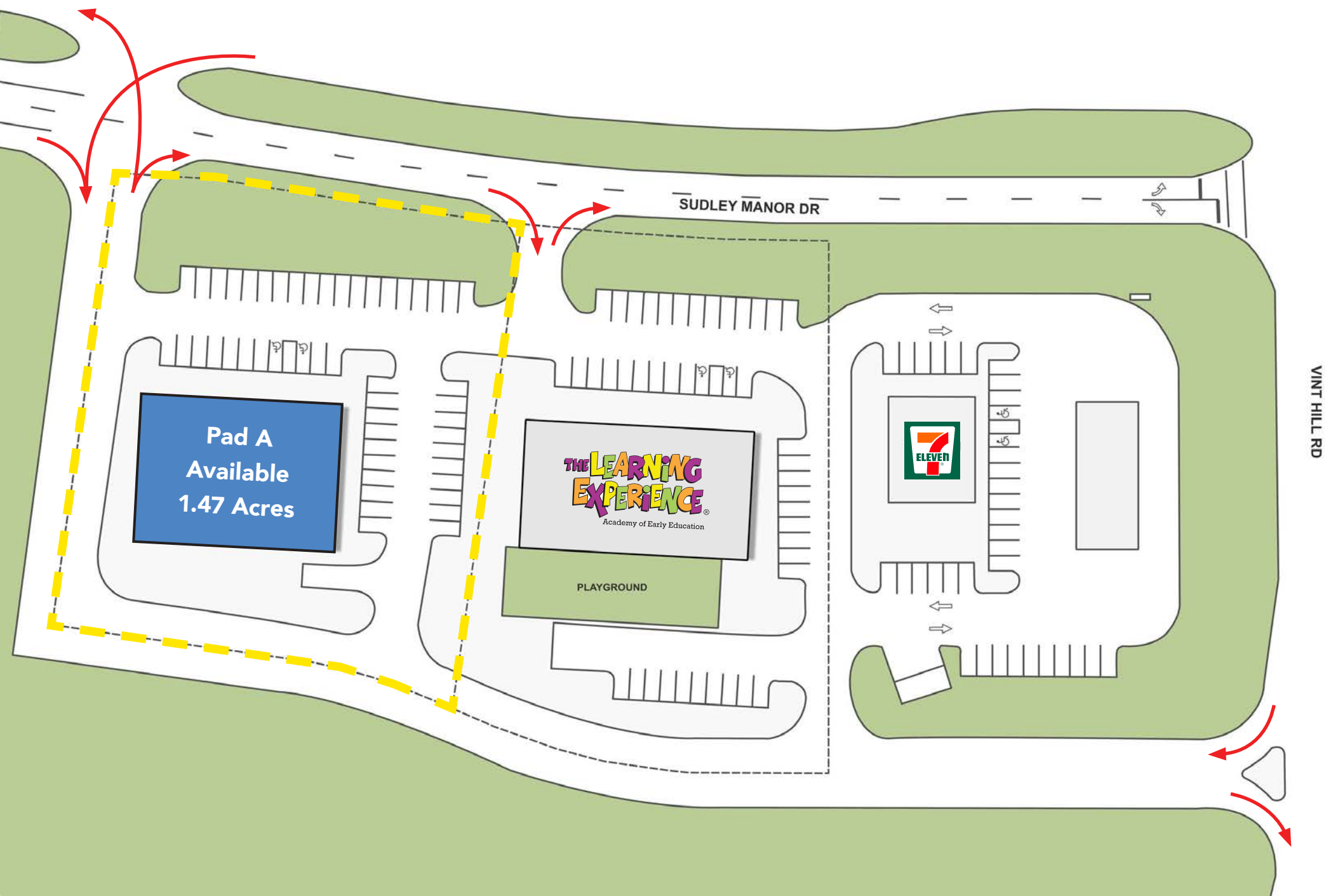
Overview

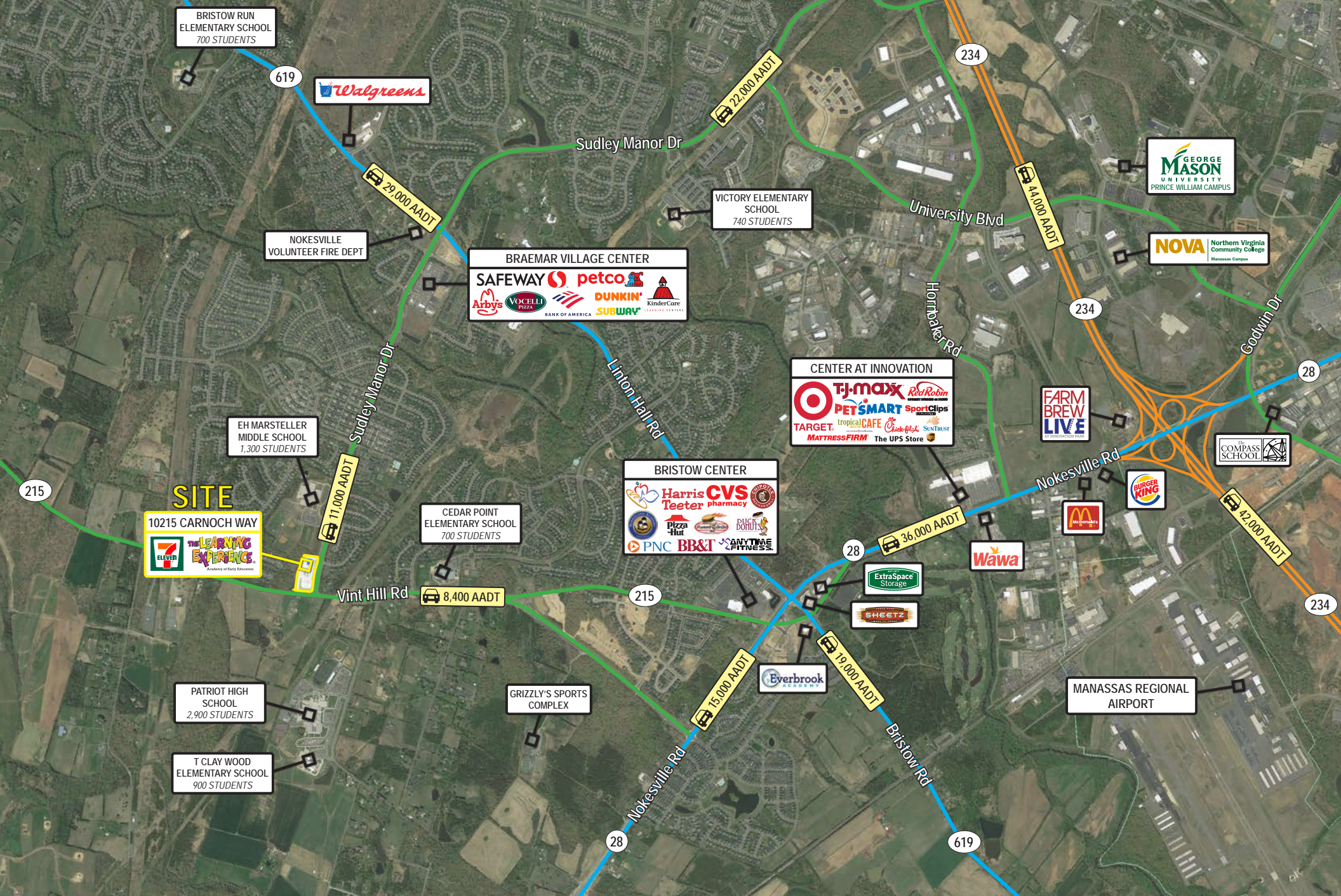
- Lot available for sale in development with The Learning Experience and 7-Eleven.
- Located at the intersection of Sudley Manor Drive and Vint Hill Road, a main east/west roadway leading to Manassas Regional Airport 3-miles east of the site.
- Proximity to 4 schools: Marsteller Middle School (1,300 students), Patriot High School (2,900 students), T. Clay Wood Elementary School (900 students), and Cedar Point Elementary School (700 students).

Quick Facts

Availability	Immediate
Price	\$1,500,000
Building Size	Up to 10,000 SF
Lot Size	1.47 Acres
Zoning	RPC

2020 Demographics	1 mile	3 mile	5 miles
POPULATION	7,526	43,957	81,262
HOUSEHOLDS	2,333	12,496	25,126
AVG. HH INCOME	\$127,462	\$138,119	\$118,481
DAYTIME POPULATION	6,418	39,079	83,900
TRAFFIC COUNT	11,000 AADT (Sudley Manor Dr)	8,400 AADT (Vint Hill Rd)	





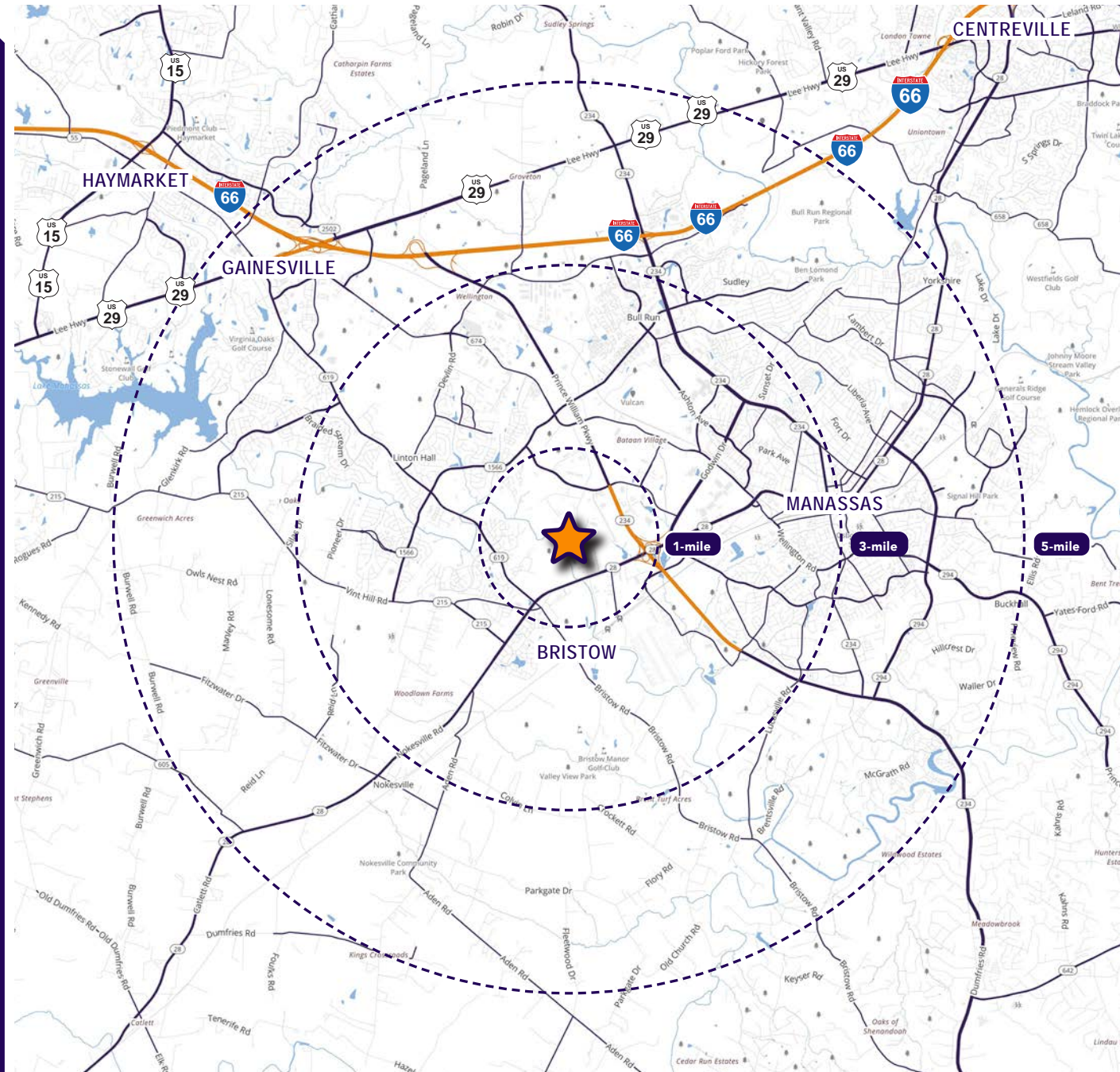
Interested? Contact:

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