

Vint Hill Village Retail

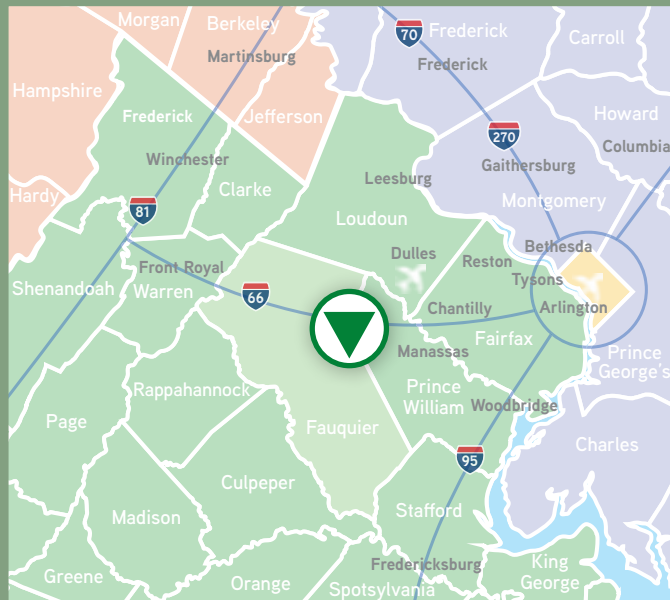
Vint Hill, VA

FOR SALE

Vint Hill Village Retail

Price	Call for Pricing
Land	+/- 21.28 acres
Structure	+/- 6,700 SF
Zoning	Planned Commercial & Industrial District (PCID)

Area Map



Warrenton, VA:	10 miles	Washington, DC:	42 miles
Dulles Airport:	28 miles	Winchester, VA:	50 miles
Tysons, VA:	32 miles	Charlottesville, VA:	77 miles
Fredericksburg, VA:	38 miles	Richmond, VA:	93 miles



Main Street Retail

Vint Hill, VA

Price **Call for Pricing**

Land **+/- 14.58 acres**

Structure **N/A**

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

Location **Aiken Dr & Future Vint Hill Pkwy
Vint Hill, VA 20187**

Pricing: Negotiable

Zoning: PCID Broad Zoning Includes:

» Restaurant	» Commercial
» Retail	» Industrial
» Medical	» Assisted Living
» Office	» Independent Living

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



Features:

- » Main Street Retail land offering (may be subdivided)
- » Frontage along future Vint Hill Parkway (currently under construction) and Aiken Drive ("Main Street")
- » Suitable for retail, office or residential uses
- » Potential outparcels/subdivision; May also cross-ease to Silvermead parcels for 3.9 additional acres
- » Main Street Retail is anticipated to become the Village Center for Vint Hill with its blend of commercial and residential uses.

Silvermead Lot

Vint Hill, VA

Price	\$1,000,000
Land	+/- 3.7 acres
Structure	+/- 4,800 SF (SM East Lot)
Zoning	Planned Commercial & Industrial District (PCID)
Location	4152 Aiken Drive Vint Hill, VA 20187



Pricing:

- » \$599,000 for Silvermead East
- » \$499,000 for Silvermead West

Zoning: PCID Broad Zoning Includes:

- » Restaurant
- » Retail
- » Medical
- » Office
- » Commercial
- » Industrial
- » Assisted Living
- » Independent Living

Utilities:

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

Features:

- » Silvermead West is land only
- » Silvermead East includes a 4-bedroom home built in the 1800's and renovated in 1943
 - » Silvermead House: +/- 3,000 SF
 - » Outbuilding: 1,868 SF
 - » Ideal for restaurant, B&B, retail storefront
- » Main Street (Aiken Drive) Frontage
- » Adjacent to the Inn at Vint Hill, Old Bust Head Brewing Company, Vint Hill Craft Winery and the entertainment district

Smokestack Lot

Vint Hill, VA

Price **\$698,000**

Land **+/- 3.0 acres**

Structure **+/- 1,950 SF** (SS East Lot)

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

Location **4221 Sigler Road**
Vint Hill, VA 20187

Pricing:

- » \$399,000 for Smokestack East
- » \$299,000 for Smokestack West

Zoning: PCID Broad Zoning Includes:

- » Restaurant
- » Retail
- » Medical
- » Office
- » Commercial
- » Industrial
- » Assisted Living
- » Independent Living

Utilities:

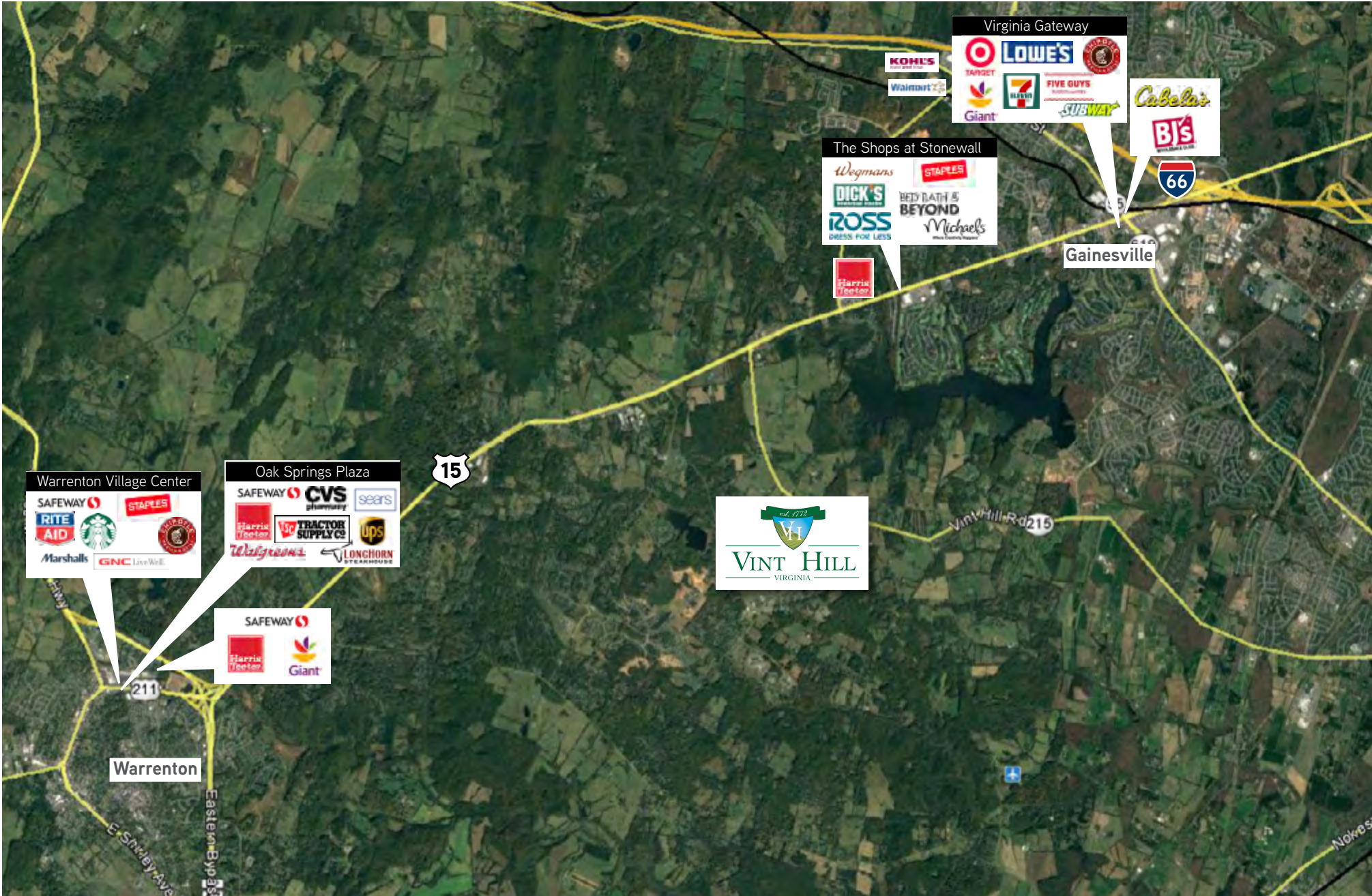
- » Public Water
- » Public Sewer
- » Electric
- » Natural Gas
- » Multiple options for Telecommunications Providers



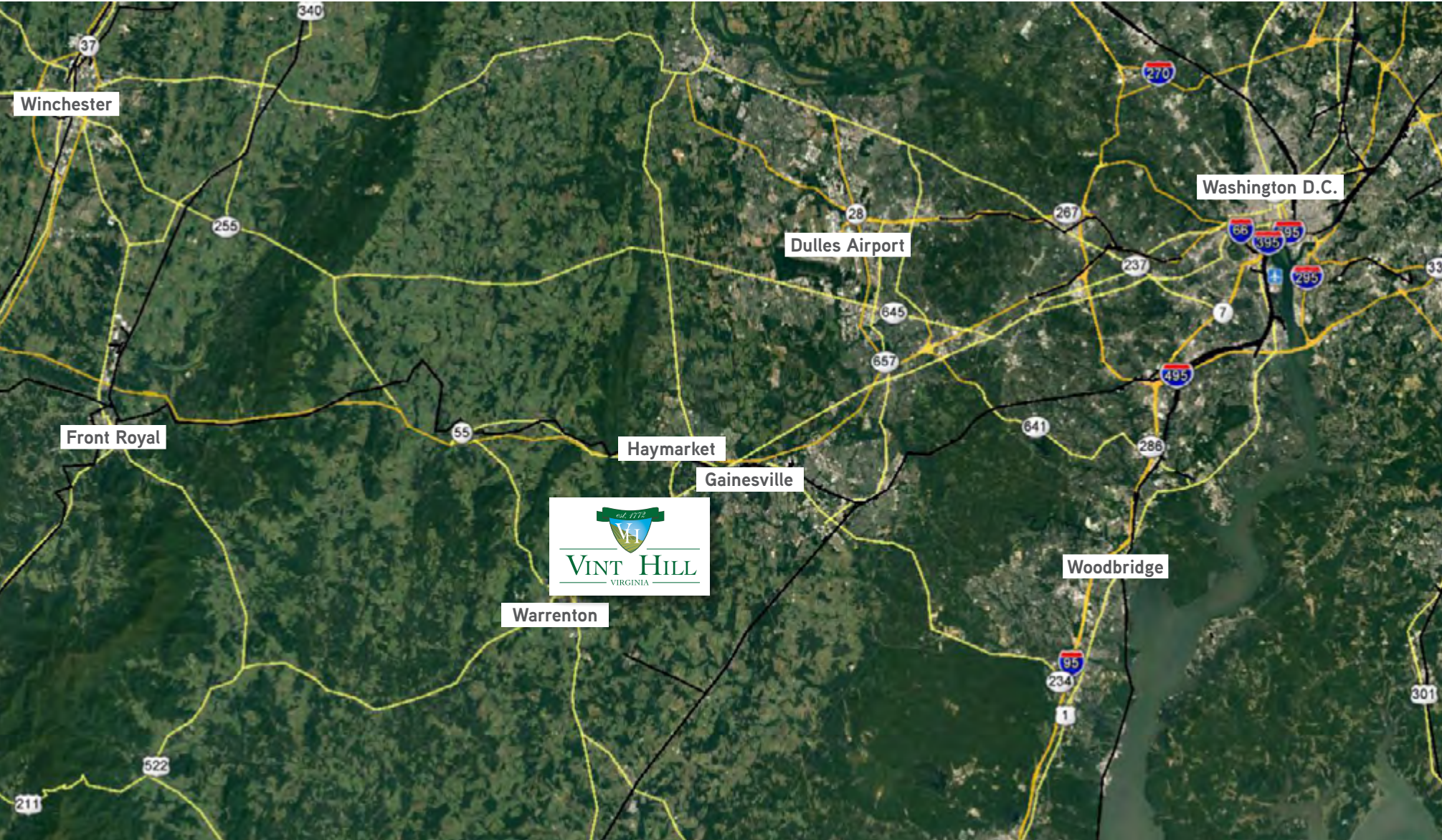
Features:

- » Smokestack West is land only
- » Smokestack East includes:
 - » A 1,950 SF building in shell condition that was originally built to accommodate the Vint Hill Farms Station Heating Plant
 - » Parking to the east
 - » High ceilings for mezzanine/unique finishes
 - » Opportunity for rooftop deck or terrace
 - » Two residential properties leased at \$800/mo

FOR SALE > Vint Hill Village Retail
Retail Trade Area



FOR SALE > Vint Hill Village Retail
Area Map



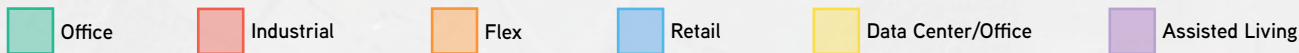
Warrenton, VA:	10 miles	Tysons Corner, VA:	32 miles	Washington, DC:	42 miles	Charlottesville, VA:	77 miles
Dulles Airport:	28 miles	Fredericksburg, VA:	38 miles	Winchester, VA:	50 miles	Richmond, VA:	93 miles

FOR SALE > Vint Hill Village Retail

Demographic Information



Demographics (2016)	3 Mile Radius	5 Mile Radius	10 Mile Radius
Total Population	11,978	41,124	155,221
Median Age	41.4	36.9	35.4
Population w/ College or Advanced Degree	53.2%	56.9%	53.9%
Households	3,910	12,946	50,231
Median Income	\$124,485	\$123,946	\$109,662
Average Home Value	\$479,173	\$445,442	\$428,959
Owner-Occupied Households	89.9%	87.2%	77.5%
Renter-Occupied Households	10.1%	12.8%	22.5%
Occupancy by Number of Units: 50+ Units	0.3%	0.4%	1.6%
Traffic Count - Kennedy Road (2015)	7,128		



About Vint Hill Village

- » Vint Hill is a unique, 695-acre master-planned, mixed use community that offers a diverse living and working environment with over 180 acres available for mixed-use acquisition and development, with 2.5 million square feet approved for building.
- » Vint Hill is already home to more than 60 businesses, including Rockwell Collins, the FAA, OVH and Lord Fairfax Community College.
- » Community amenities include a recreation center, ball fields, a dog park, trails and wooded areas, a United States Post Office, the Cold War Museum and the historic Inn at Vint Hill.
- » Dining and entertainment selections within walking distance include a cafe, winery, theatre and brewery.
- » Conveniently located on the boundary of Fauquier County and Prince William County, just east of the intersection of Routes 29 and 215 (Vint Hill Rd).

CONTACT INFORMATION

BOB BROWNING

Retail Market Leader

DIR +1 703 394 4812

MOB +1 240 498 4732

bob.browning@colliers.com

JAMES P. CREW

Senior Vice President

DIR +1 202 728 3529

MOB +1 301 928 0914

james.crew@colliers.com

COLLIERS INTERNATIONAL

7900 Tysons One Place, Suite 260, McLean, VA 22102

www.colliers.com/washingtondc

