



## PROPERTY FEATURES

- 76 Acres (57 Acres of Usable Land)
- Zoned PBD
- Excellent Data Center Site
- Secured by Dominion Power
- Accessible Utilities
- Proximity to Manassas Regional Airport

## LOCATION

234 Business Center is a 76 Acre land site with 57 usable acres suitable for the development of office, data center, or industrial / flex buildings. The land site presents a fantastic opportunity for both investors and users as it is located in the Planned Business Development District (PBD) in Prince William county which allows a wide array of commercial uses.

### DEMOGRAPHICS 2017

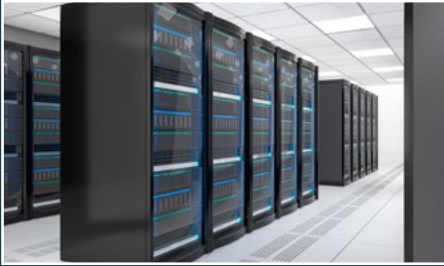
	1 Mile	3 Mile	5 Mile
DAYTIME POPULATION	1,902	16,881	55,274
AVG HH INCOME	\$185,765	\$153,167	\$113,536

### TRAFFIC COUNTS

BRISTOW RD.	9,300 ADT
NOKESVILLE RD.	36,000 ADT
PRINCE WILLIAM PKWY.	43,000 ADT



### OPTIMIZED FOR DATA CONNECTIVITY



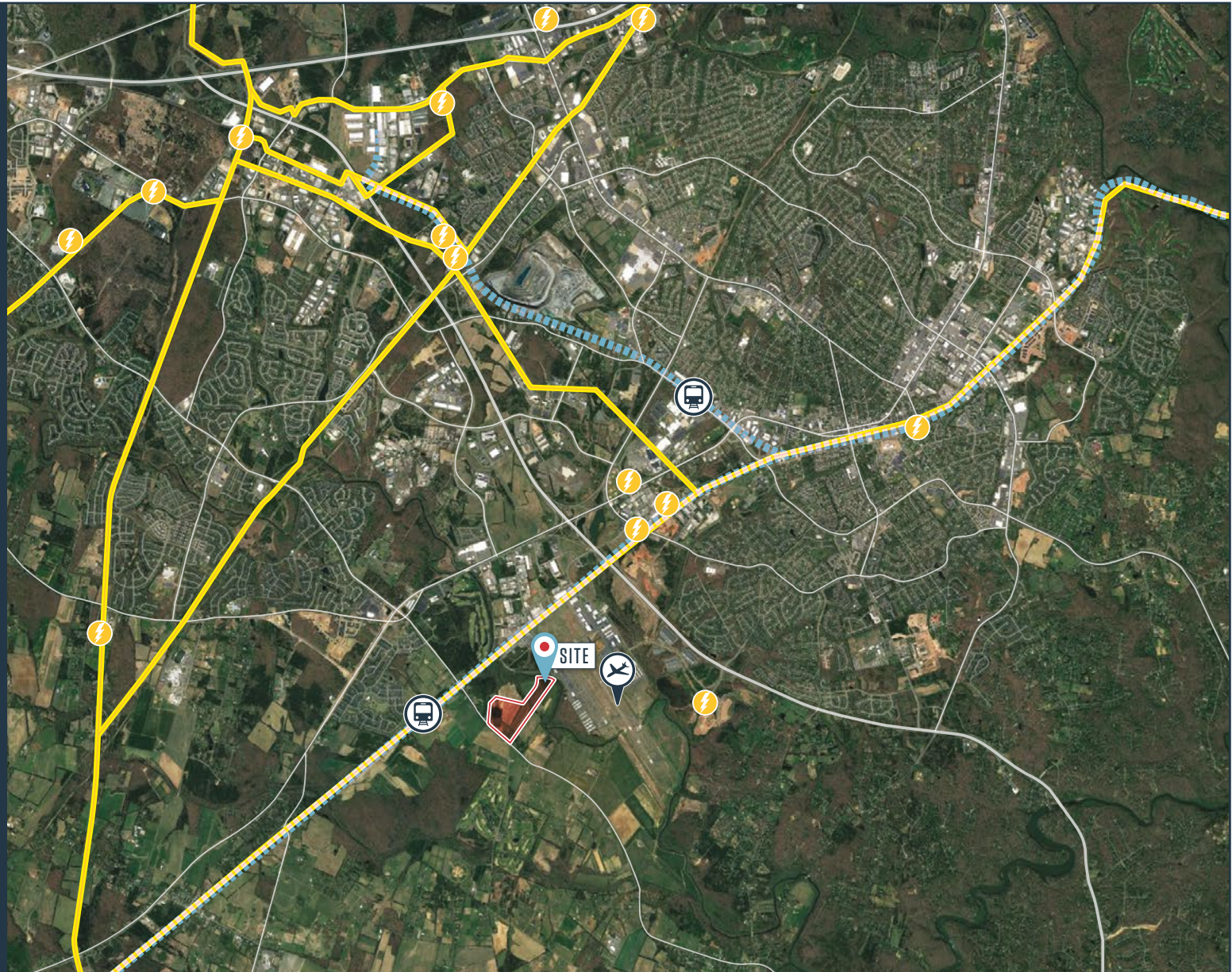
In the past few years we have seen a steady increase in data center demand in the US. The Northern Virginia area is home to one of the world's largest clusters of data centers, and an estimated 70% of internet traffic passes through this area. With excellent connectivity and located in the data center hub region, "234 Business Center" presents an ideal opportunity for data center development.

#### POWER

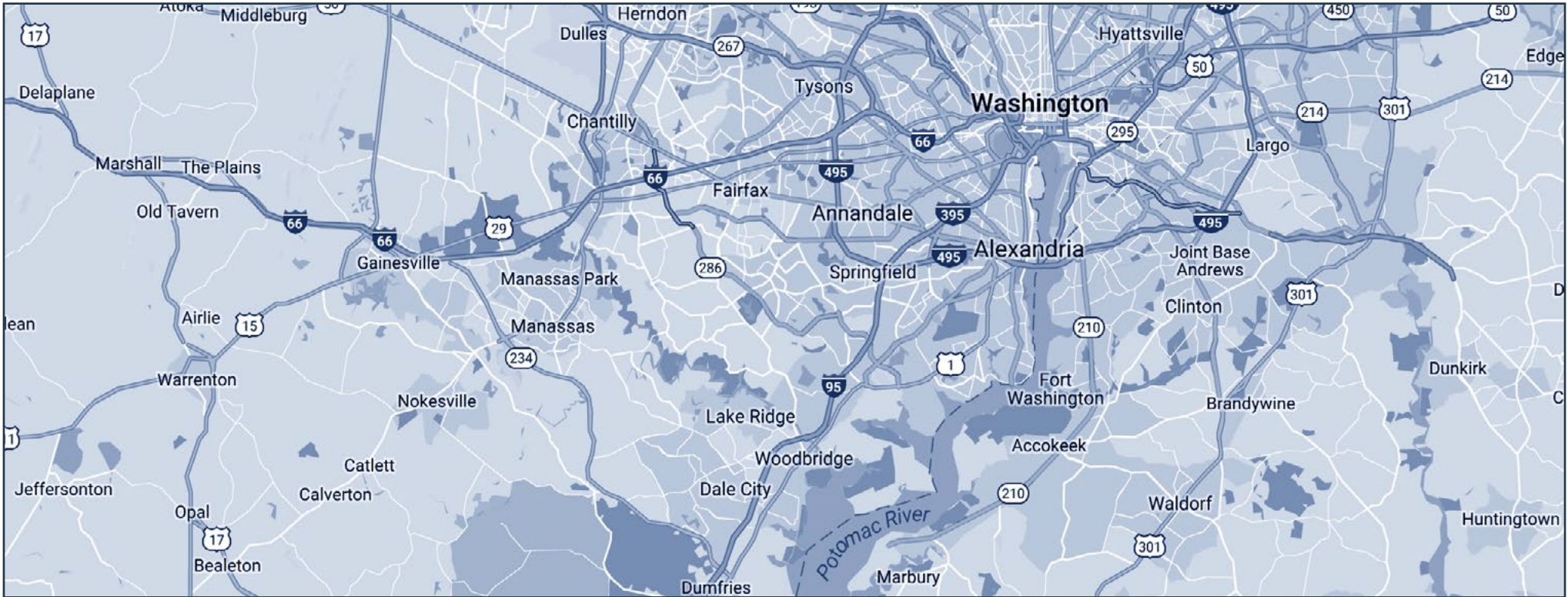
- POWER LINES
- ⚡ SUBSTATIONS

#### EXECUTIVE TRANSPORTATION

- ✈ MANASSAS REGIONAL AIRPORT
- 🚂 NORFOLK SOUTHERN RAILROAD







### DISTANCE TO

- |                             |           |                                |          |
|-----------------------------|-----------|--------------------------------|----------|
| 1. Route 50 .....           | 0 Miles   | 6. Route 7 .....               | 10 Miles |
| 2. Route 28 .....           | 1.3 Miles | 7. Tysons Corner .....         | 14 Miles |
| 3. Dulles Int. Airport..... | 3.5 Miles | 8. I-495.....                  | 15 Miles |
| 4. Dulles Access Rd .....   | 4.5 Miles | 9. Ronald Reagan Airport ..... | 24 Miles |
| 5. I-66 .....               | 5 Miles   | 10. Washington DC .....        | 25 Miles |



### AMENITIES AERIAL

- |                      |                           |
|----------------------|---------------------------|
| 1 Target             | 18 Uhaul Moving & Storage |
| 2 TJ Maxx            | 19 Vanguard Gym           |
| 3 Chick-fil-A        | 20 BadWolf Brewing Co.    |
| 4 Petsmart           | 21 Blue Cleaners          |
| 5 Wawa               | 22 Sills Car Wash         |
| 6 7-Eleven           | 23 Dizzy Pig BBQ          |
| 7 McDonalds          | 24 Harris Teeter          |
| 8 BP Gas Station     | 25 CVS                    |
| 9 Walmart            | 26 BB&T Bank              |
| 10 Manassas Mall     | 27 Smoothie King          |
| 11 Giant             | 28 Safeway                |
| 12 Pizza Hut         | 29 Bank of America        |
| 13 KFC               |                           |
| 14 Walgreens         |                           |
| 15 PNC Bank          |                           |
| 16 Shell Gas Station |                           |
| 17 Dominos Pizza     |                           |



## FOR MORE INFORMATION, PLEASE CONTACT:

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