

# SALE - DAY CARE SITE MARBURY ESTATES



- **SALE PRICE** – \$1,100,000
- **3.64 ACRES**
- **CONCEPT PLAN:** 21,000 SF BUILDING WITH TWO FLOORS
- **APPROVED USE:** DAY CARE CENTER
- **UTILITIES ON SITE**
- **LOCATED AT THE CORNER OF GUM SPRINGS RD AND MARBURY ESTATES DR (ENTRANCE TO MARBURY ESTATES), CHANTILLY, VA**

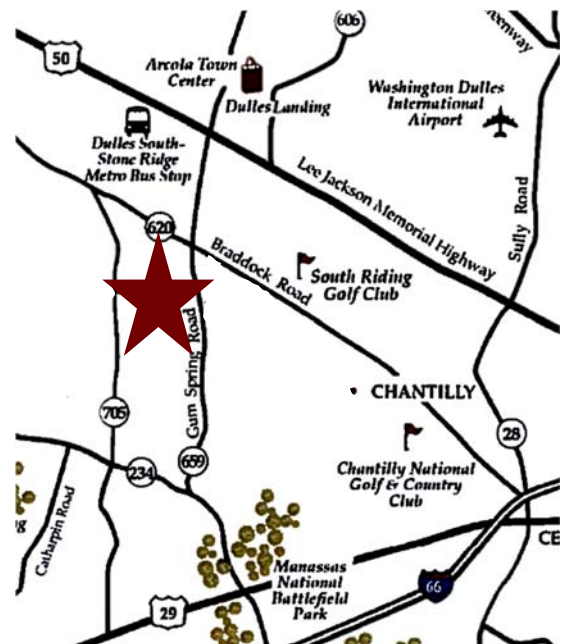
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COMMERCIAL GROUP REALTY, INC.  
43671 TRADE CENTER PLACE, STE 106  
DULLES, VA 20166

## Concept Plan



Concept plan: 21,000 sf Building with two floors  
Approved Use: Day Care Center

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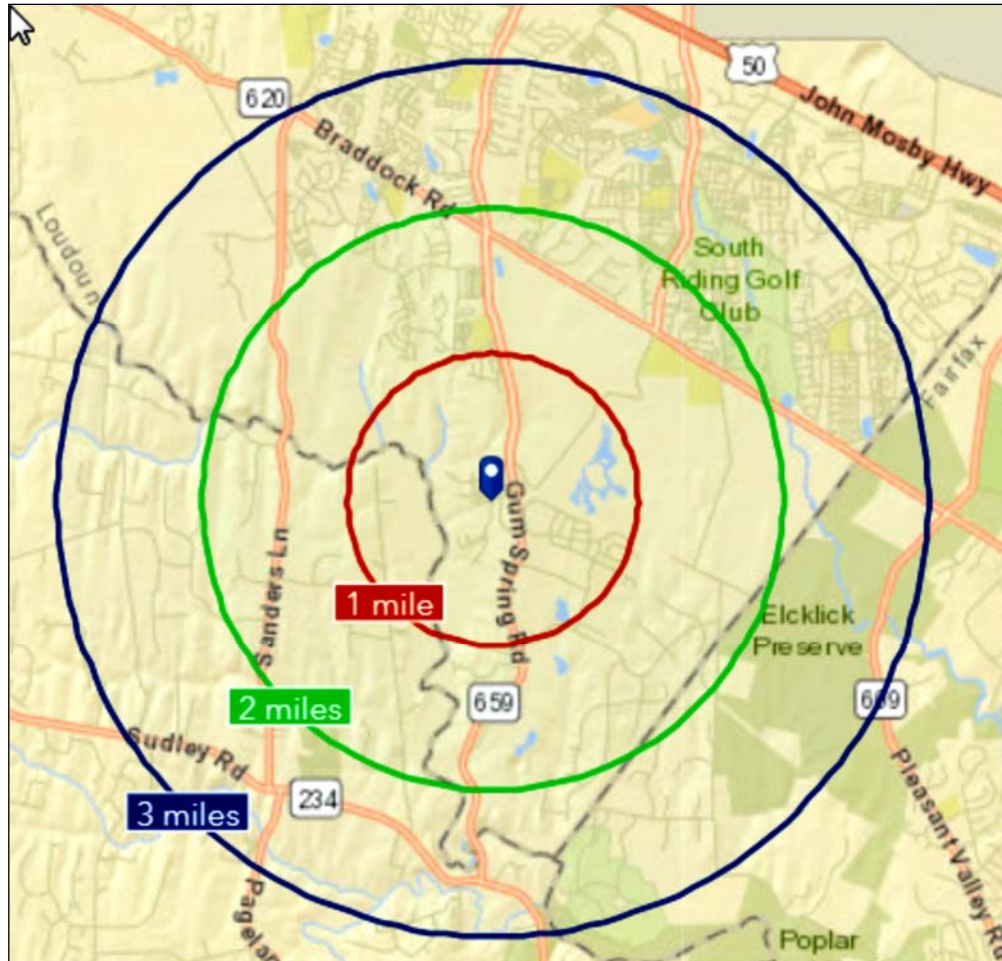


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## MARBURY SUBDIVISION



Traffic Counts	2016
Gum Springs & Marbury Estates Drive	11,000
Braddock Rd & Gum Springs	19,000

Demographics (2019)	1 mi.	2 mi.	3 mi.
Population	528	9,668	39,579
Avg. Annual HH Income	\$209,937	\$205,313	\$188,450

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# Marbury Estates Day Care Site

