

RAPPAPORT

10088 JAMES MADISON HWY
Bealton, Virginia

1.33 Acre Ground Lease Available



GROUND LEASE
AT SIGNALIZED
INTERSECTION

SITE

OPAL ROAD

MARSH ROAD



STATISTICAL SNAPSHOT 10-MILE RADIUS, 2014 DEMOS



POPULATION
41,291



AVG HH INCOME
\$76,402



TRAFFIC COUNTS
55,000 VPD
(ROUTE 15/29)

DAYTIME POPULATION
1,745



AREA RETAILERS
SHEETZ
MCDONALD'S
SUNOCO

10088 JAMES MADISON HWY FACTS AT-A-GLANCE

- Located at the signalized intersection of James Madison Highway and Route 17/Marsh Road
- Two existing commercial entrances, one on James Madison Highway and the other on Opal Road
- Over 55,000 vehicles passing daily
- Located across Route 15/29 from Sheetz and across Opal Road from Sunoco and McDonalds. Making this location ideal for QSR or Service retail uses

DEMOGRAPHICS (2014)	3 MILE	5 MILES	10 MILES
POPULATION	3,051	11,855	41,291
AVG HH INCOME	\$90,130	\$81,202	\$76,402
EMPLOYEES	52	438	1,745

SITE FACTS
SPACE: 1.33 Acre Ground Lease Available
TRAFFIC COUNTS: 55,000 VPD

CONTACT:
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