



REAL ESTATE INVESTMENT AND MANAGEMENT

FOR LEASE - 14941 WASHINGTON ST. HAYMARKET, VA 20169



## JOIN AREA RETAILERS:



## PROPERTY FEATURES

- 1.2 acre pad site available for ground lease
- Located in the heart of downtown Haymarket, adjacent to Hilton Garden Inn
- Great visibility with access to the property from both Washington St. and Jefferson St.
- Zoned B-1 (ideal for retail, QSR, medical/office, urgent care)

## FOR MORE INFORMATION

### GEORGE BOOSALIS

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BOOSALIS PROPERTIES | 13562 Richmond Hwy., Suite 100 | Woodbridge, VA 22191 | [www.BoosalisProperties.com](http://www.BoosalisProperties.com)

This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.



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### DEMOGRAPHICS 2022

|                           | 3 MILE    | 5 MILE    | 7 MILE    |
|---------------------------|-----------|-----------|-----------|
| <b>Population</b>         | 49,929    | 73,264    | 126,388   |
| <b>Daytime Population</b> | 18,075    | 24,584    | 43,431    |
| <b>Households</b>         | 16,722    | 23,572    | 40,642    |
| <b>Average HH Income</b>  | \$169,667 | \$171,827 | \$159,405 |

### TRAFFIC COUNTS 2019

|                       |            |
|-----------------------|------------|
| <b>I-66</b>           | 68,100 ADT |
| <b>Rt. 15</b>         | 31,800 ADT |
| <b>Washington St.</b> | 12,840 ADT |

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