



**Exclusive Offering**

## NOW FOR SALE:

**Address** 5601 General Washington Drive

**Unit** M

**Square Feet** 1,800

**Price** \$2,800 + CAM/ Month for Rent or **\$495,000.00 for Sale**

**Zoning** I-5

### PROPERTY HIGHLIGHTS

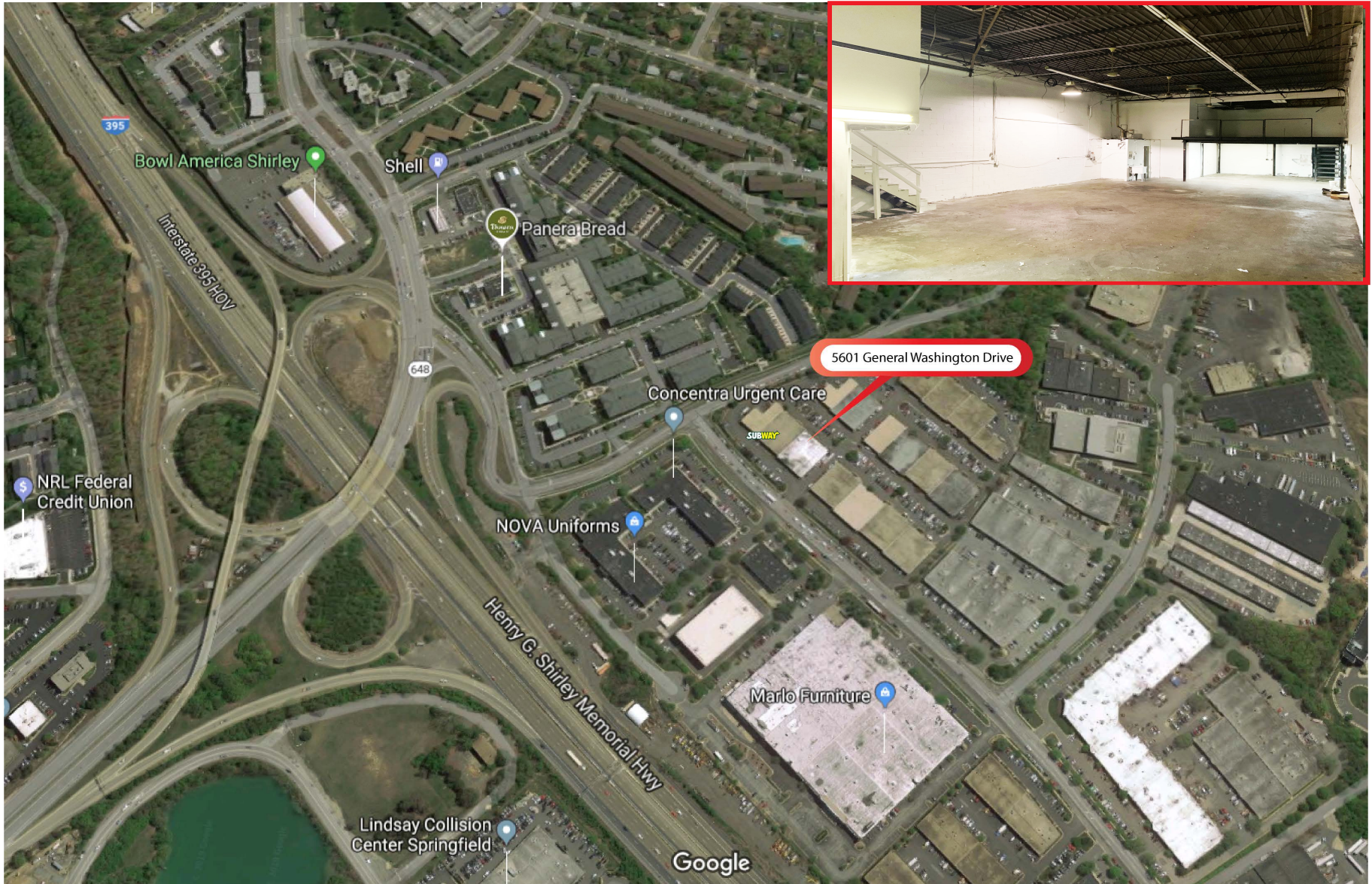
- ▶ New renovations as of July 2019
- ▶ Easy access to I-395
- ▶ Located in the Alexandria Industrial Park General Washington Drive
- ▶ Signage and parking availability
- ▶ Includes; Conditioned front office space, manual Garage door (drive-in), bathroom, mezzanine, open floor plan & storage lift
- ▶ Ceiling height of 17'
- ▶ Abundance of nearby retail and restaurant amenities including; Marlos Furniture, JJ's Deli, Subway, Panera, Shell, Dunkin Donuts and more!

### ▶ **DEMOGRAPHICS (3 Mile Radius)**

- ▶ Population: 125,944
- ▶ Households: 46,753
- ▶ Median HH Income: \$108,985
- ▶ Daytime Employees: 61,103
- ▶ Walk Score: 71 (very walkable)



# Aerial



# LONG & FOSTER<sup>®</sup>

COMMERCIAL DIVISION

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