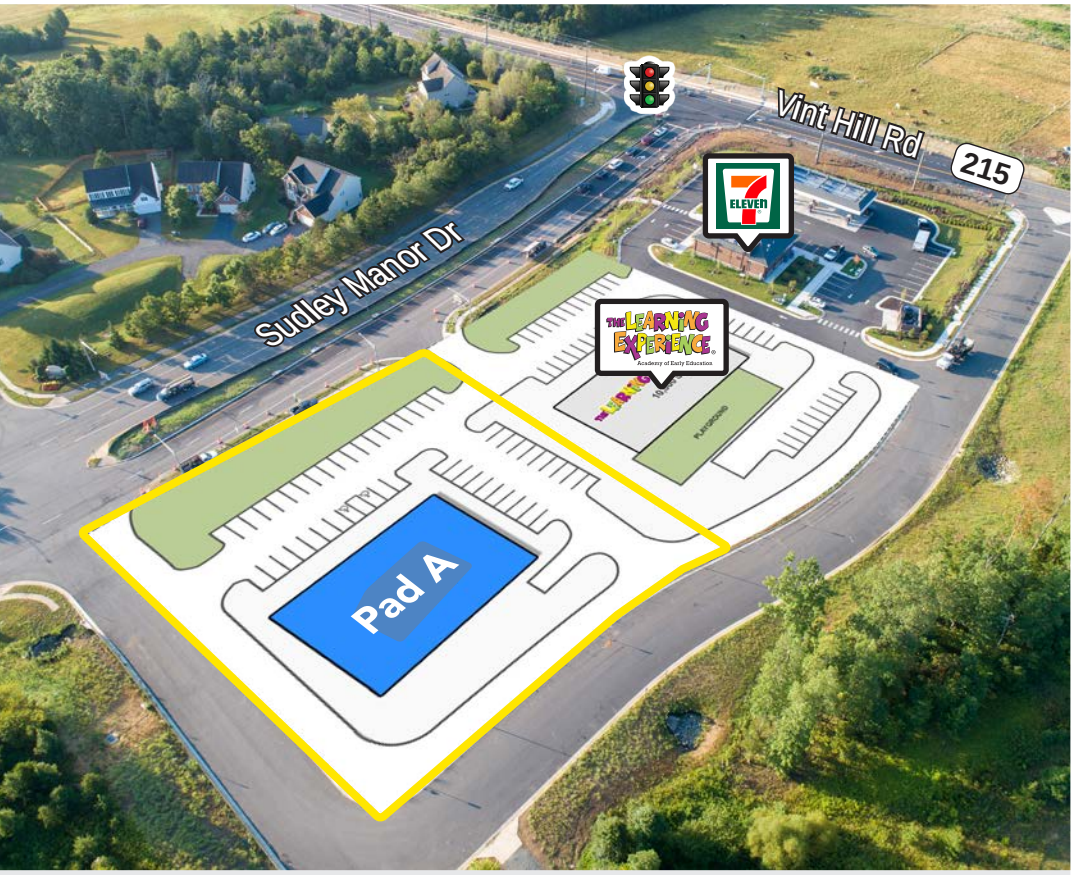


10215 Carnoch Way

Bristow, VA, 20136

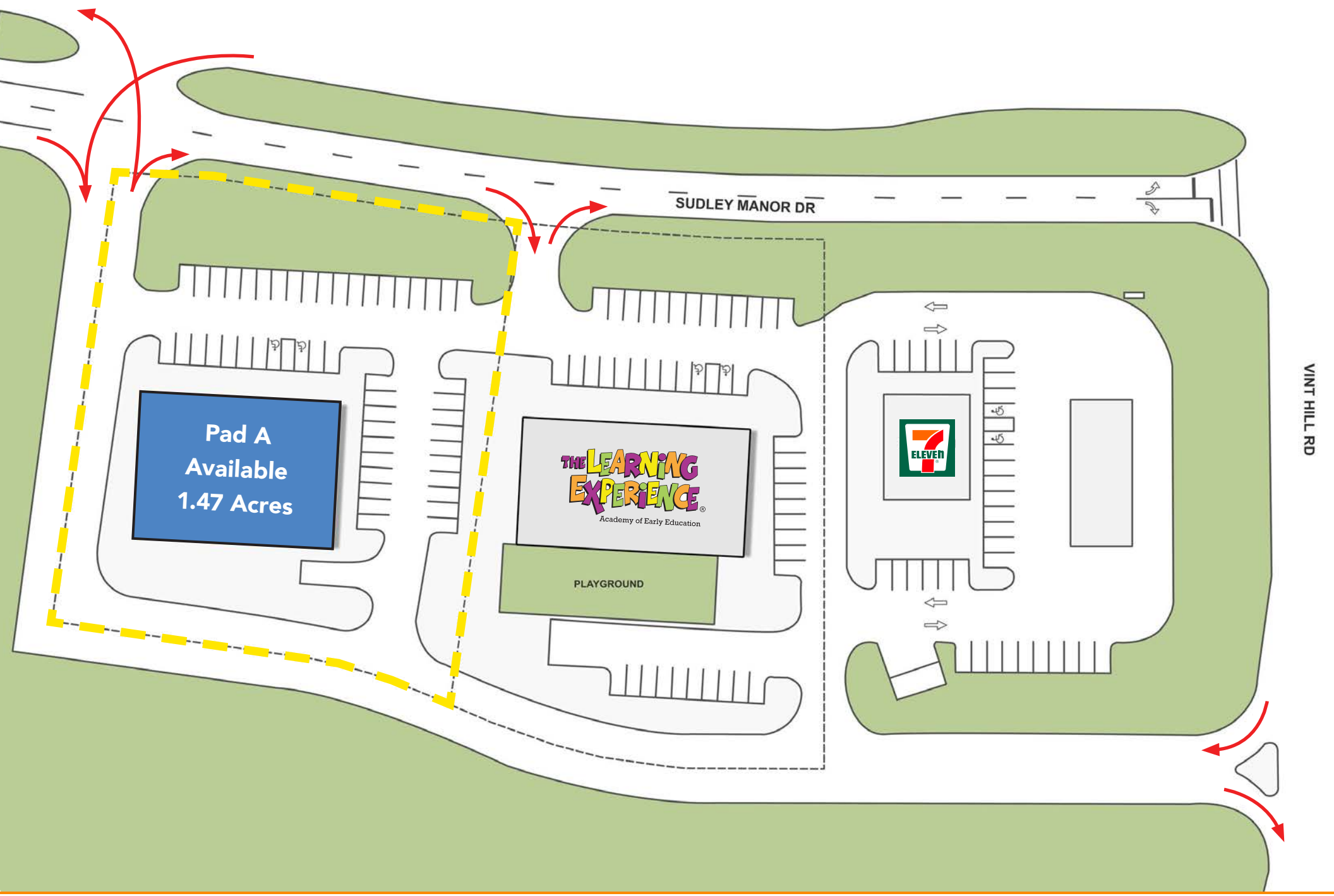
Overview

- 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: Marstellar 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

2021 Demographics	1 mile	3 mile	5 miles
POPULATION	7,464	44,159	81,992
HOUSEHOLDS	2,314	12,564	25,404
AVG. HH INCOME	$157,818	$167,910	$149,425
DAYTIME POPULATION	6,504	39,708	84,014
TRAFFIC COUNT	10,000 AADT (Sudley Manor Dr)	8,400 AADT (Vint Hill Rd)	



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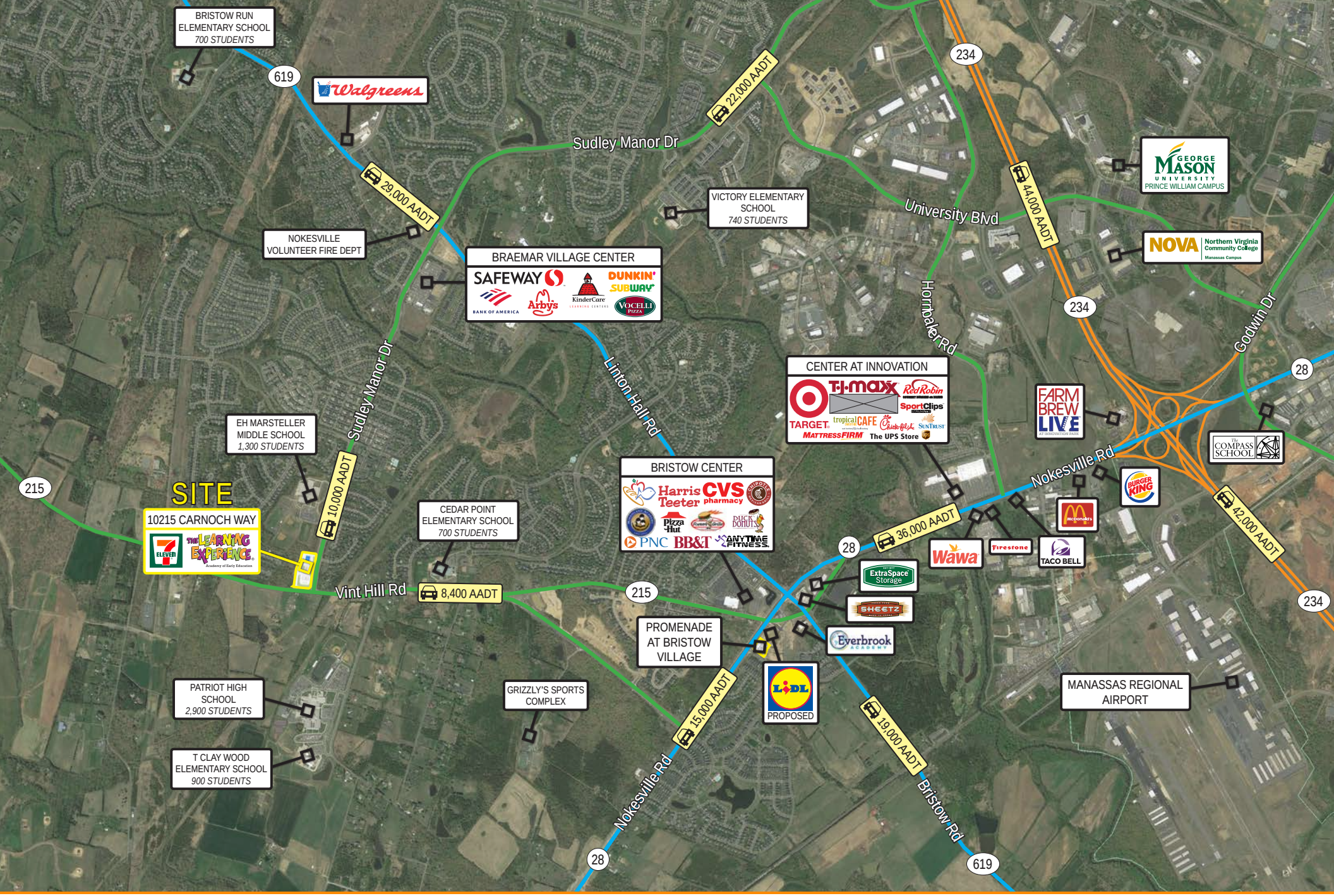
Leasing Plan

10215 Carnoch Way / Bristow, VA 20136



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Market Aerial

10215 Carnoch Way / Bristow, VA 20136

Interested? Contact:

Andrew Lynch

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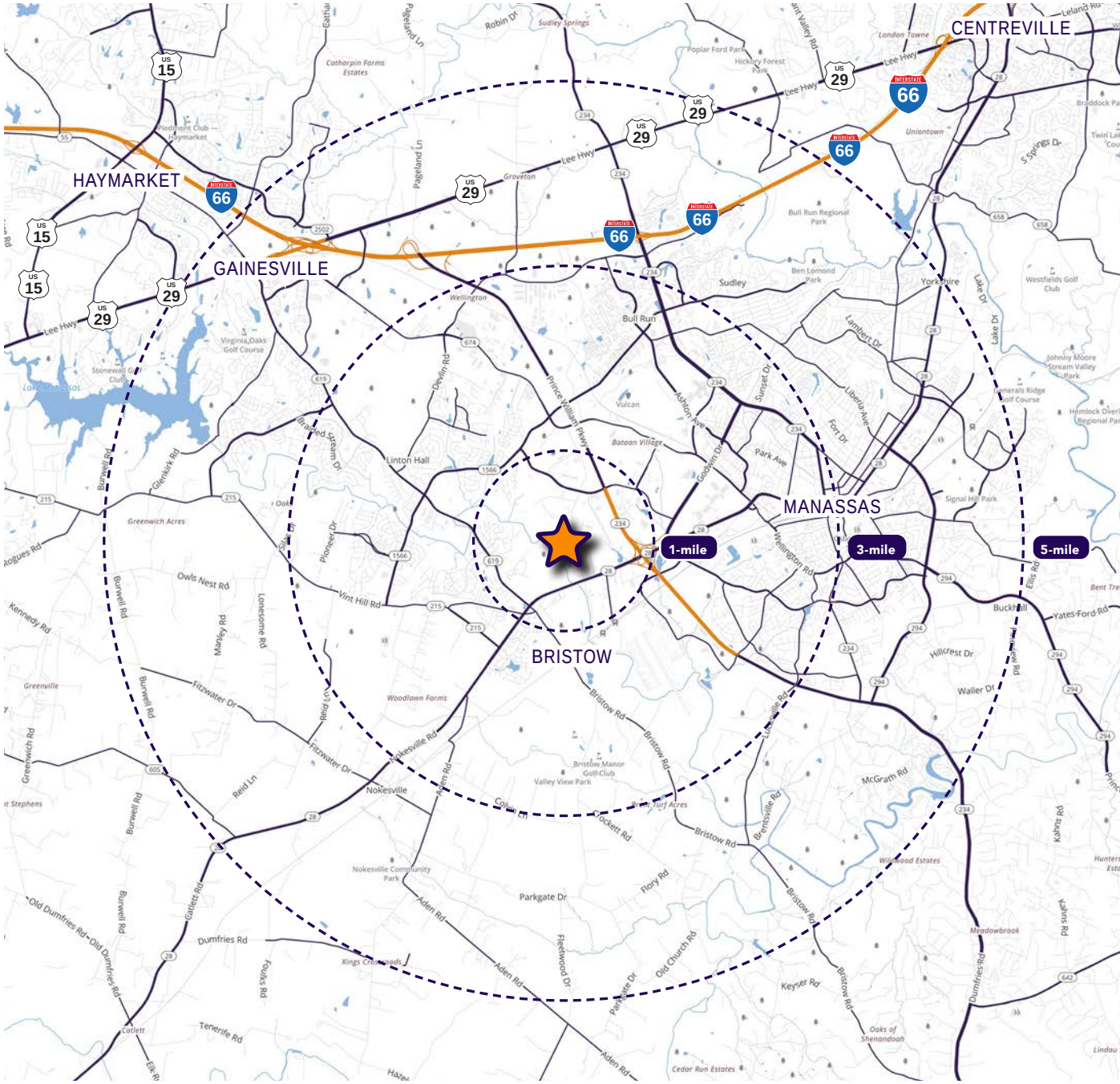
202.466.2713

508.505.7792



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