

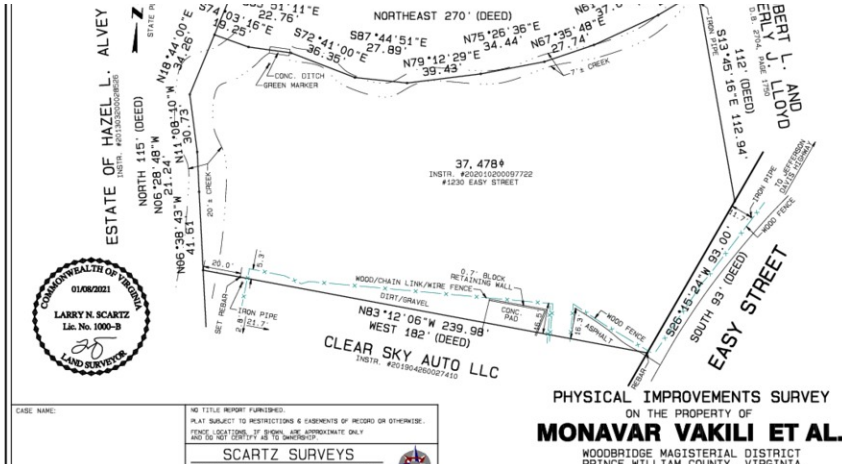
EXECUTIVE SUMMARY

1230 Easy St Woodbridge, VA 22191



COMMERCIAL REAL ESTATE

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OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
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 for sale at 1230 Easy St, Woodbridge, VA. The property is zoned B-1, 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 near Jefferson Davis Hwy (Route 1)

PROPERTY HIGHLIGHTS

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

KAYVAN MEHRBAKSH, CCIM, MBA

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459 Herndon Pkwy #21 Herndon, VA 20170

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LAND FOR LEASE

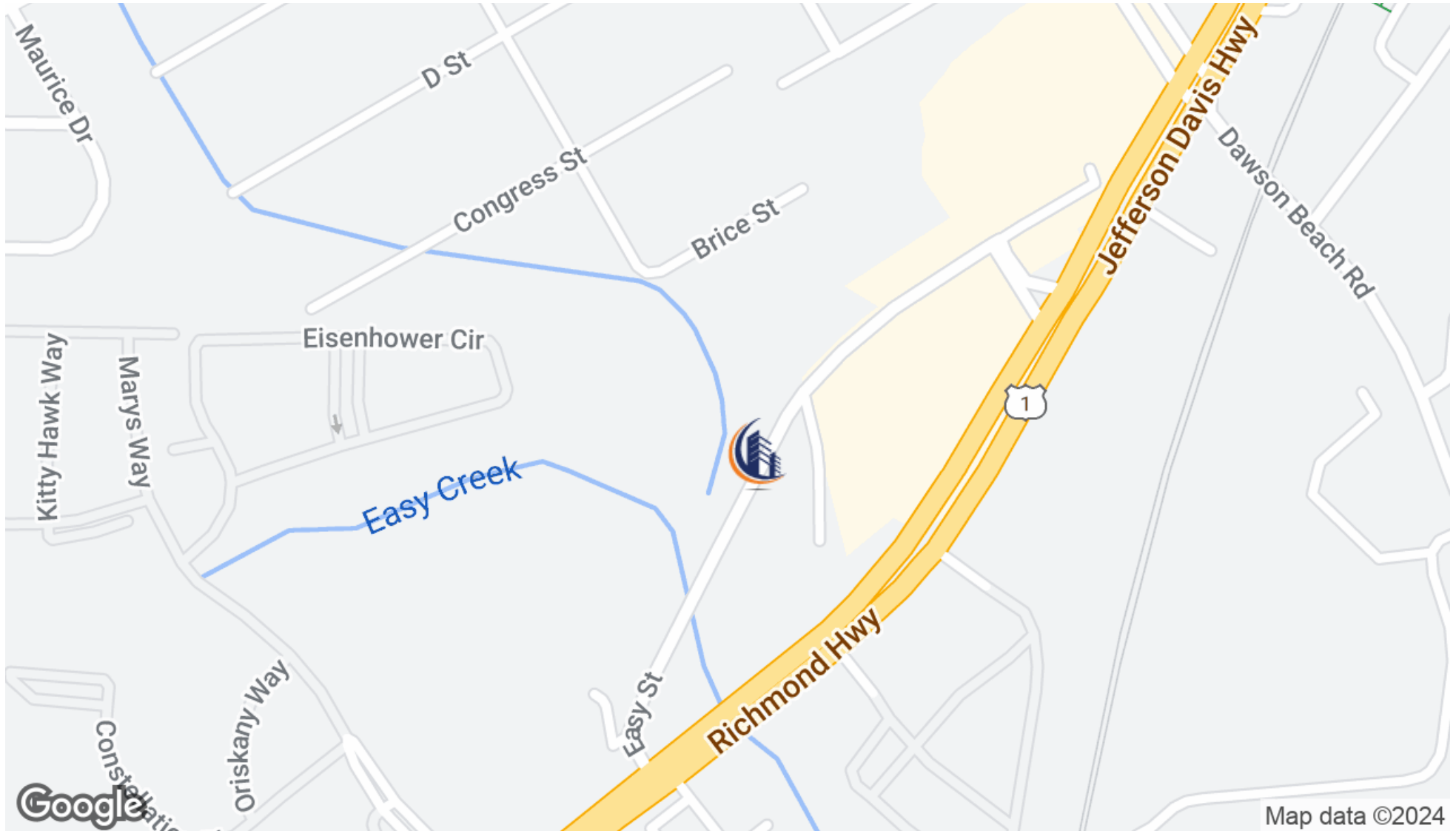
1230 Easy St
WOODBIDGE, VA 22191

MONAVAR VAKILI ET AL.

SCALE: 1"=30' DATE: JANUARY 8, 2021

LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

1230 Easy St Woodbridge, VA 22191



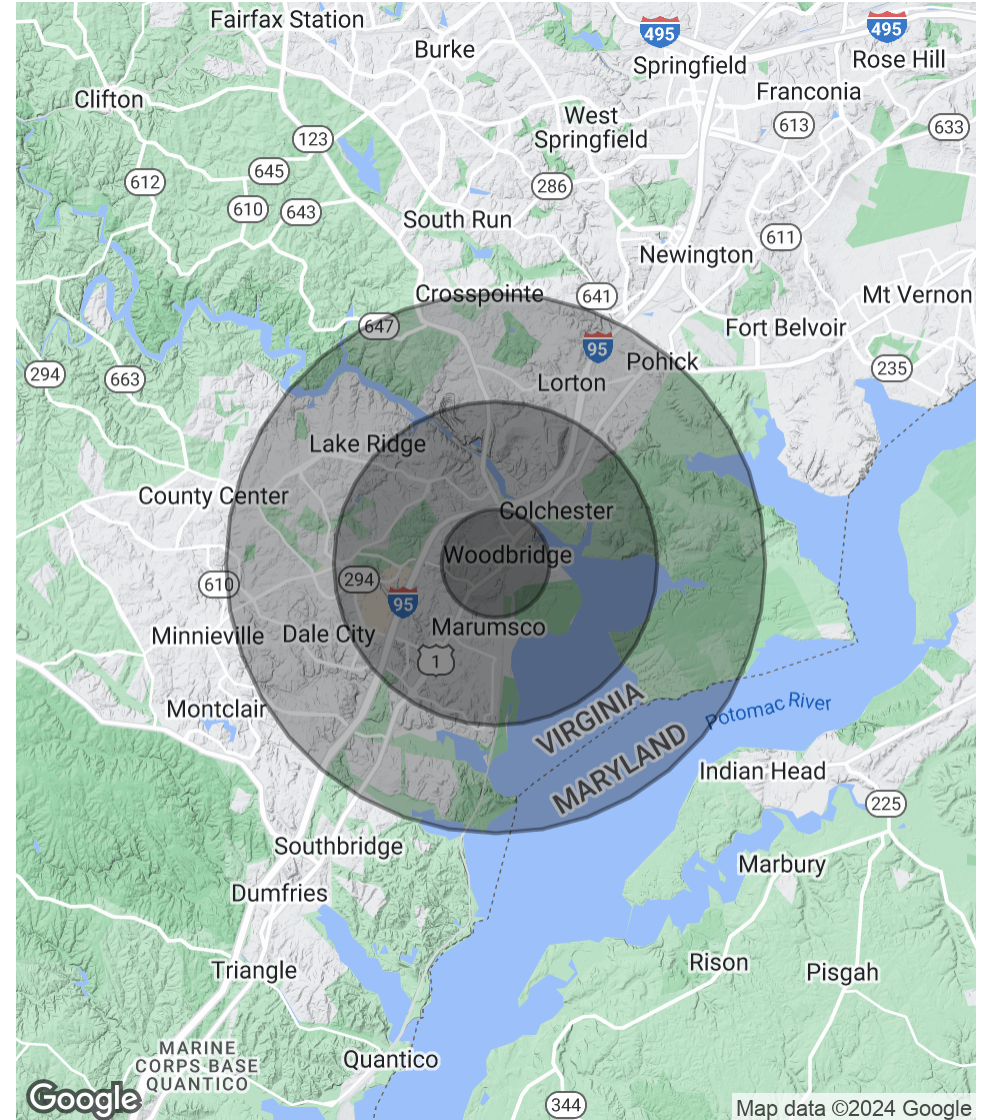
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,348	22,688	38,643
Average Age	39.7	39.8	39.9
Average Age (Male)	37.1	36.2	37.2
Average Age (Female)	40.6	41.2	41.0

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 2020 ACS - US Census



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