

SALE / BUILD-TO-SUIT / LEASE

LAKE MANASSAS
Gainesville, Virginia

DEMOGRAPHICS (2013)

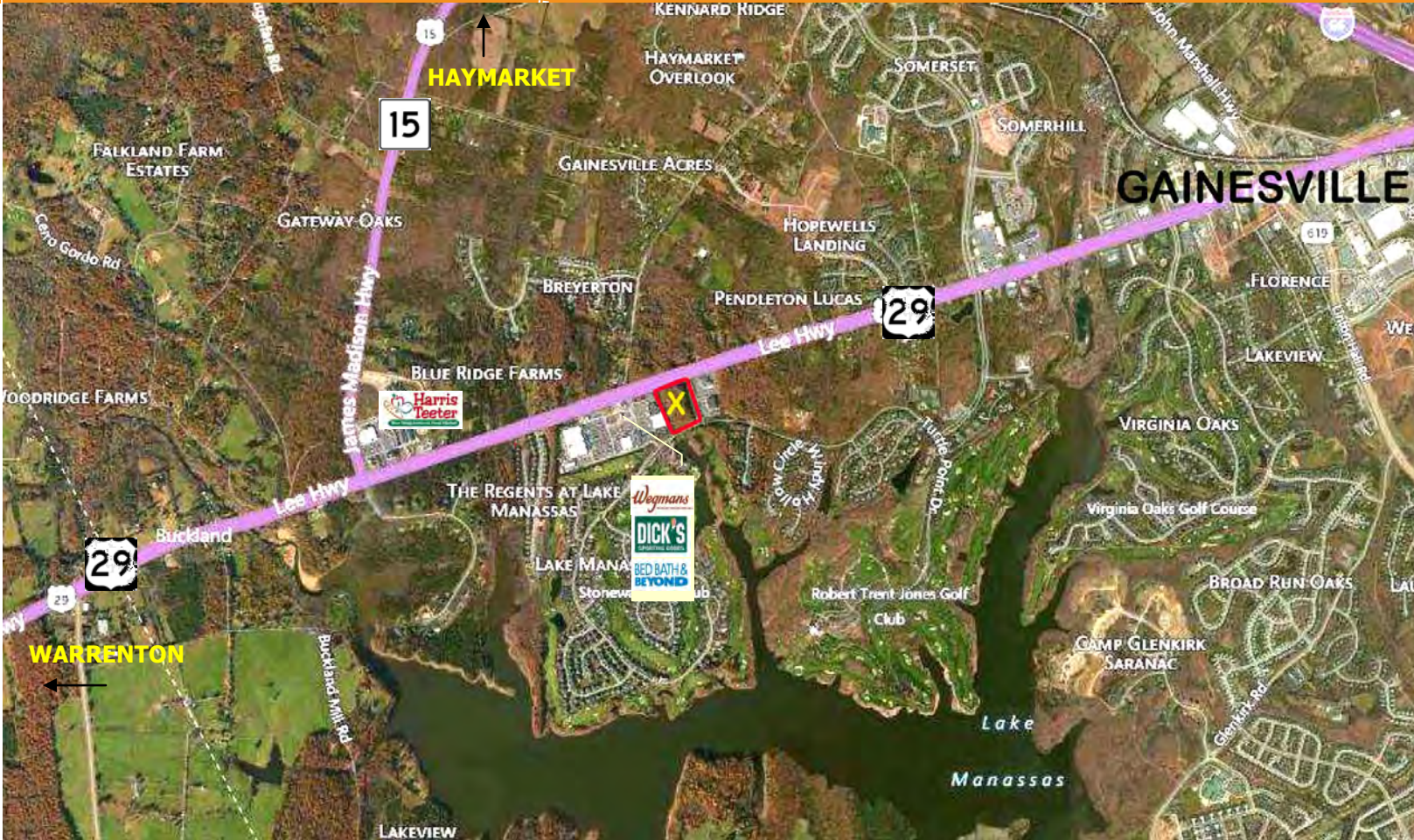
	1 Mile	3 Miles	5 Miles
Population	4,763	33,074	62,240
Households	1,839	12,170	22,136
Avg. Household Income	\$122,006	\$124,503	\$123,499
Projected 5 Yr Growth Rate	14.5%	14.5%	14.0%

From Washington D.C.—37 miles to Gainesville, VA

Take I-66 West for 32 miles toward Virginia
Take Exit 43-A onto US-29 South to Business District of Gainesville, VA
Turn Left onto Lake Manassas Drive toward Lake Manassas Community.
Location on right of entrance. See sign.

Click here for Google Map and Directions: <http://goo.gl/maps/xsJXH>

Adjacent to Shops at Stonewall
A 300,000 SF shopping center
Visit website:
Shops at Stonewall



\$2,750,000.00



SURROUNDING COMMUNITIES

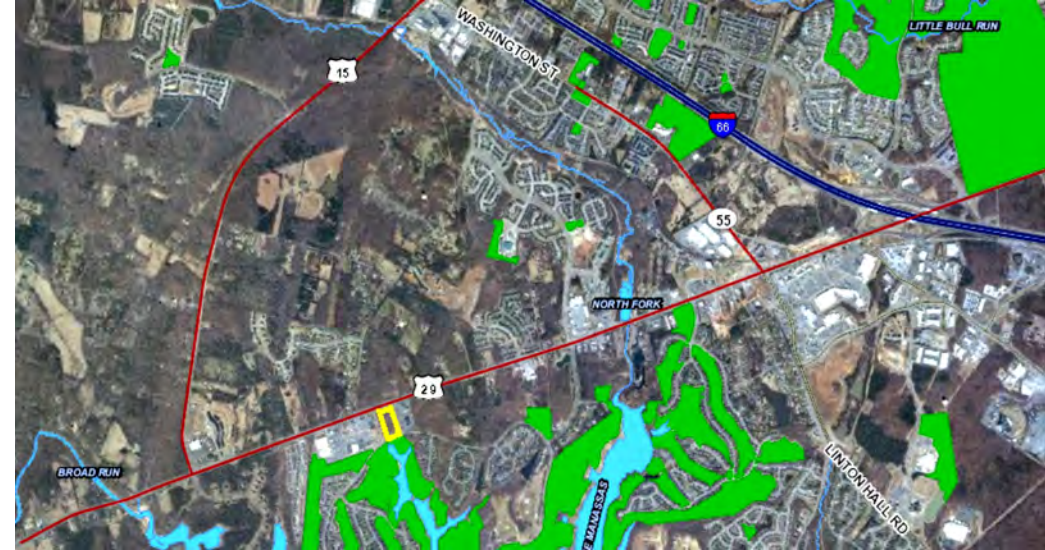
- Virginia Oaks—<http://www.virginiaoaks.com/>
- Madison Crescent - <http://www.madisoncrescent.com>
- Virginia Gateway - <http://www.vagateway.com>
- Heritage Hunt - <http://www.heritagehunt.com/>

LOCATION HIGHLIGHTS

Located at the Entrance of Lake Manassas
A 640 acre mixed-use Community with 700+ Homes and amenities beautifully blended with natural surroundings of the Region
<http://www.lakemanassas.com/>
Lake Manassas is home to two premier Golf Courses. Host to The President's Cup at **Robert Trent Jones Golf Club**

SURROUNDING SHOPS & VENUES

- Shops at Stonewall**
- Cancer Center—www.cancercenterlm.org



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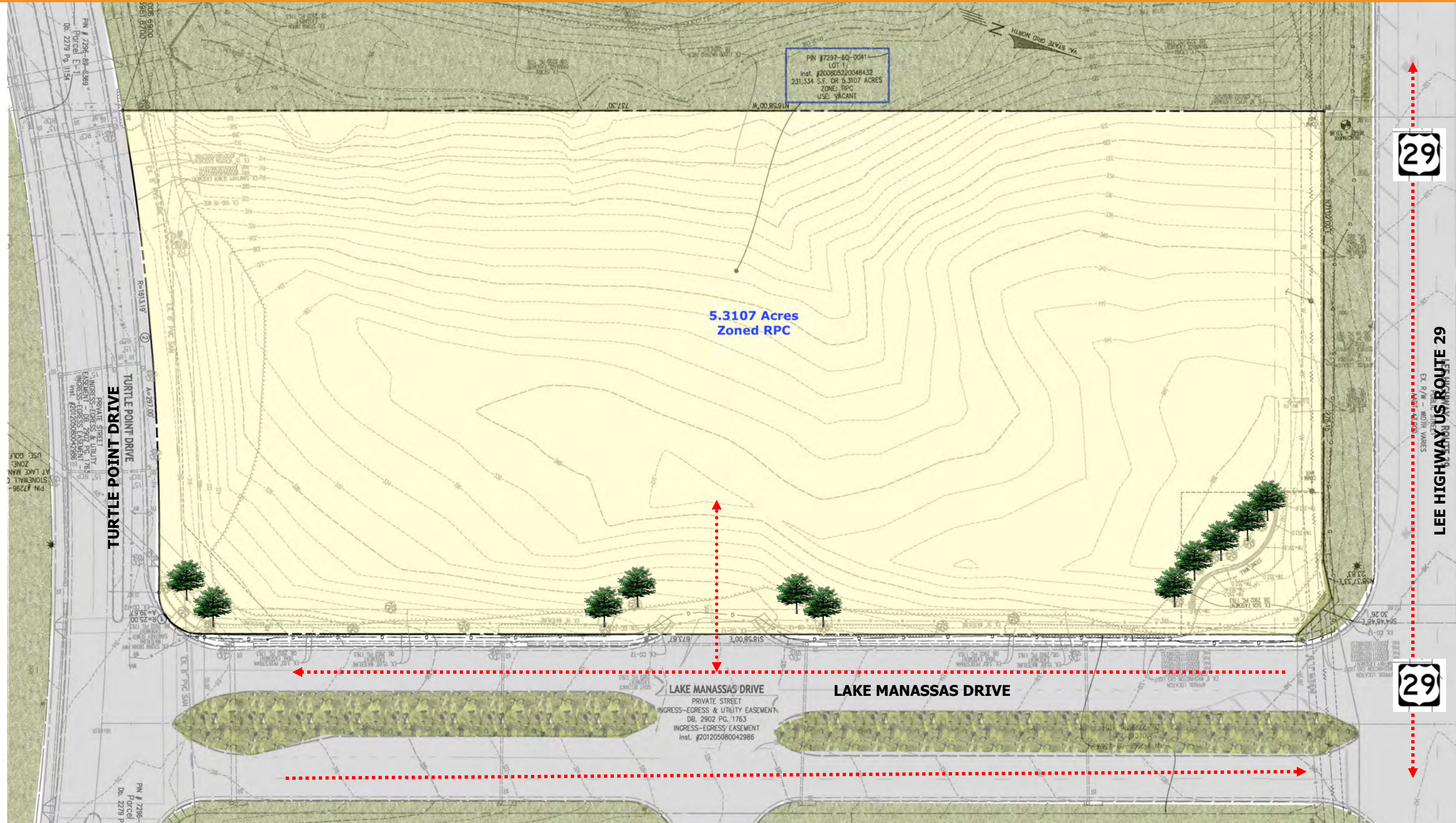
EXISTING

Visible and accessible from U.S. Route 29 Lee Highway at Lake Manassas Community Entrance

2012 Traffic Count 60,000 VPD

U.S. Route 29 (US 29) is a major commuter through-way in the Commonwealth of Virginia north-south to Washington D.C.

Proposed site development plans available



RPC (Residential Planned Community) Zoning Permitted Uses:

- Boarding/kenneling of pets accessory to a pet store.
- Car wash (manned or self-service)
- Continuing care retirement community
- Motor vehicle fuel station, retail.

Visit PWC Website for more details:

- Catering, commercial (on or off premise)
- Donated materials collection center
- Crematory, secondary to a funeral home
- Farmer's market

PWC ZONING ORDINANCE SPECIFICS

- Pet care facility, in accordance with the provisions
- Recreation facility, commercial (indoor or outdoor)
- Restaurant, drive-in/drive-up or drive-through
- Shopping center