



MID-ATLANTIC  
ACQUISITIONS LLC

LAND FOR  
SALE

## BRADY'S VILLAGE LAND PARCEL | TRIANGLE, VA



### Land Features

- 1.09 Acres
- **\$600,000**
- Village Zoning (see attached Zoning Information)
- Potential uses include:
  - Multi-Family
  - Daycare
  - Retail
  - Office
  - *And many more!*

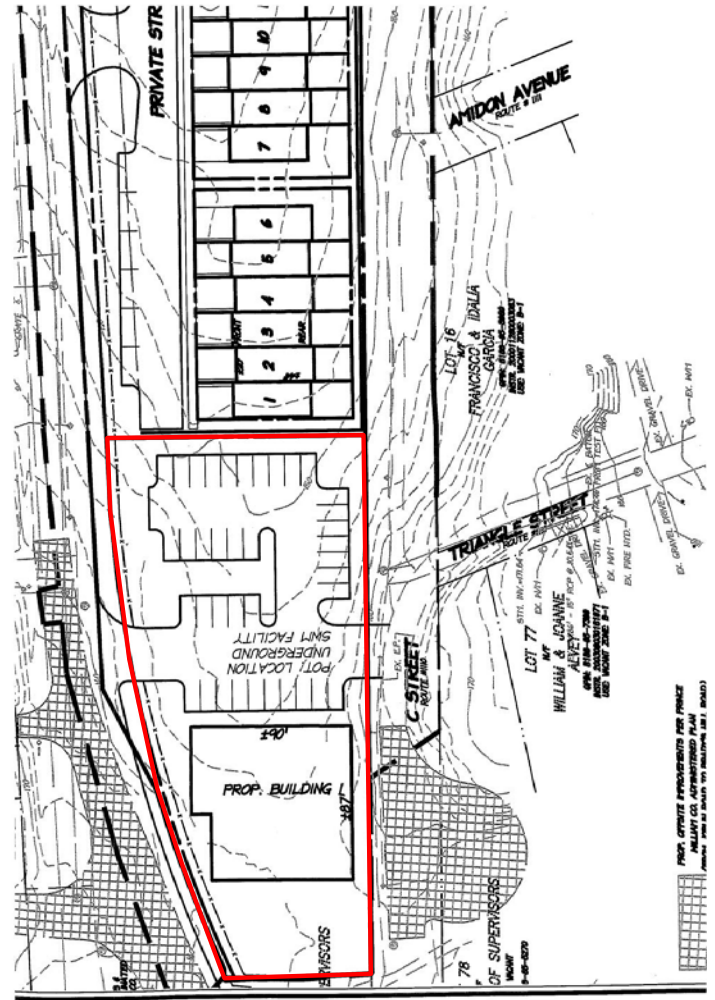
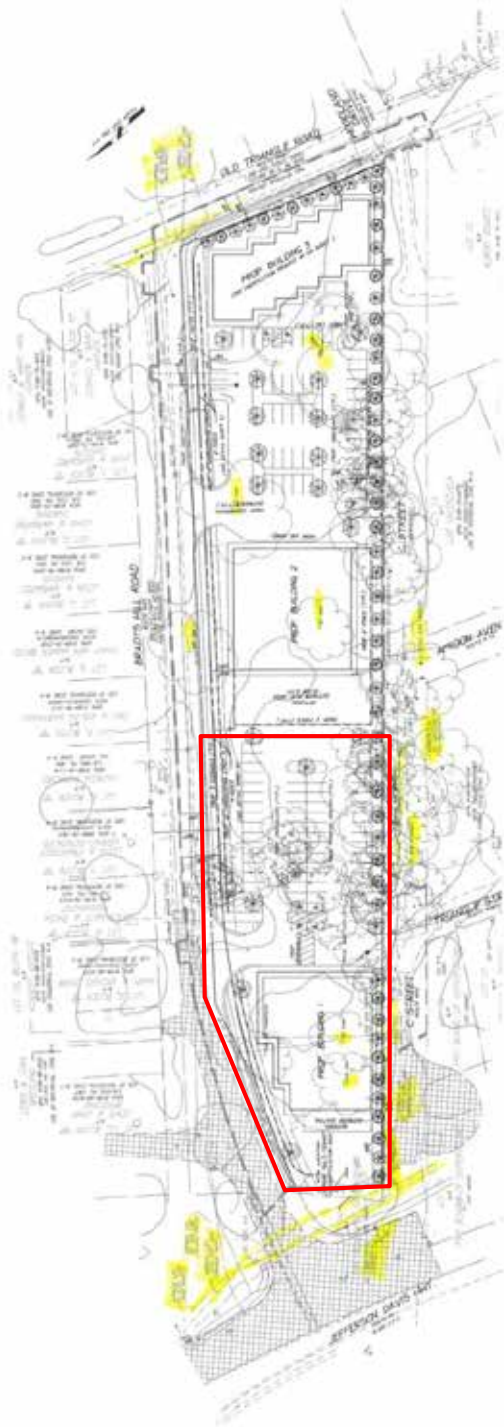


### Ideal Location!

- Located at the intersection of Route 1 & Bradys Hill Rd
- Less than 1 mile from I-95

Contact Traci Morris Cole | 703.328.7884 | [www.midacq.com](http://www.midacq.com)

# CONCEPTUAL LAYOUT OPTIONS



## ZONING INFORMATION

**Village (V) District By Right Uses:** Adult-day care facility • Attached single-family dwellings on lots up to one acre • Barber shop, beautician studio, tanning and toning salon (one set of toning equipment only) • Bicycle service • Business school • Cafeteria/lunchroom/snack bar/automat • Child-care facility • Commercial artist or photographer's studio • Cultural arts center • Data and computer services • Dry cleaning/garment processing facility, retail less than 3,000 SF • Dry cleaning pick-up facility • Duplex dwelling • Financial institution • Greenhouse or nursery • Household equipment and appliance service • Institute for special education and training • Interior design and decorating shop • Laundromat • Lawn mower service • Locksmith • Medical or dental offices and clinic • Mixed-use buildings • Multi-family dwellings on lots up to one acre • Office Optical and eye care facility • Package, telecommunications and courier service • Parking, public • Pet grooming service • Place of religious worship or assembly • Private school (boarding prohibited) • Quick service food store • Recycling collection points, subject to standards in section 32-250.84 • Religious institution • Restaurant, not including drive-in/driveup, drive-through, or carry out • Retail store • School of special instruction • Shoe repair • Single-family detached dwelling • Tailor, seamstress shop • Theater (indoor) • Tool and equipment rental (minor) • Travel agency • Veterinary hospital



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