



VINT HILL
VIRGINIA



Lot 9

Vint Hill, VA

FOR SALE Vint Hill - Lot 9

Price **\$699,000**

Land **+/- 2.88** (divisible)

Zoning **Planned Commercial & Industrial District (PCID)**

Location: Burrough Drive and Kennedy Road
Vint Hill, VA 20187 (Fauquier County)



Pricing: » \$699,000 for Lot 9

Utilities: » Public Water » Multiple options for Telecommunications Providers
» Public Sewer
» Electric
» Natural Gas

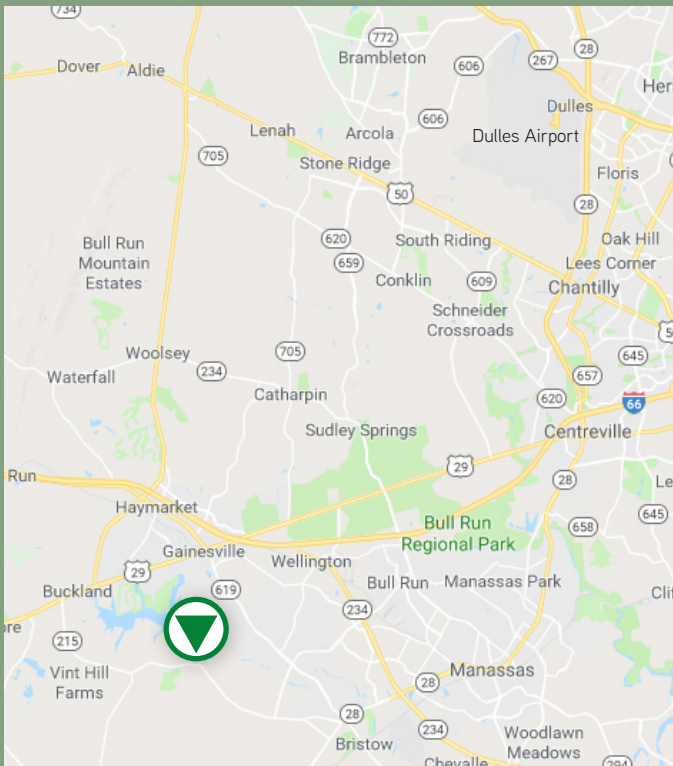
Zoning: PCID Broad Zoning Includes:
» Restaurant » Commercial
» Retail » Industrial
» Medical » Assisted Living
» Office » Independent Living

Demographics (2016)

3 Mile Radius

Total Population	11,639
Median Age	41.4
Population w/ College or Advanced Degree	53.7%
Households	3,813
Median Income	\$125,095
Average Home Value	\$486,458
Owner-Occupied Households	89.9%
Renter-Occupied Households	10.1%
Occupancy by Number of Units: 50+ Units	0.3%
Traffic Count - Kennedy Road (2015)	7,128

Area Map



Warrenton, VA: 10 miles Woodbridge, VA: 35 miles
Dulles Airport: 28 miles Fredericksburg, VA: 38 miles