

SIGNAGE POTENTIAL--GREAT PARKING RATIO--GARAGE PARKING--RENOVATED LOBBY--ELEVATOR

OFFERING SUMMARY

Lease Rate: \$21.50 - 24.00 SF/yr
plus cleaning

Available SF: Approx. 2,800 - 11,200 SF

Year Built: 1984

Renovated: 2016

Zoning: C-2 (420)

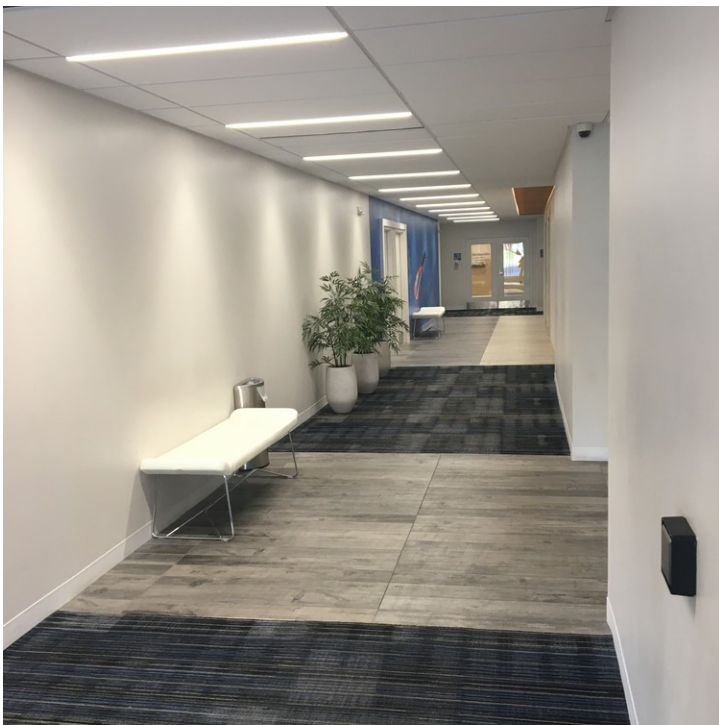
PROPERTY OVERVIEW

Modern Renovated Lobby with Great Parking Ratio and Garage Parking

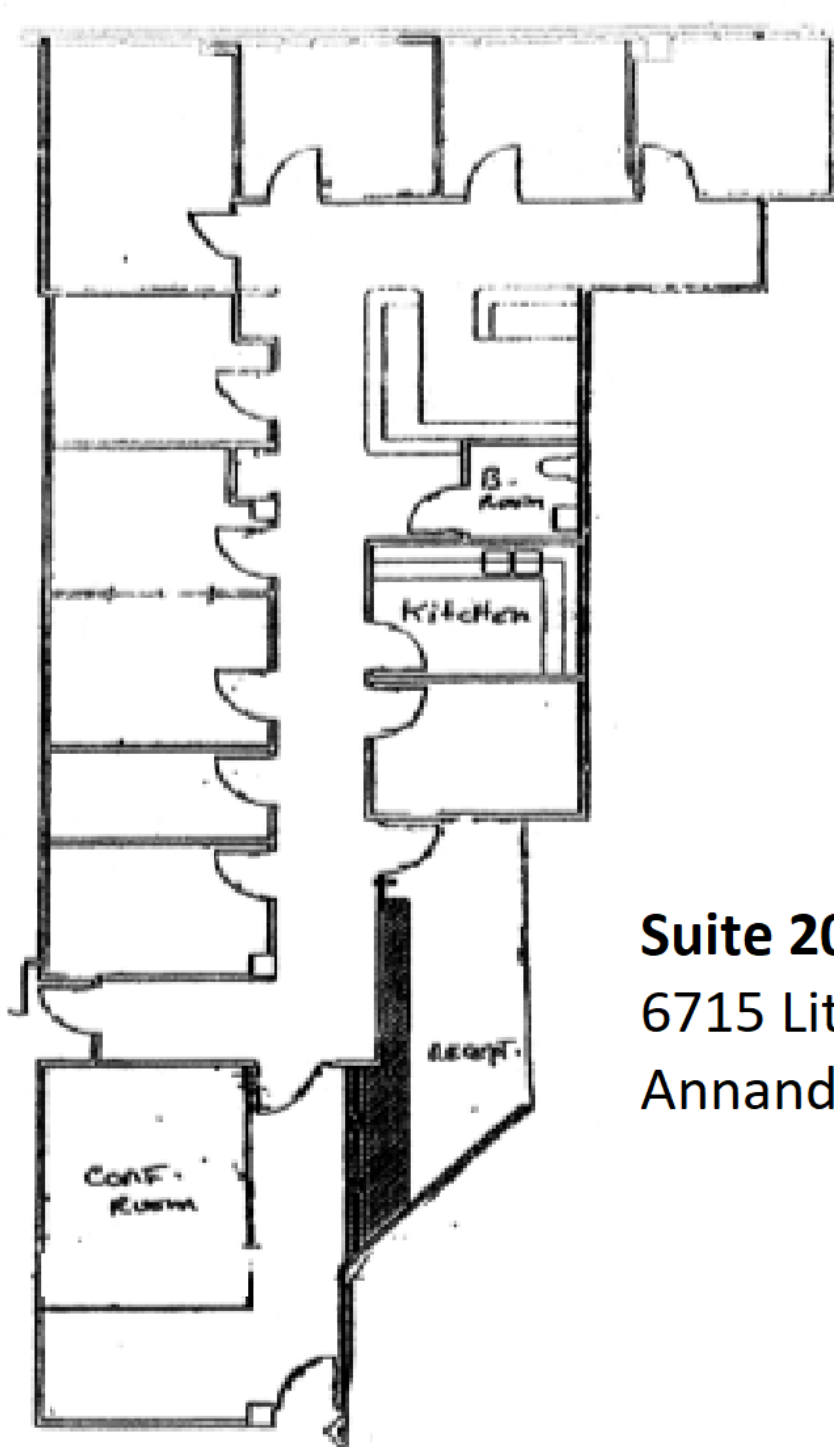
PROPERTY HIGHLIGHTS

- Modern Renovated Lobby & Common Hallways and Elevator!!!
- Newly available medical suite with private restrooms and fixtures
- Great Visibility on Little River Turnpike at border w-Alexandria
- Signage Potential
- Excellent Parking Ratio and Garage Parking available
- Easy Access to I-495 and I-395
- Restaurants and shopping nearby
- Across from Pinecrest Golf Course
- Thomas Jefferson Magnet High School around the corner

Additional Photos



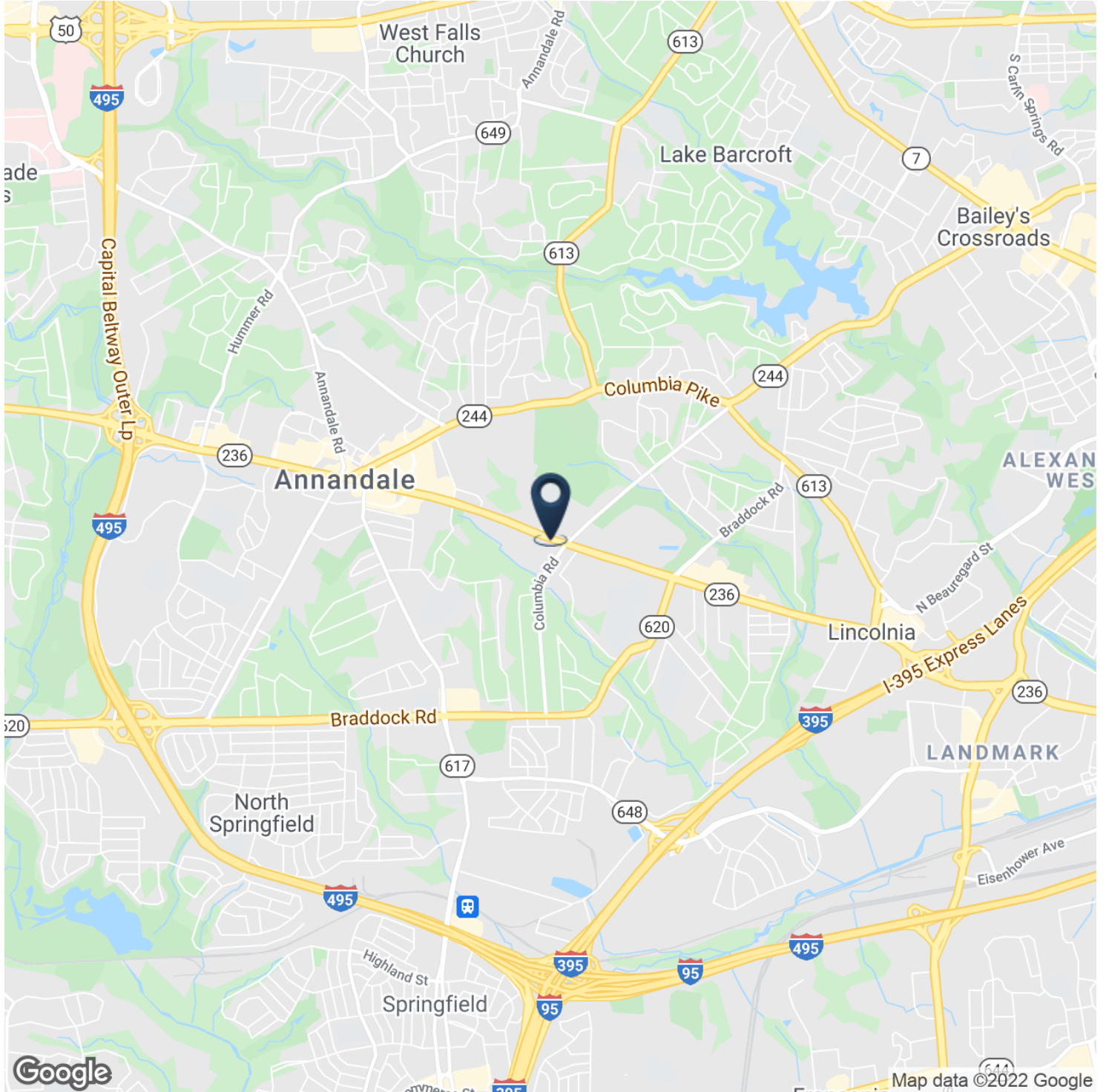
Floor Plans



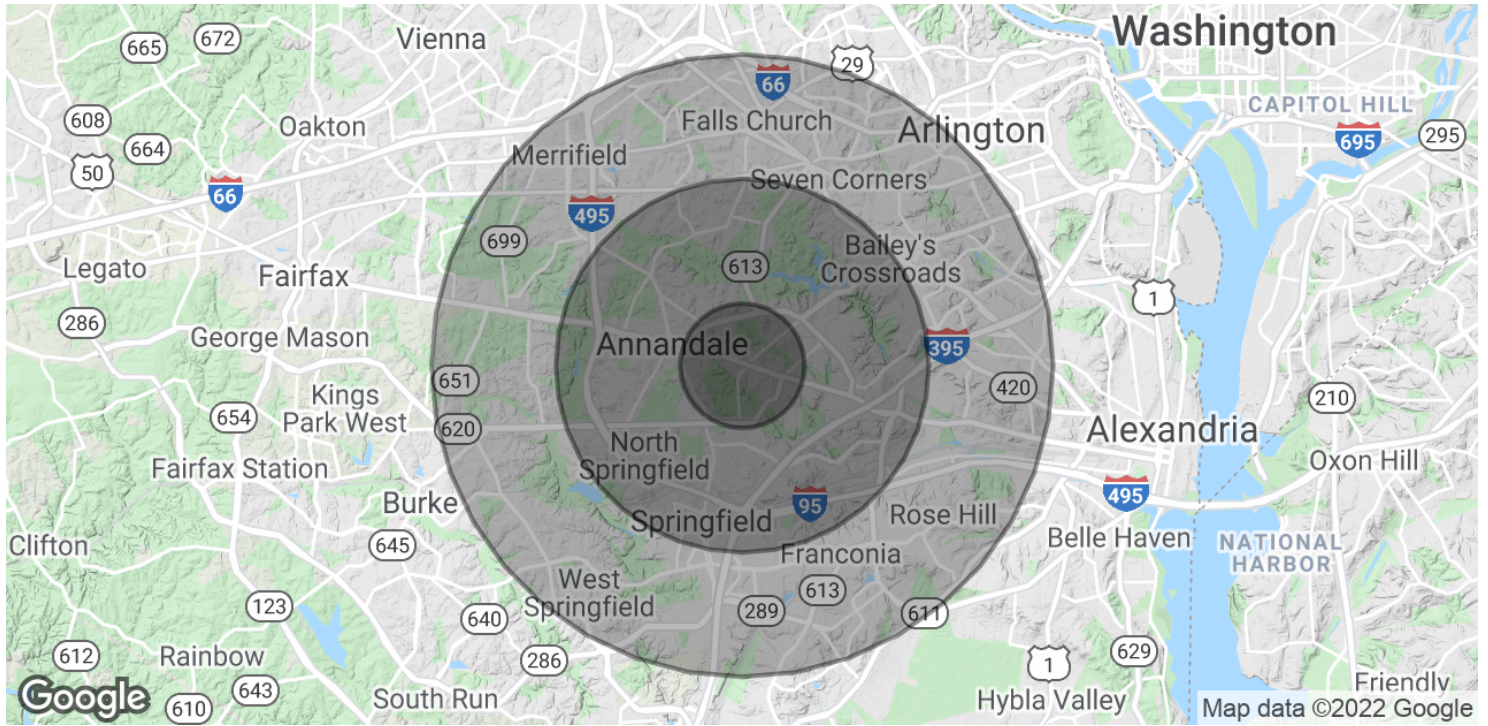
Suite 202

6715 Little River Turnpike
Annandale, VA

Location Maps



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,307	142,444	432,261
Average age	41.5	37.4	37.2
Average age (Male)	42.1	36.8	36.5
Average age (Female)	40.6	37.5	37.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,028	52,416	170,882
# of persons per HH	2.8	2.7	2.5
Average HH income	\$110,802	\$98,419	\$103,899
Average house value	\$500,351	\$504,142	\$507,524

* Demographic data derived from 2010 US Census