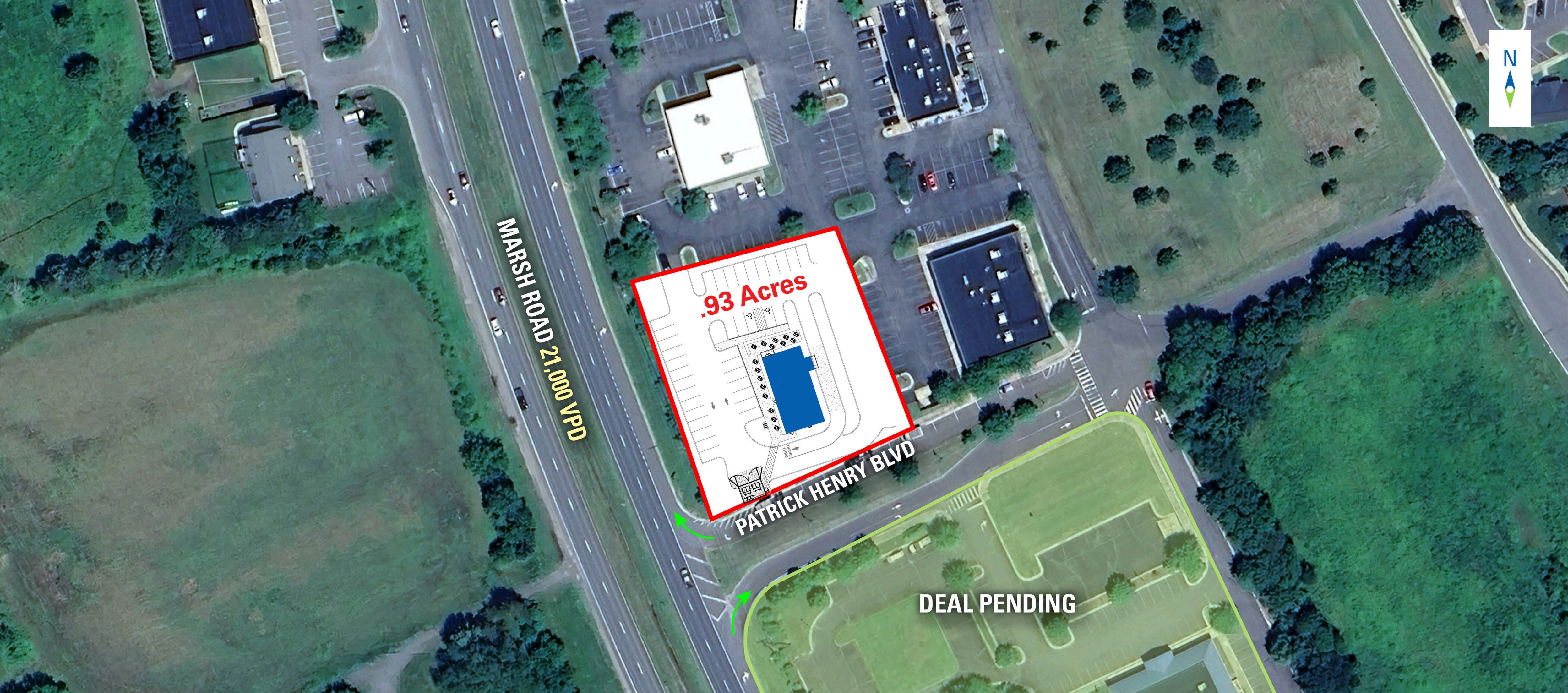




11081 Marsh Road
Bealeton, VA

.93 AC Pad Site Available



Bealeton

Virginia

- .93-acre pad site opportunity with C2 zoning
- Site plan approved for up to 5,000 SF building with drive-thru
- Located adjacent to shopping center with Advance Auto Parts, Virginia ABC, Subway, and T-Mobile
- Strong visibility from Marsh Road with 21,000 VPD



2026 Demographics

	3 mi.	5 mi.	7 mi.
Population	9,959	17,130	20,948
Daytime Population	1,016	2,326	2,795
Household Income	\$114,348	\$123,872	\$129,889
Traffic Counts	21,000 on Marsh Road		

Area Retailers





LIBERTY HIGH SCHOOL



Bealeton Village Center



11081 Marsh Rd

CEDAR LEE MIDDLE SCHOOL



CATLETT ROAD 11,000 VPD

MARSH ROAD 21,000 VPD

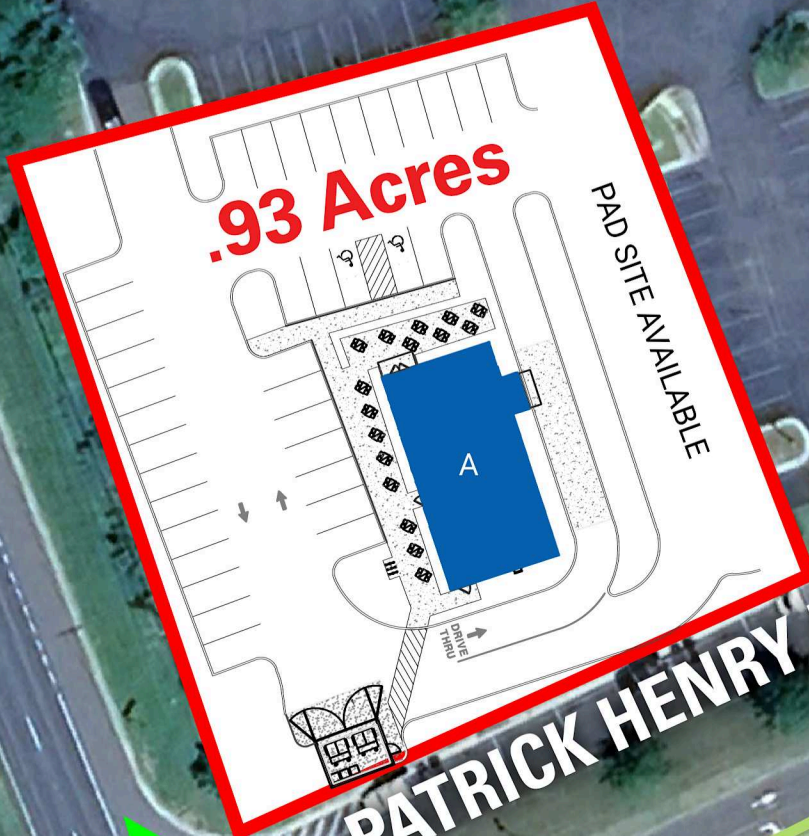
BEALETON ROAD

Site Plan

.93 AC Pad Site Available



MARSH ROAD 21,000 VPD



PATRICK HENRY BLVD

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