

# 1.58 ACRES LAND FOR SALE OR GROUND LEASE

**10708, 10712 & 10714 BALLS FORD ROAD  
10670 AUTOMOTIVE ROAD  
MANASSAS, VIRGINIA 20109**

For more information,  
or to see the property,  
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THE  
**Bailey★Team**  
REAL ESTATE



## FEATURES

Four parcels totaling 1.58 acres (68,999 square feet).

Lot located on the corner of Balls Ford Road and Automotive Drive visible from Sudley Road (Route 234) and I-66 in Manassas.

Adjacent businesses include Red Roof Inn, Bowl America, Quality Inn, McDonalds, Honda dealer and Exxon.

Gas, electric, water and sewer are to the property.

Frontage on Balls Ford Road and Automotive Drive.

Zoned B-1 (General Business) in Prince William County.

Permitted uses include hotel or motel, retail sales, motor vehicle parts sales, quick service food stores, convenience store with or without gas, fast food restaurants, bank, office, school of special instruction, shopping center, tool and equipment rental, and more!

Excellent location. The last small parcel available right off I-66 and Route 234 interchange. Good visibility and accessibility!

**Offered For Sale @ \$1,450,000**

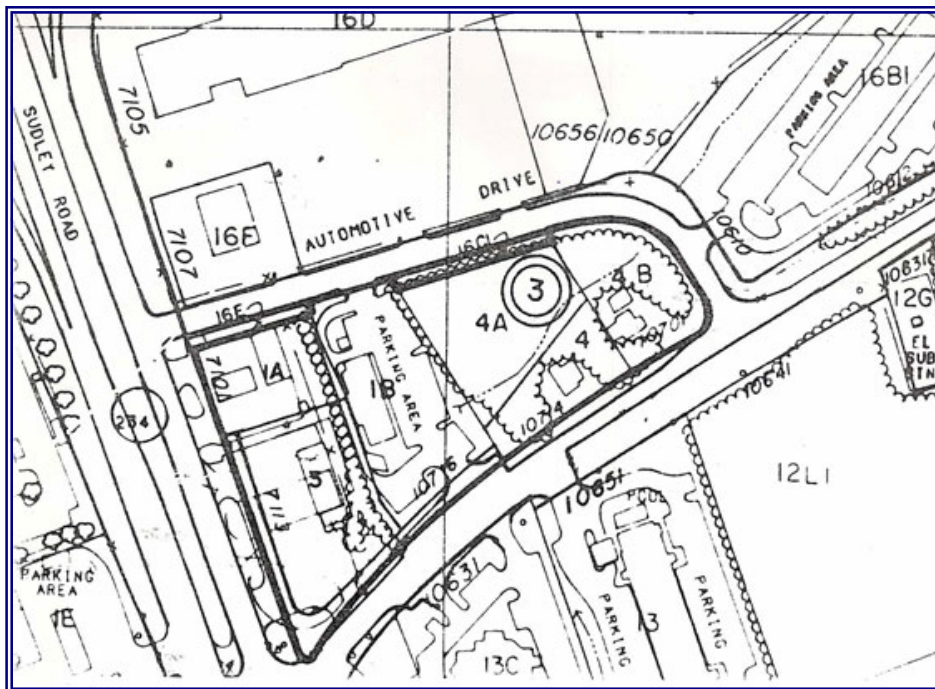
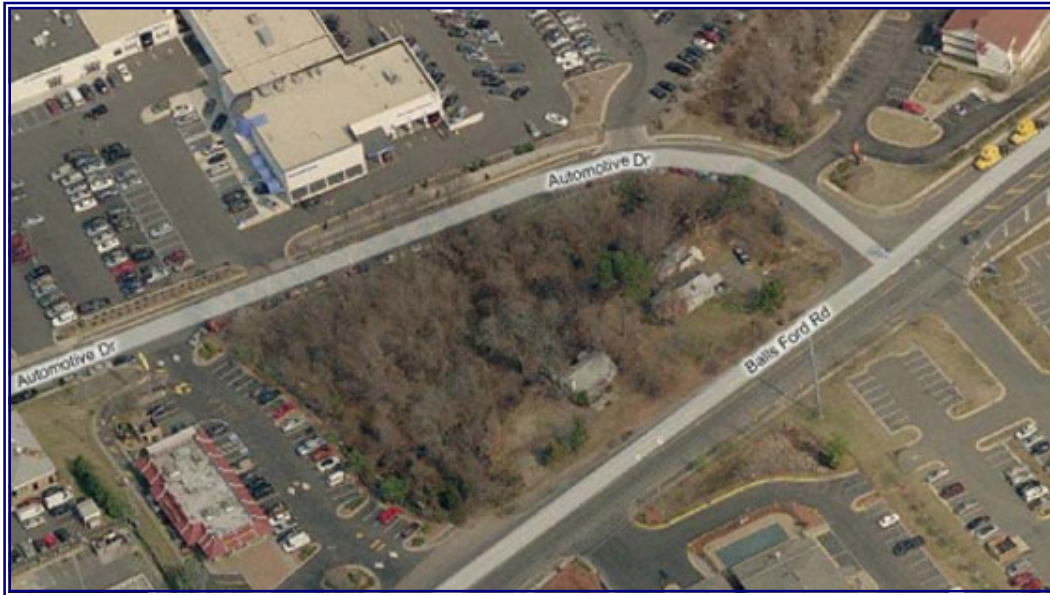
**Also available for Ground Lease**

[www.baileys4u.com/commercial/ballsford](http://www.baileys4u.com/commercial/ballsford)

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**LOCATION AND PLAT**

Near the intersection of Sudley Road (Route 234) and I66, located in an area vibrant with businesses. Two existing dwellings on the property are teardowns.



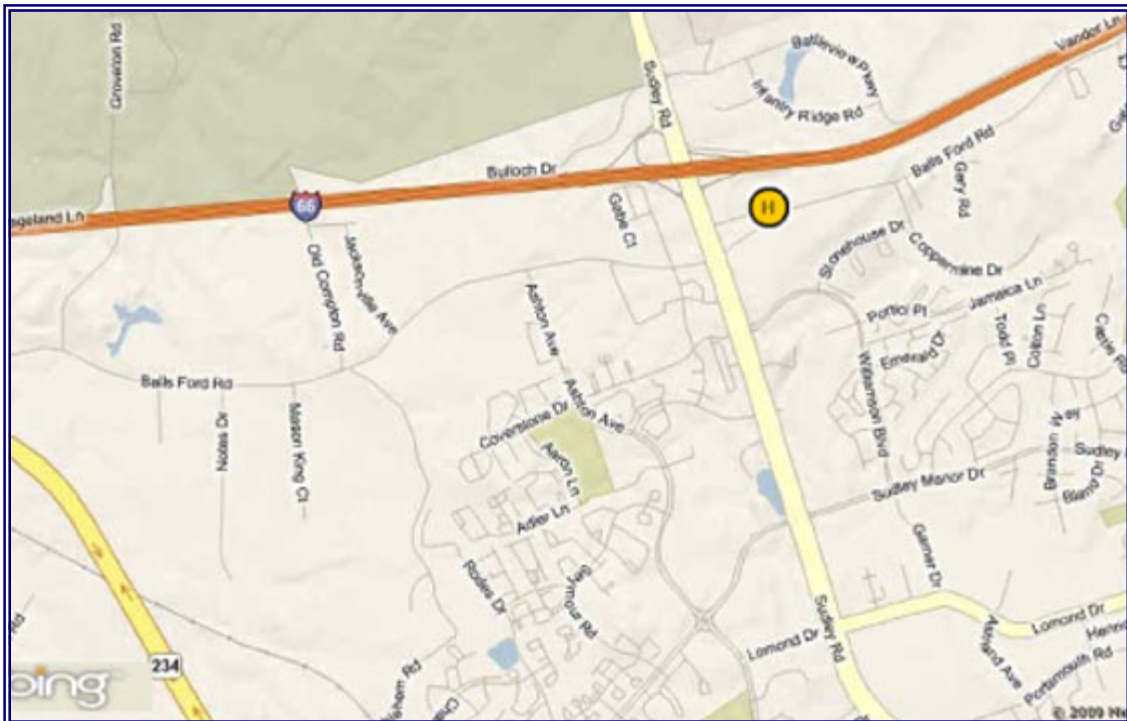
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**TRAFFIC COUNTS**

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject	Type
Balls Ford Rd	Sudley Rd	0.04 E	27,000	2002	0.25	AADT
Williamson Blvd	Sudley Rd	0.10 SW	11,000	2002	0.29	AADT
Stonehouse Dr	Coppermine Dr	0.43 NE	11,000	2002	0.29	AADT
Diplomat Dr	Presidential Ln	0.01 N	10,000	2002	0.41	AADT
Coverstone Dr	Sudley Rd	0.08 E	10,000	2002	0.41	AADT
I-66	Sudley Rd	0.62 W	123,000	2002	0.44	AADT
Williamson Blvd	Linden Lake Plz	0.05 N	12,000	2002	0.45	AADT
Saint Croix Ct	Trinidad Ct	0.03 NW	12,000	2002	0.45	AADT
Balls Ford Rd	Ashton Ave	0.03 W	19,000	2002	0.58	AADT
Balls Ford Rd	Sudley Rd	0.45 E	19,000	2002	0.63	AADT

**LOCATION MAP**



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**PICTURES**



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**DEMOGRAPHICS**

<b>Radius</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mi</b>
<b>Population:</b>			
2013 Projection	15,265	57,784	166,867
2008 Estimate	13,585	52,629	151,112
2000 Census	11,133	45,143	125,544
Growth 2008-2013	12.37%	9.79%	10.43%
Growth 2000-2008	22.02%	16.58%	20.37%
<b>2008 Population By Hispanic Origin:</b>			
	4,983	18,857	38,217
<b>2008 Population by Race:</b>			
White	6,688	28,024	94,031
Black or African American	2,223	6,984	16,463
American Indian and Alaska Native	59	249	561
Asian	1,183	3,800	13,880
Native Hawaiian and Pacific Islanders	9	48	158
Other Race	2,634	10,695	19,097
Two or More Races	789	2,829	6,922
<b>2008 Households:</b>			
2013 Projection	5,901	20,969	56,693
2008 Estimate	5,223	18,980	51,379
2000 Census	4,250	16,101	42,812
Growth 2008-2013	12.98%	10.48%	10.34%
Growth 2000-2008	22.89%	17.88%	20.01%
Owner Occupied	2,533	10,922	35,882
Renter Occupied	2,690	8,058	15,497
<b>2008 Avg Household Income</b>	<b>\$70,980</b>	<b>\$75,764</b>	<b>\$94,615</b>
<b>2008 Med Household Income</b>	<b>\$63,600</b>	<b>\$66,392</b>	<b>\$80,636</b>
<b>2008 Per Capita Income</b>	<b>\$27,290</b>	<b>\$27,334</b>	<b>\$32,300</b>
<b>2008 Households by Household Inc:</b>			
Income Less than \$15,000	298	1,118	2,171
Income \$15,000 - \$24,999	230	865	1,883
Income \$25,000 - \$34,999	394	1,498	3,023
Income \$35,000 - \$49,999	911	2,832	5,768
Income \$50,000 - \$74,999	1,432	4,846	10,670
Income \$75,000 - \$99,999	916	3,484	9,645
Income \$100,000 - \$149,999	841	3,252	11,501
Income \$150,000 - \$249,999	185	903	5,451
Income \$250,000 - \$499,999	14	133	1,020
Income \$500,000 or more	3	50	247

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