

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,350,000
Condo Size:	Approx. 4,100 SF
Price / SF:	\$329/SF
Year Built:	2005
Zoning:	I-3

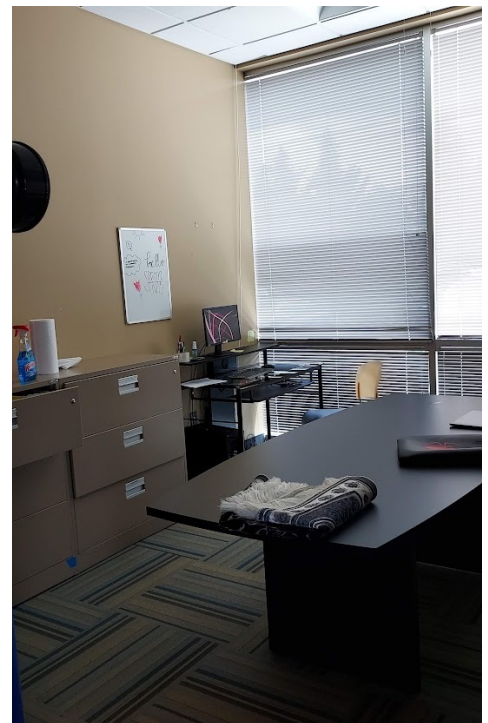
PROPERTY OVERVIEW

Ground floor spectacular corner commercial unit with great window-line and high exposed ceilings. Architect designed unit with a lot of open space. Direct parking lot access: One double door entry and another single door access. Building has Class A lobby. Located in Chantilly just south of Dulles Airport, right off Rt. 50. Close to major employers, NRO and amenities.

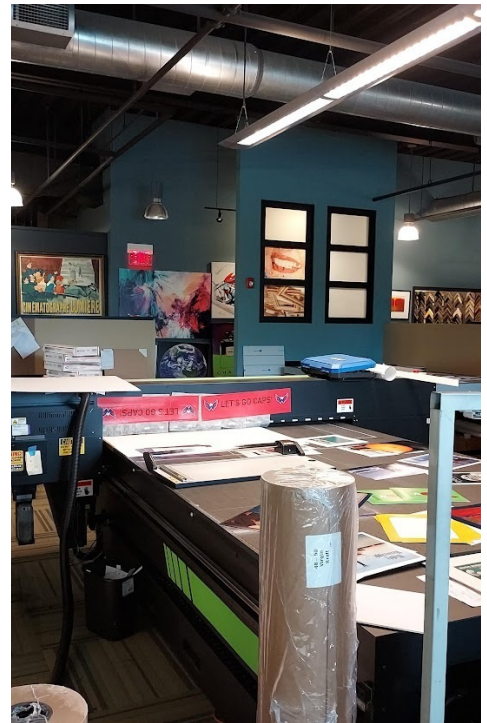
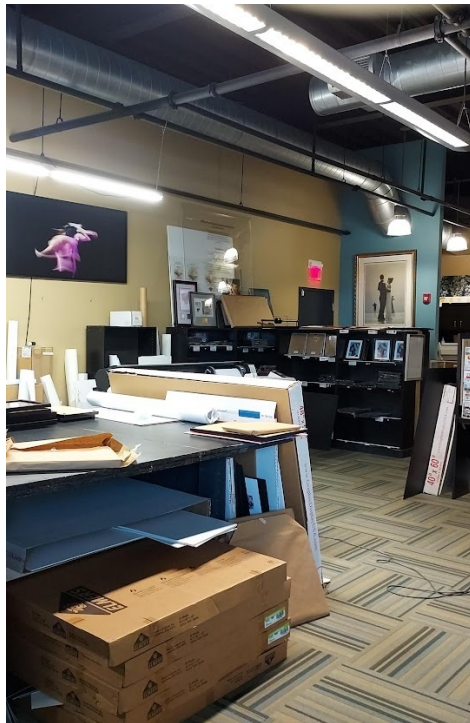
PROPERTY HIGHLIGHTS

- Ground floor spectacular corner commercial unit with great window-line and high exposed ceilings. Excellent window-line - lots of natural light and high ceilings
- Modern lobby with Class A finishes & Elevator access
- Direct parking lot access: One double door entry and another single door access
- Great parking
- Close to NRO and other major employers
- Located just off Route 50 close to Route 28 and on south side of Dulles Airport

Additional Photos



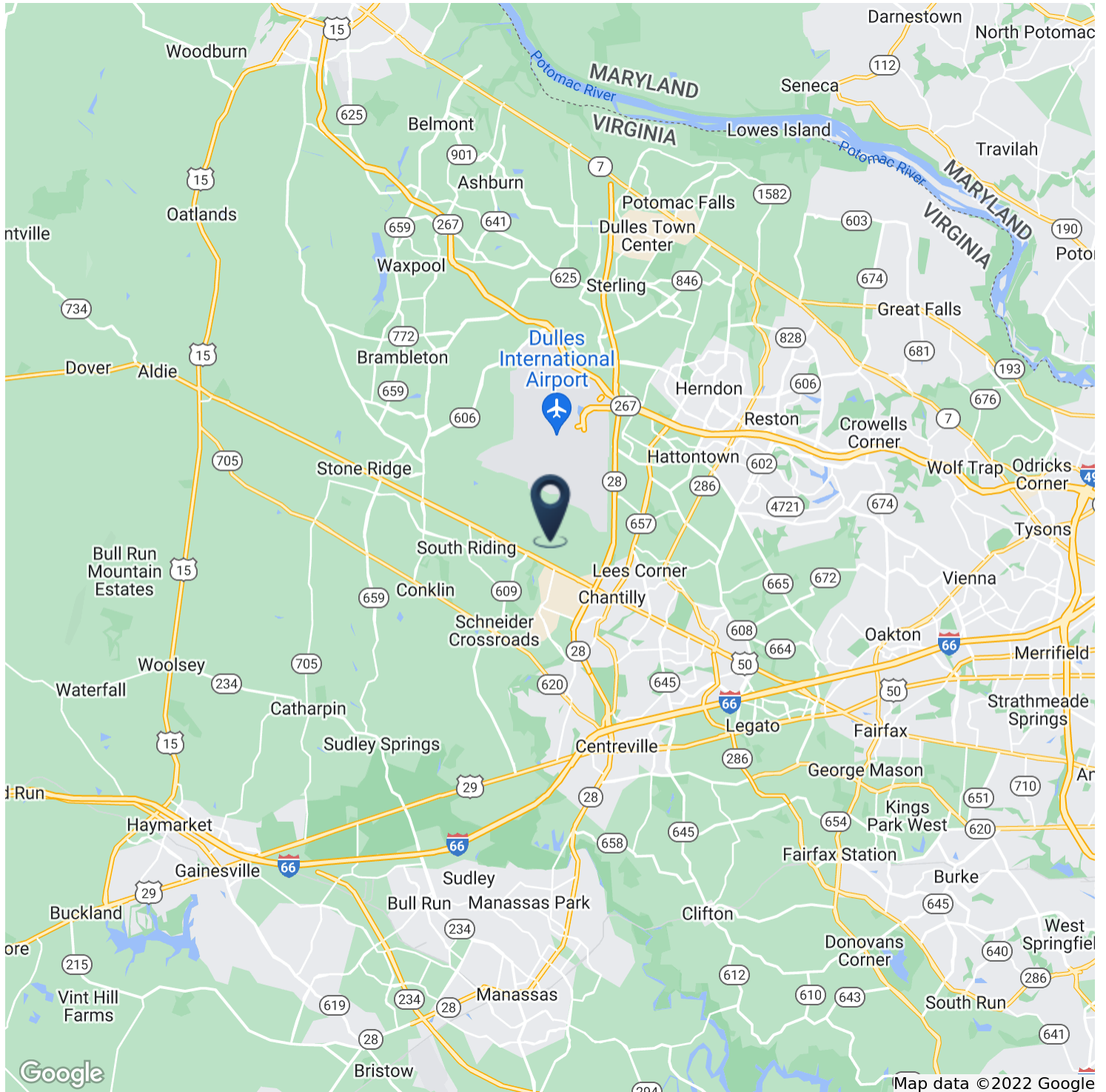
Additional Photos



Location Map



Location Map



Long & Foster Commercial | 703.506.2850
8227 Old Courthouse Suite 200
Vienna, VA 22182

Kathy Killion
Associate Broker
703.600.9295
kkillion@inf.com

Bakh Safarov
Commercial Agent
703.873.5747
bakh.safarov@gmail.com



Aerial Map



Google Earth ©2022 CNES / Airbus, Commonwealth of Virginia, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

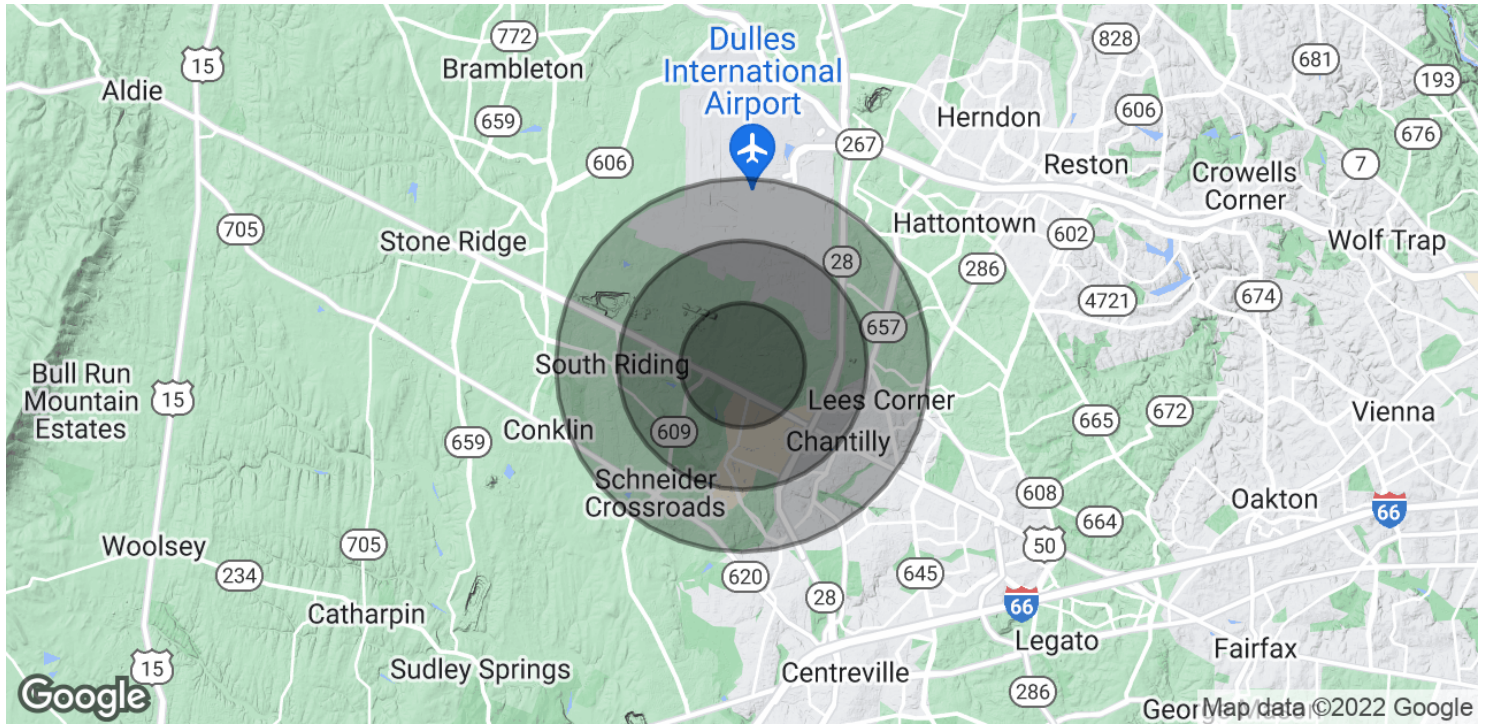
Long & Foster Commercial | 703.506.2850
8227 Old Courthouse Suite 200
Vienna, VA 22182

Kathy Killion
Associate Broker
703.600.9295
kkillion@lfi.com

Bakh Safarov
Commercial Agent
703.873.5747
bakh.safarov@gmail.com



Demographics Map & Report



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	1,981	9,930	23,890
Average Age	30.6	33.9	36.8
Average Age (Male)	34.3	32.4	34.9
Average Age (Female)	30.6	34.6	37.7

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	538	2,954	7,438
# of Persons per HH	3.7	3.4	3.2
Average HH Income	\$117,377	\$162,815	\$173,401
Average House Value	\$762,966	\$872,298	\$1,084,318

* Demographic data derived from 2020 ACS - US Census

Retailer Map

