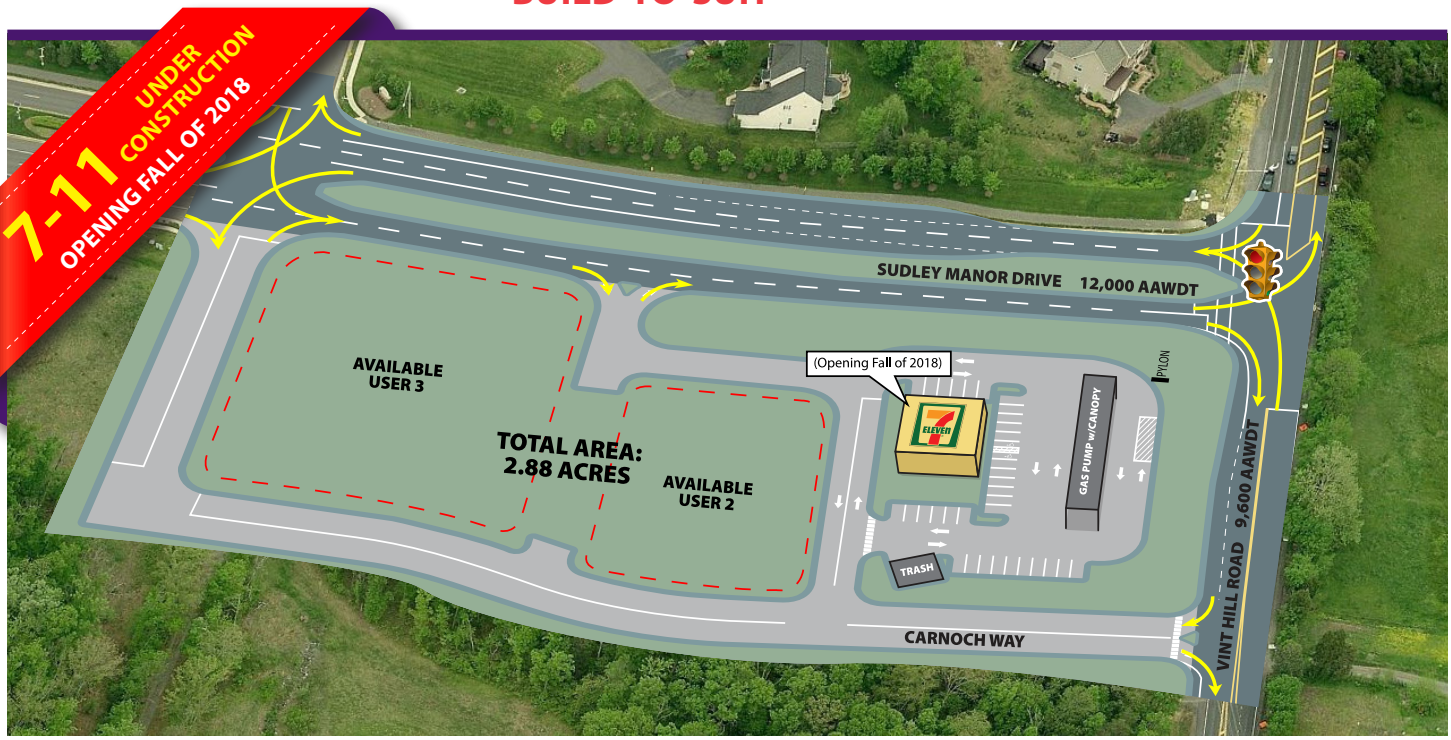
# 10231 Carnoch Way

BRISTOW, VIRGINIA 20136

**RETAIL PAD SITE AVAILABLE FOR SALE, LEASE OR BUILD-TO-SUIT**




## Property Highlights

- Up to 2.88 acres (sub- dividable) available for lease or build-to-suit; ideal for fast food or daycare
- Demographics of 41,311 people within a 3 mile radius with a Average Household Income of $135,846
- Join 7-Eleven, Opening 3rd Quarter 2017
- Adjacent to Marsteller Middle School (1,600 students) and nearby Patriot High School (2,620 students) and Cedar Point Elementary School (985 students)
- Located at the intersection of Vint HIll Road and Sudley Manor, the main north/south road leading into the heart of Manassas

## Demographics (2017 Estimated)

| | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| Population | 7,474 | 42,395 | 78,185 |
| Average HH Income | $141,981 | $146,722 | $127,916 |
| Number of Households | 2,313 | 12,088 | 24,247 |

## Please Contact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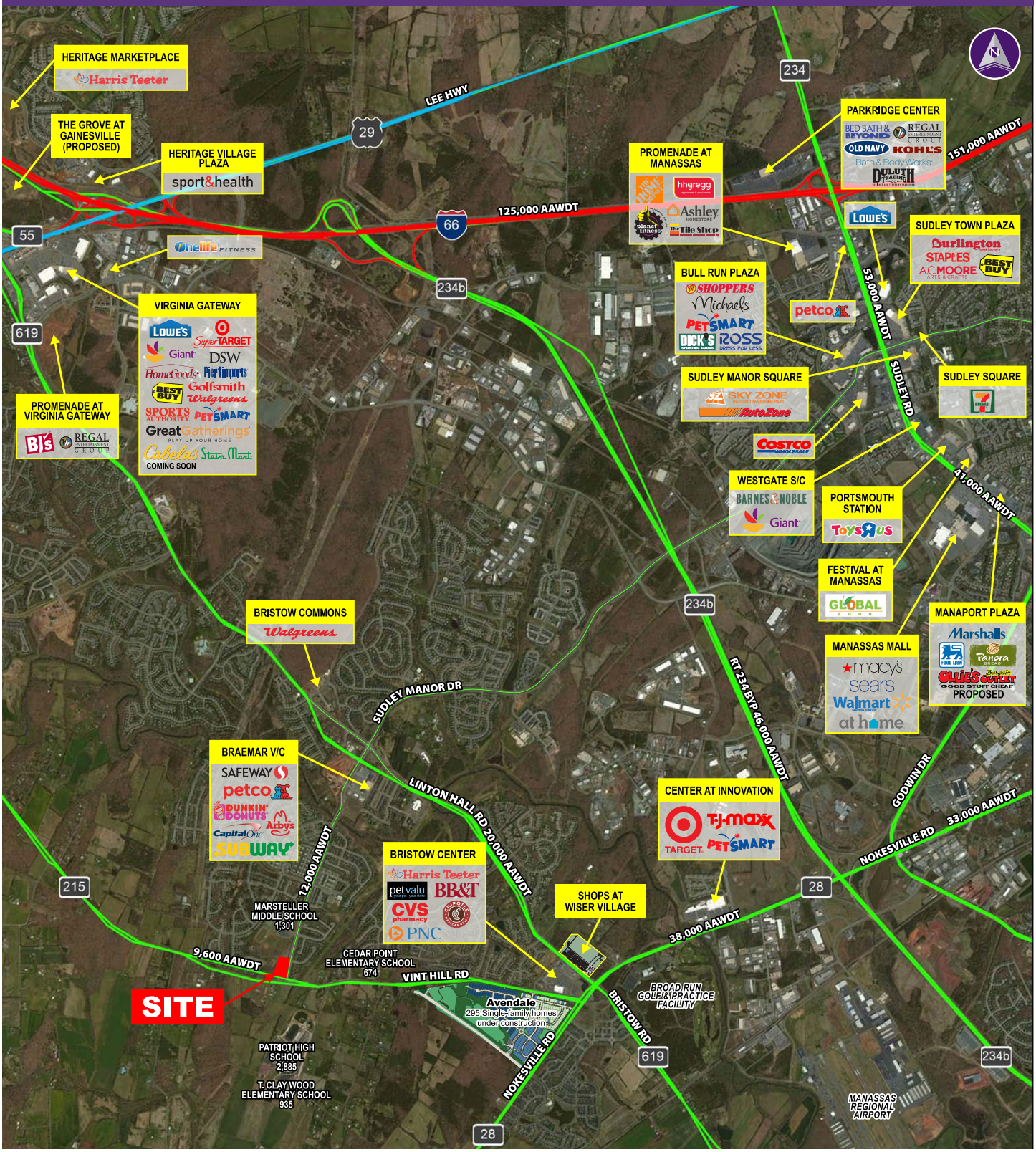


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