



STICKLEY DR

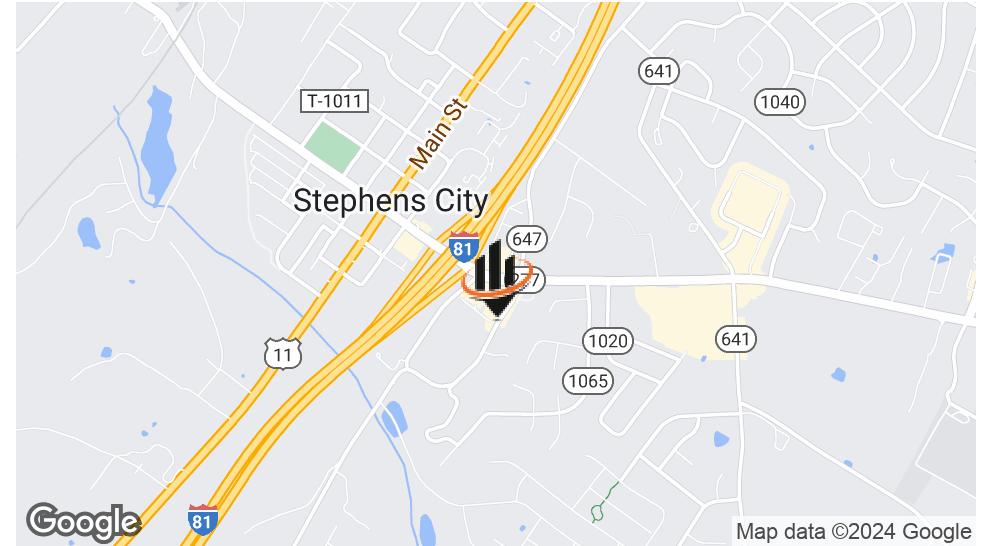
STICKLEY DR
STEPHENS CITY, VA 22655

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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,524,000
Lot Size:	3.81 Acres
Price / Acre:	\$400,000
Zoning:	B2 - Commercial
Market:	Northern Virginia
Submarket:	Stephens City
APN:	85-3-2

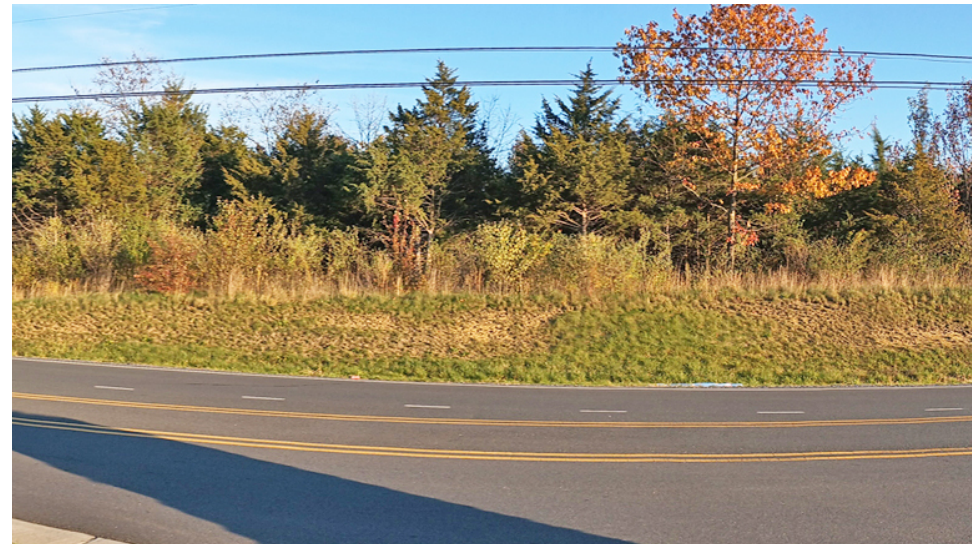
PROPERTY OVERVIEW

Fresh to market! SVN has listed +/- 3.81 acres zone B2 commercial land located to the south of the Red Apple Convenience store along highly trafficked Stickley Dr, Stephens City. Thousands of new homes have been built in the area with new traffic patterns there bring all that commuter traffic past this property at a lighted intersection. The parcel has water, sewer, electricity and is ideal for development. Great site for: Child care, Medical office, Shopping center, Kids play center, Amusement, etc. Let your imagination be your guide. Drive by the site to understand what has taken place in recent years. Don't miss this opportunity!

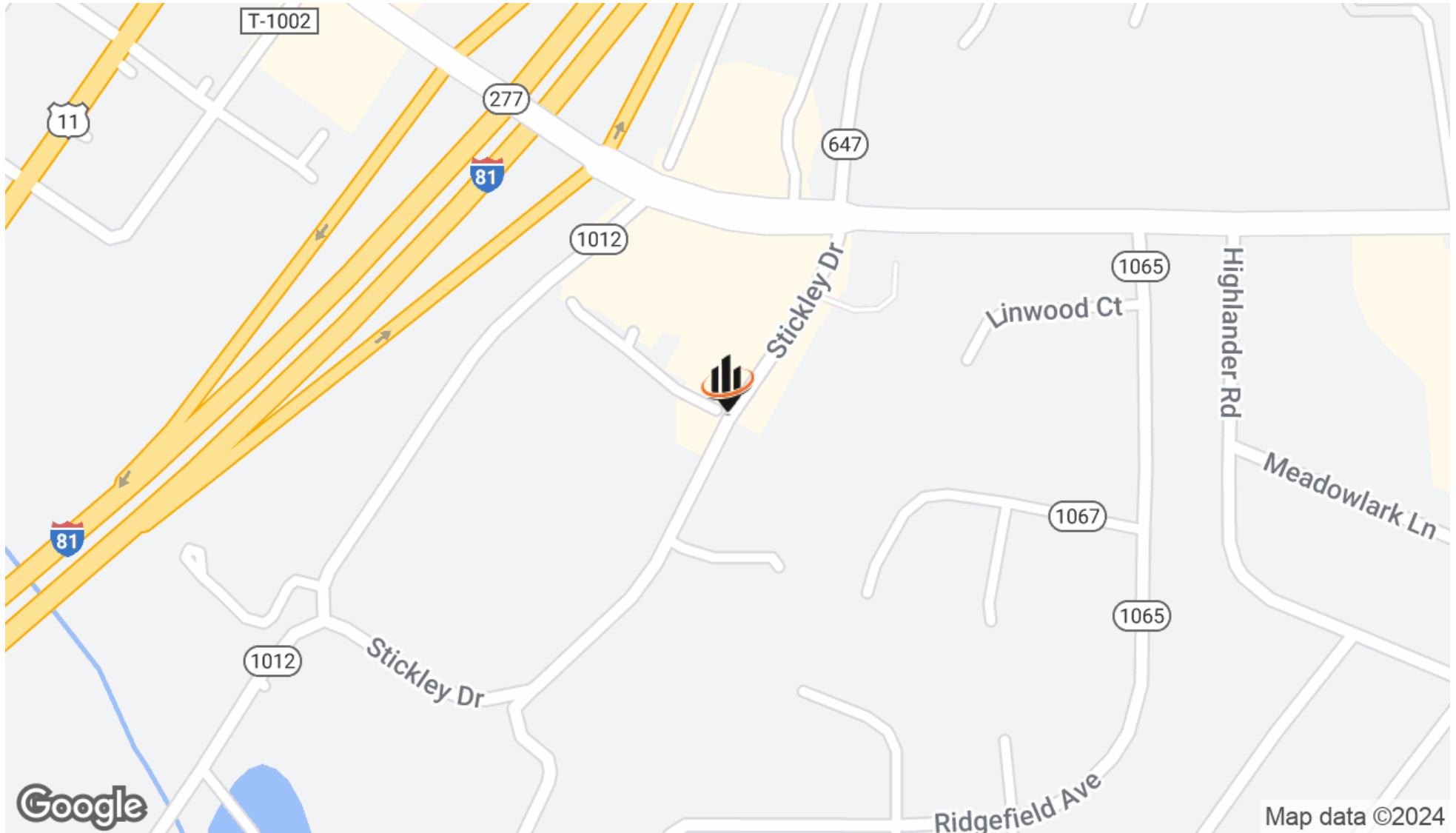
PROPERTY HIGHLIGHTS

- Direct access to and from residential subdivisions;
- Good visibility from Fairfax Pike;
- Flat topography for ease of development;
- Surrounded by C-Stores, retail, restaurants, hotels and rooftops.

Additional Photos



Location Map



Demographics Map & Report

POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	29,637	106,842	165,709
Average Age	41.6	40.8	41.4
Average Age (Male)	39.5	39.0	40.1
Average Age (Female)	43.3	42.2	42.3

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	11,842	43,479	67,841
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$90,107	\$84,112	\$82,400
Average House Value	\$279,935	\$259,880	\$263,502

* Demographic data derived from 2020 ACS - US Census

