



NEARBY RETAILERS

Walgreens



LAND FOR SALE OR LEASE

- Size: 9.45 AC
- Retail: 3.45 AC
- Residential/Mixed Use: 6 AC
- Development opportunity in growing Fauquier County
- Three finished retail pads for sale
- One 6-Acre mixed-use residential site for sale
- Located directly on Marsh Rd/Route 17 across from future development

BO GALLES

bgalles@klnb.com | 703-268-2712

JOSH WEINER

jweiner@klnb.com | 703-268-2715

LIBERTY STATION

11087 MARSH RD, BEALTON, VA 22712, FAUQUIER COUNTY



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CLOSE UP

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JOSH WEINER

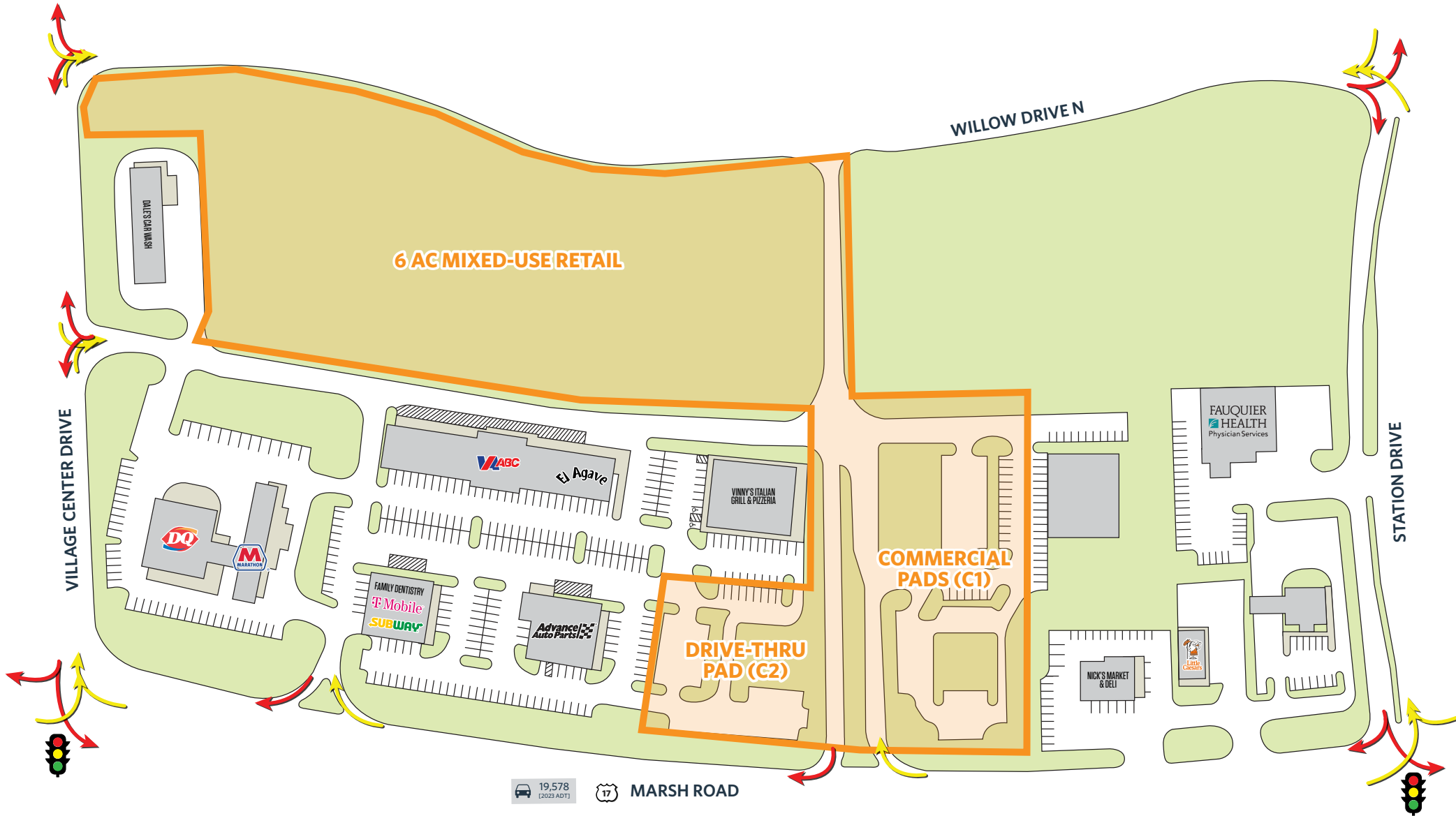
jweiner@klnb.com | 703-268-2715



SITE PLAN

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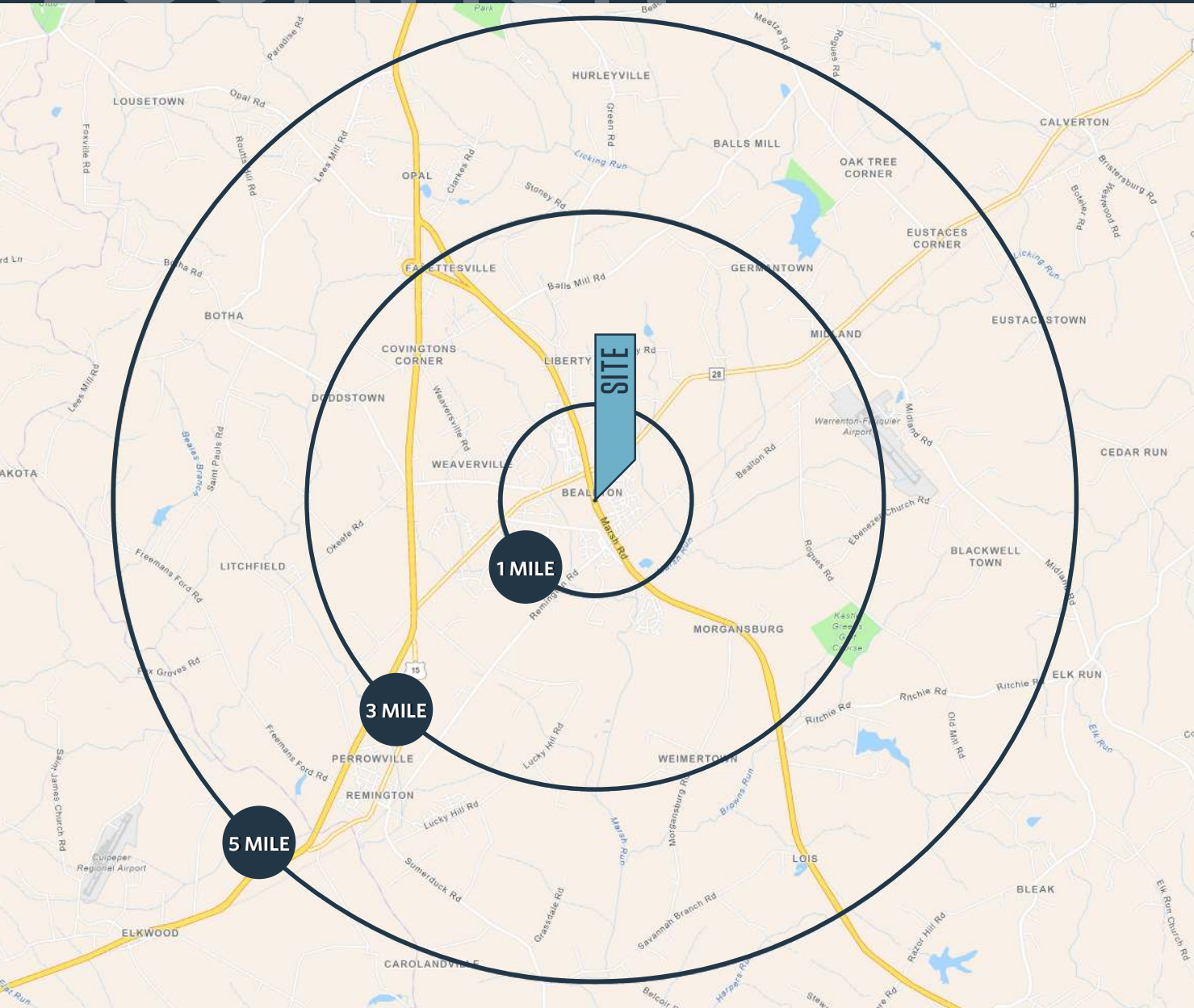
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LOCATION

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DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	4,224	9,502	15,820
Daytime Population	1,269	2,229	3,526
Households	1,499	3,199	5,363
Average HH Income	\$141,041	\$132,335	\$133,241

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Marsh Road (Rt. 17)	19,578 ADT
Callett Road	12,191 ADT

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FOR MORE INFORMATION, PLEASE CONTACT:

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8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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klnb.com



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