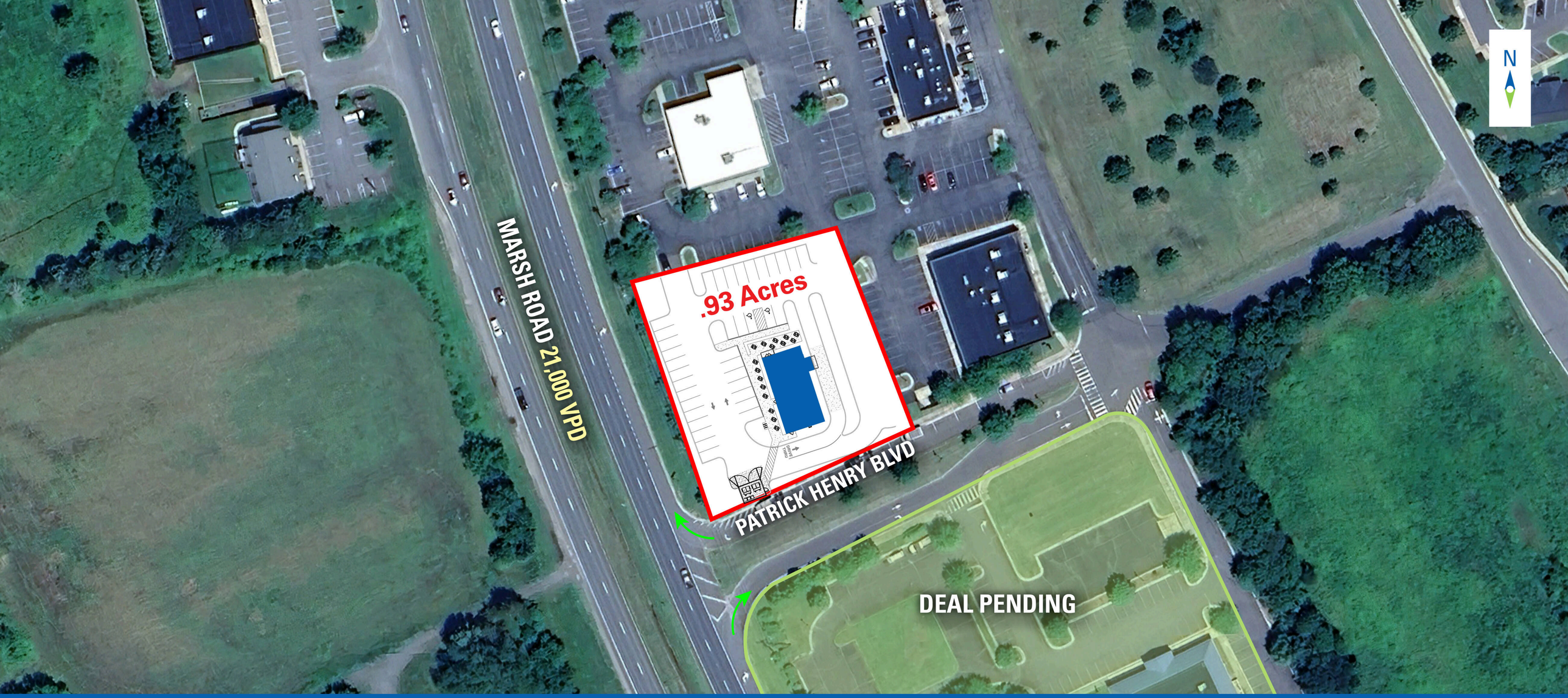


11081 Marsh Road

Bealeton, VA

.93 AC Pad Site Available

RAPPAPORT
CULTIVATING PLACES®

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



11081 Marsh Road

RAPPAPORT
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Site Plan

.93 AC Pad Site Available

SUBWAY

Advance Auto Parts

ABC

Italian Grill Vinny's & Pizzeria

MARSH ROAD 21,000 VPD

PATRICK HENRY BLVD

.93 Acres

PAD SITE AVAILABLE

A

DEAL PENDING

N

11081 Marsh Road

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