

EXCLUSIVE OFFERING FROM CPG REALTY

13309 LEE HIGHWAY

**44,997 SF / 1.03 ACRE PROPERTY FOR SALE
CENTREVILLE, FAIRFAX COUNTY, VA**

PROPERTY

LEE HWY (US-29)

13,000 VPD

33,000 VPD



CLIFTON RD (VA-645)



PARCEL IDENTIFICATION NUMBER:

Map # 0553 03 0014

ADDRESS:

13309 LEE HIGHWAY, CENTREVILLE, VA 20124

CONVENIENT LOCATION:

Located at the corner of Lee Highway and Clifton Road just south of I-66 and east of Sully Road (VA-28).

ZONING:

C-8, Highway Commercial



6405 Kirby Road
Bethesda, Maryland 20817
www.cpgrealttydc.com

Mychael Cohn
(301) 523-7191
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Aaron Lebovitz
(703) 576-7806
alebovitz@cohnpropertygroup.com

Asking Price: Contact CPG Realty for Pricing Guidance

Current Zoning: C-8, Commercial Highway

Legal Description: Map # 0553 03 0014

Approvals: Property is Site Plan approved for a 7,500 SF Commercial / Retail Building

Municipality: Fairfax County

Highlighted Use Table:

Property Size: 44,997 SF / 1.03 Acres

Permitted Uses

Special Exception Uses

Daycare

Car Wash

Educational

Gas Station

Medical Treatment

Self Storage Facility

Hotel

Banquet Hall

Dental

Office

Bank/ Credit Union

Grocery

Pharmacy

Retail Sales

Garden Center

Existing Conditions: The Property is vacant and wooded

Utilities: Public Water and Public Sewer

VDOT TAKING: Seller concluded negotiating a taking with VDOT that will affect approximately 5,462 SF at the front of the property. VDOT will improve the property and construct an access road that provides ingress/ egress for the property. Approximately 5,365 SF will be dedicated in a permanent easement and approximately 97 SF will be taken in Fee for a proposed right-of-way. The improved access will be a great benefit to the property.

Additional Information: Click [HERE](#) to access the additional information for 13309 Lee Highway.

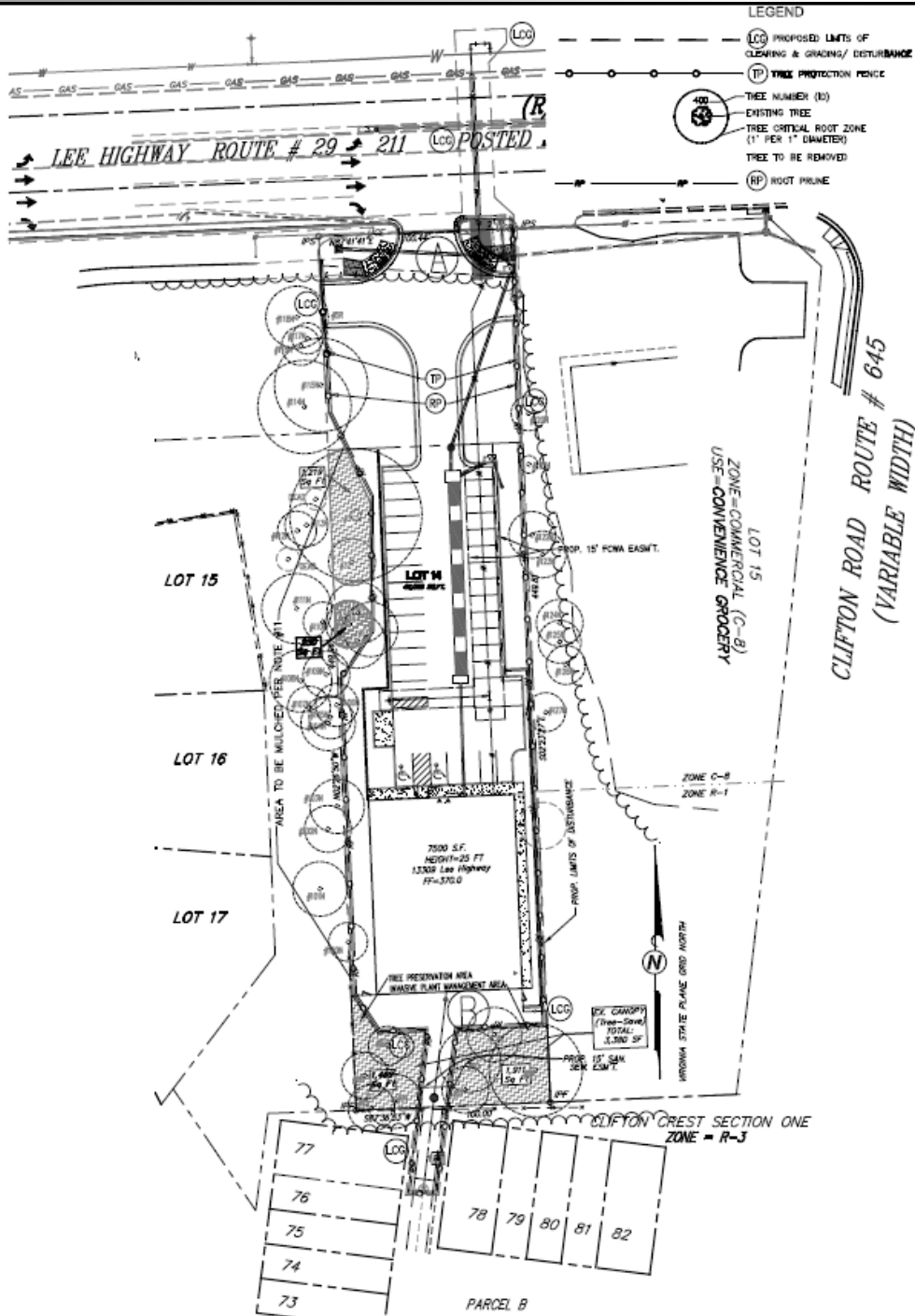


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Approved Site Plan



	PROFESSIONAL DESIGN GROUP, INC.	SEAL OF THE STATE OF TEXAS 11—06—2019 BONDED AND SURETIED NO. 077860 PROFESSIONAL ENGINEER	TREE CONSERVATION PLAN						
4124 ARMENTA DRIVE SUITE #1 CHARLOTTE, MISSISSIPPI 39201			F & M SHOPPING CENTER LOT 14, K.T. MOORE SUBDIVISION						
BUSINESS, SURVEYORS, CONSULTANTS			CITY OF AUSTIN						
PHONE (703) 636-2344									
DESIGN BY:	HMM								
DRAWN BY:	VG								
CHECKED BY:	HMM								
DATE:	MAY 2019								
SCALE:	1"=30'								
JOB NO.:	00077								
DRAWING NO.	077-SK-001								

Demographics Overview

Description	3-Mile Radius	5-Mile Radius
2022 Population	112,596	208,495
2022 Households	40,746	72,868
Median Age	37.4	37.7
Bachelor's Degree +	59%	58%
Avg Household Income	\$148,629	\$155,104
Median Household Income	\$120,864	\$126,320
Median Home Value	\$506,380	\$559,850
Total Daytime Employees	41,737	99,067
Total Businesses	2,915	8,180

