

1.27 ACRES LAND FOR SALE OR GROUND LEASE

**9027 SILVERBROOK ROAD
FAIRFAX STATION, VIRGINIA 22039**

For more information,
or to see the property,
please contact:

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THE
Bailey★Team
REAL ESTATE



FEATURES

1.2695 acre level lot (55,303 square feet) fabulously located between Ox Road and Hooes Road near the Fairfax County Parkway in the Springfield/Burke submarket.

Neighborhood-oriented location. Surrounded by residential neighborhoods of Silverbrook Farms, Crosspointe, Timber Ridge, South Run, and Barrington.

Approximately 250 feet of road frontage.

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

Zoned C-5 (Neighborhood Retail) in Fairfax County.

Permitted uses include personal service/retail establishments such as bank branches, drive-in banks, and financial institutions, health clubs, eating establishments, fast food restaurants, quick service food stores, personal services, retail sales, places of worship, veterinary hospitals and more!

About five miles south of Burke Centre and five miles west of U.S. 1.

Excellent location, topography, road frontage, visibility and accessibility!

Offered For Sale @ \$1,800,000

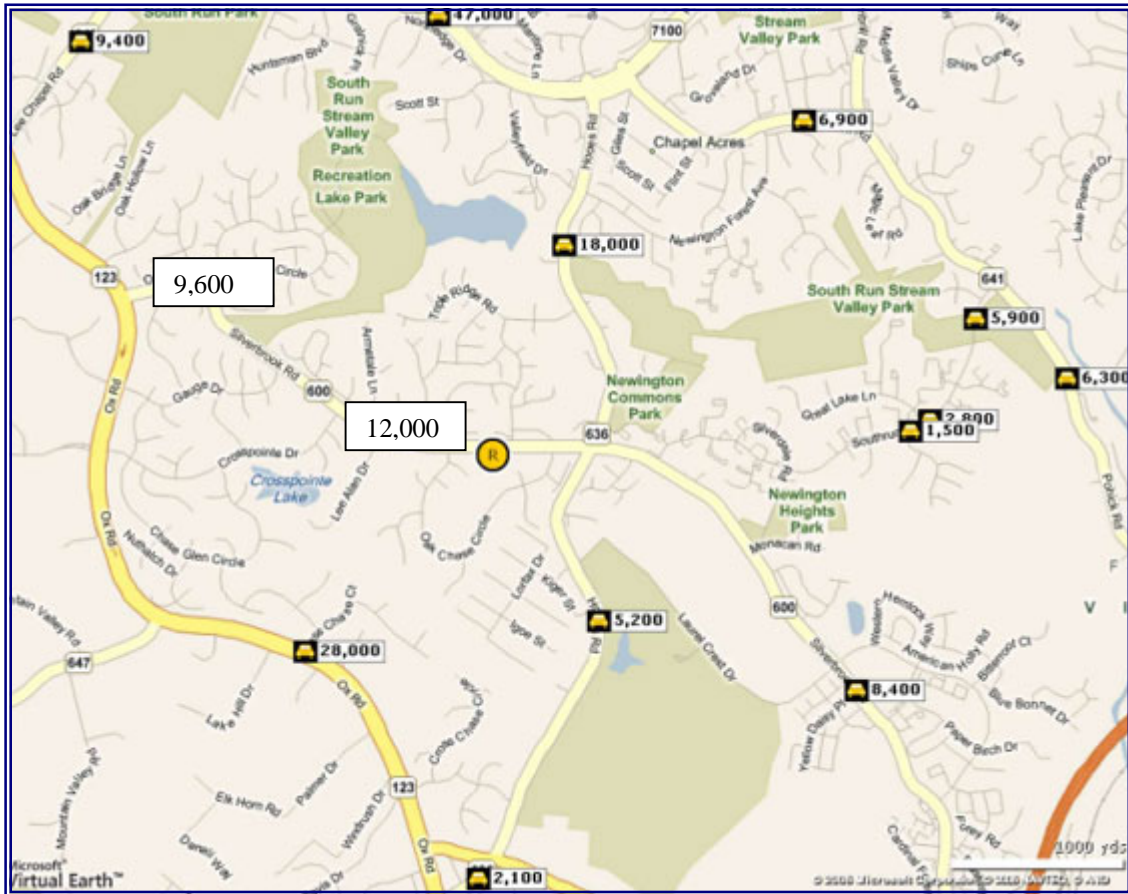
Ground Lease @ \$8,000/month or \$96,000/year

www.baileys4u.com/commercial/silverbrook

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TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Type
Silverbrook Rd	Hooes Road	13,000	2008	AADT
Silverbrook Rd	Route 123/Ox Road	9,600	2008	AADT



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PICTURES



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DEMOGRAPHICS

Radius	1 mile	3 mile	5 mile
Population:			
2013 Projection	9,765	75,460	204,281
2008 Estimate	8,990	71,498	193,350
2000 Census	7,923	66,704	178,078
Growth 2008-2013	8.62%	5.54%	5.65%
Growth 2000-2008	13.47%	7.19%	8.58%
2008 Population By Hispanic Origin:	558	6,191	24,566
2008 Population by Race:			
White	6,260	45,526	120,540
Black or African American	1,118	11,780	28,005
American Indian and Alaska Native	21	180	479
Asian	1,108	8,744	26,363
Native Hawaiian and Pacific Islanders	15	86	197
Other Race	143	2,077	8,911
Two or More Races	325	3,106	8,855
2008 Households:			
2013 Projection	3,000	25,638	72,488
2008 Estimate	2,756	24,017	67,874
2000 Census	2,300	21,147	60,689
Growth 2008-2013	8.85%	6.75%	6.80%
Growth 2000-2008	19.83%	13.57%	11.84%
Owner Occupied	2,475	19,613	52,023
Renter Occupied	280	4,404	15,852
2008 Avg Household Income	\$166,388	\$135,357	\$119,229
2008 Med Household Income	\$136,326	\$114,133	\$99,764
2008 Per Capita Income	\$51,006	\$45,521	\$41,922
2008 Households by Household Inc:			
Income Less than \$15,000	49	475	1,598
Income \$15,000 - \$24,999	26	386	1,591
Income \$25,000 - \$34,999	24	571	2,482
Income \$35,000 - \$49,999	75	1,358	5,652
Income \$50,000 - \$74,999	278	3,506	11,596
Income \$75,000 - \$99,999	384	3,782	11,123
Income \$100,000 - \$149,999	729	6,094	17,102
Income \$150,000 - \$249,999	833	6,272	13,518
Income \$250,000 - \$499,999	261	1,204	2,459
Income \$500,000 or more	96	369	753

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