

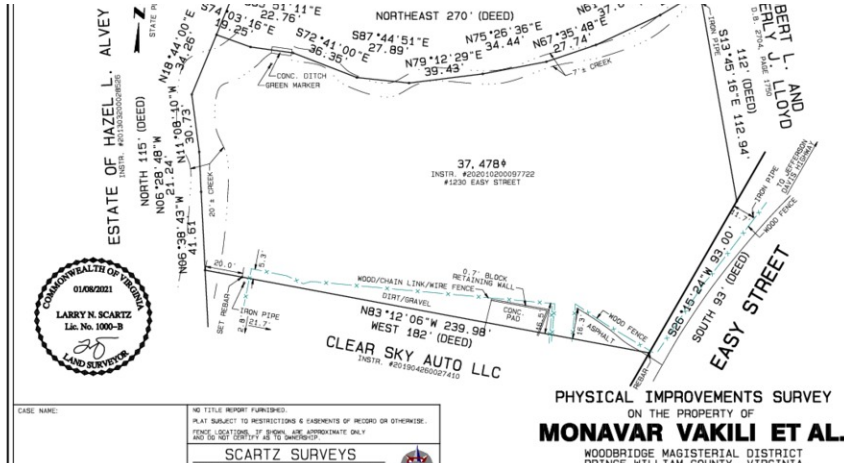
# EXECUTIVE SUMMARY

1230 Easy St Woodbridge, VA 22191



COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED™



## OFFERING SUMMARY

Available SF:	1 Acres
Lease Rate:	\$3,300.00 per month (NNN)
Lot Size:	1.0 Acres
Zoning:	B1
Taxes:	\$2,966.83
Assessed Value:	\$245,700
Market:	Northern Virginia
Submarket:	Woodbridge

## PROPERTY OVERVIEW

As the Exclusive Listing Firm, K & M Commercial Real Estate is happy to present this One Acre fee simple land located at 1230 Easy St, Woodbridge, VA, for sale. The property is zoned B-1, which is ideal for various by-right uses, including daycare, church, hotel/motel, medical, vet, laundromat, etc. Other services may apply with a notable exception, including self-storage, automotive repair/sales/towing. Don't miss this opportunity of finding one of the last available properties in close proximity of Jefferson Davis Hwy (Route 1)

## PROPERTY HIGHLIGHTS

- 1 Acre Lot with public utilities
- B-1 Zoning
- Easy access to Route 1

KAYVAN MEHRBAKSH

703.734.2822

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K&M Commercial Real Estate 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170



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ESTATE OF HAZEL L. ALVEY

INSTR. #201303200028526

NORTH 115' (DEED)

N06°28'48"W

21.24'

43"W

30.73'

20'± CREEK

118°44'00"E

34.26'

585°51'11"E

22.76'

103°16'E

36.35'

72°41'00"E

27.89'

87°44'51"E

34.44'

75°26'36"E

27.74'

67°35'48"E

39.43'

79°12'29"E

7'± CREEK

CONC. DITCH

GREEN MARKER

37.478±

INSTR. #202010200097722

#1230 EASY STREET

ROBERT L. AND BEVERLY J. LLOYD

D.B. 2704, PAGE 1750

NORTHEAST 270' (DEED)

N61°23'10"E

37.64'

N55°29'05"E

24.49'

112' (DEED)

513°45'16"E

112.94'

IRON PIPE

TO JEFFERSON

DAVIS HIGHWAY

WOOD FENCE

0.7' BLOCK

RETAINING WALL

WOOD/CHAIN LINK/WIRE FENCE

DIRT/GRAVEL

CONC. PAD

ASPHALT

WOOD FENCE

REBAR

26°15'24"W

93.00' (DEED)

SOUTH 93' (DEED)

EASY STREET

PHYSICAL IMPROVEMENTS SURVEY

ON THE PROPERTY OF

MONAVAR VAKILI ET AL.

WOODBIDGE MAGISTERIAL DISTRICT

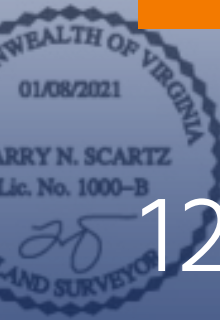
PRINCE WILLIAM COUNTY, VIRGINIA

SCALE: 1"=30'

DATE: JANUARY 6, 2021

LAND FOR LEASE

1230 Easy St  
WOODBIDGE, VA 22191



NO TITLE REPORT FURNISHED.  
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.  
FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY  
AND DO NOT CERTIFY AS TO OWNERSHIP.

SCARTZ SURVEYS

LARRY N. SCARTZ  
REGISTERED LAND SURVEYOR  
WOODBIDGE, VIRGINIA  
LOCAL (703) 494-4181  
FAX (703) 494-4181  
LARRY.SCARTZ@SCARTZ.COM



2-84-7839

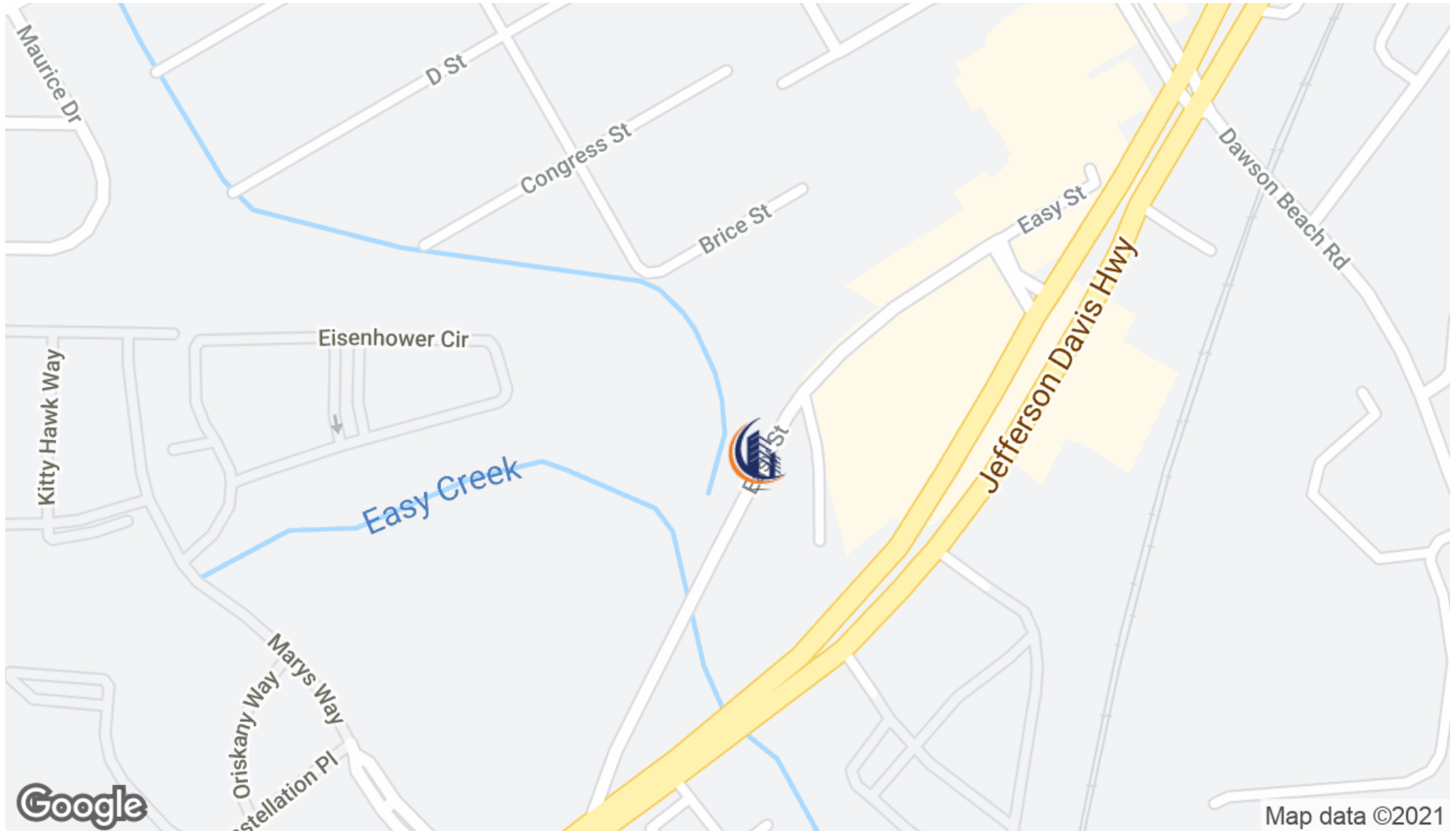
JOB# 1230 EAST ST

MN

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## LOCATION MAP

1230 Easy St Woodbridge, VA 22191



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# DEMOGRAPHICS MAP & REPORT

1230 Easy St Woodbridge, VA 22191

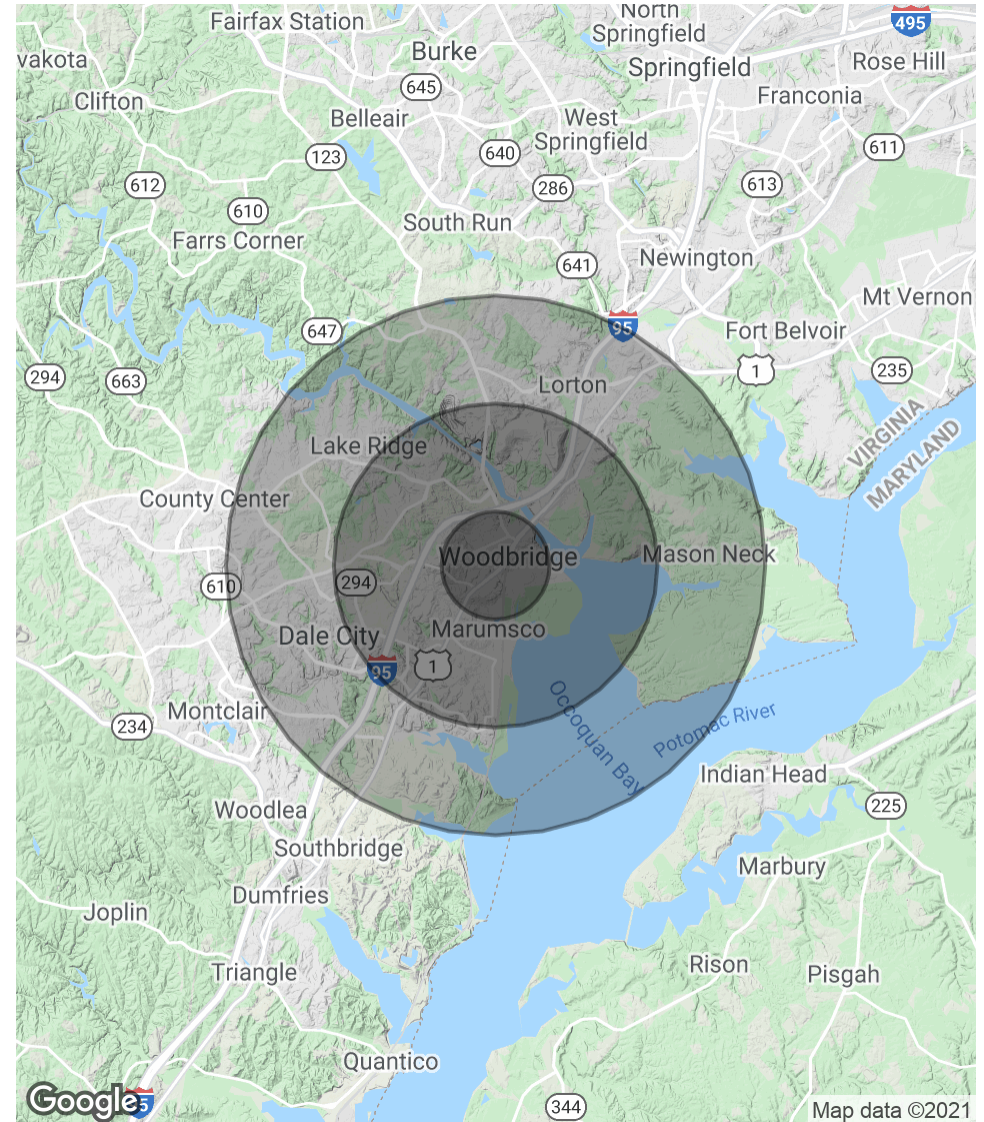


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,348	22,688	38,643
Average age	39.7	39.8	39.9
Average age (Male)	37.1	36.2	37.2
Average age (Female)	40.6	41.2	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,756	9,093	15,183
# of persons per HH	2.3	2.5	2.5
Average HH income	\$57,408	\$65,661	\$74,135
Average house value	\$232,913	\$246,708	\$276,486

\* Demographic data derived from 2010 US Census



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