LEASING/SALE OPPORTUNITY BUTLER CROSSING

Located Near the Intersection of Route 11 & Route 51



AREA HIGHLIGHTS

P&G, a large plant, chose this area as it provided a one day drive to 70 or 80% of their east coast customers

Amazon recently built a 1,000,000 sf distribution center 5 miles away

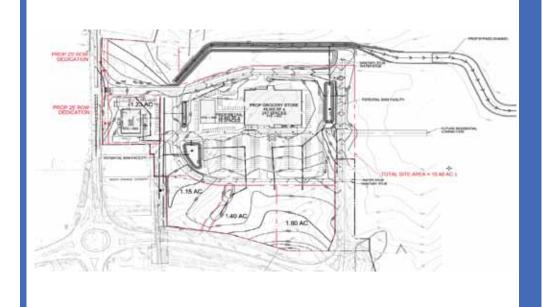
Proximity to Loudoun County, Leesburg Northern Virginia, Washington D.C.

Great area for living and working

AREA TOP EMPLOYERS

P & G (3.7 miles away)

Amazon (4.7 miles away)





CONTACT:

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Sandmar Properties, LLC 14601 Pettit Way Potomac, MD 20854



BUTLER CROSSING

DEMOGRAPHIC HIGHLIGHTS

Population

2000 Census: 1,323 10,082 19,684

2010 Census: 1,987 16,070 28,554

2019 Estimate: 2,290 18,637 32,273

2024 Projection: 2,426 19,773 33,918

Households

2000 Census: 516 3,793 7,336 2010 Census: 746 5,904 10,524

2019 Estimate: 848 6,718 11,718

2024 Projection: 895 7,083 12,253

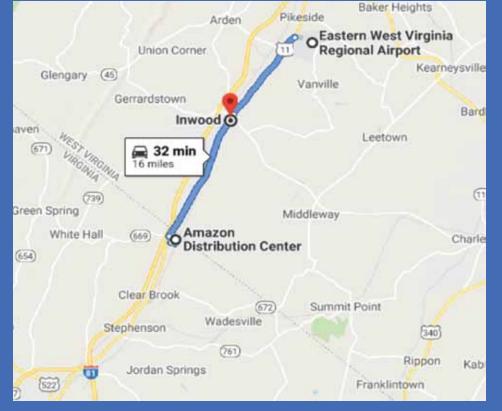
Family Households

 2000 Census:
 380
 2,887
 5,587

 2010 Census:
 536
 4,330
 7,792

 2019 Estimate:
 610
 4,927
 8,673

2024 Projection: 644 5,198 9,070



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