

LEASE

2102-B GALLOWS RD

2102-B Gallows rd Vienna , VA 22182



PROPERTY DESCRIPTION

2nd-floor office space on a very busy Gallows rd with lots of on-site parking. This well-lit office has 4 rooms and 2 bathrooms. The owner renovated the suit recently by putting two brand new restrooms, carpet, and fresh paint. Bus stop, metro, I-495, I-66 highways, Route 7 and Dulles toll road minutes away. Surrounded by the wealthiest population of the nation, this office space is a good fit for beauty and skin care, massage, CPA, financial advisor, insurance and any kind of office use.

OFFERING SUMMARY

| | |
|------------------|---------------------------|
| Lease Rate: | \$2,100.00 per month (MG) |
| Number of Units: | 2 |
| Available SF: | 1,050 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 6,148 | 45,208 | 102,312 |
| Total Population | 15,664 | 112,690 | 270,596 |
| Average HH Income | \$141,138 | \$136,585 | \$149,598 |

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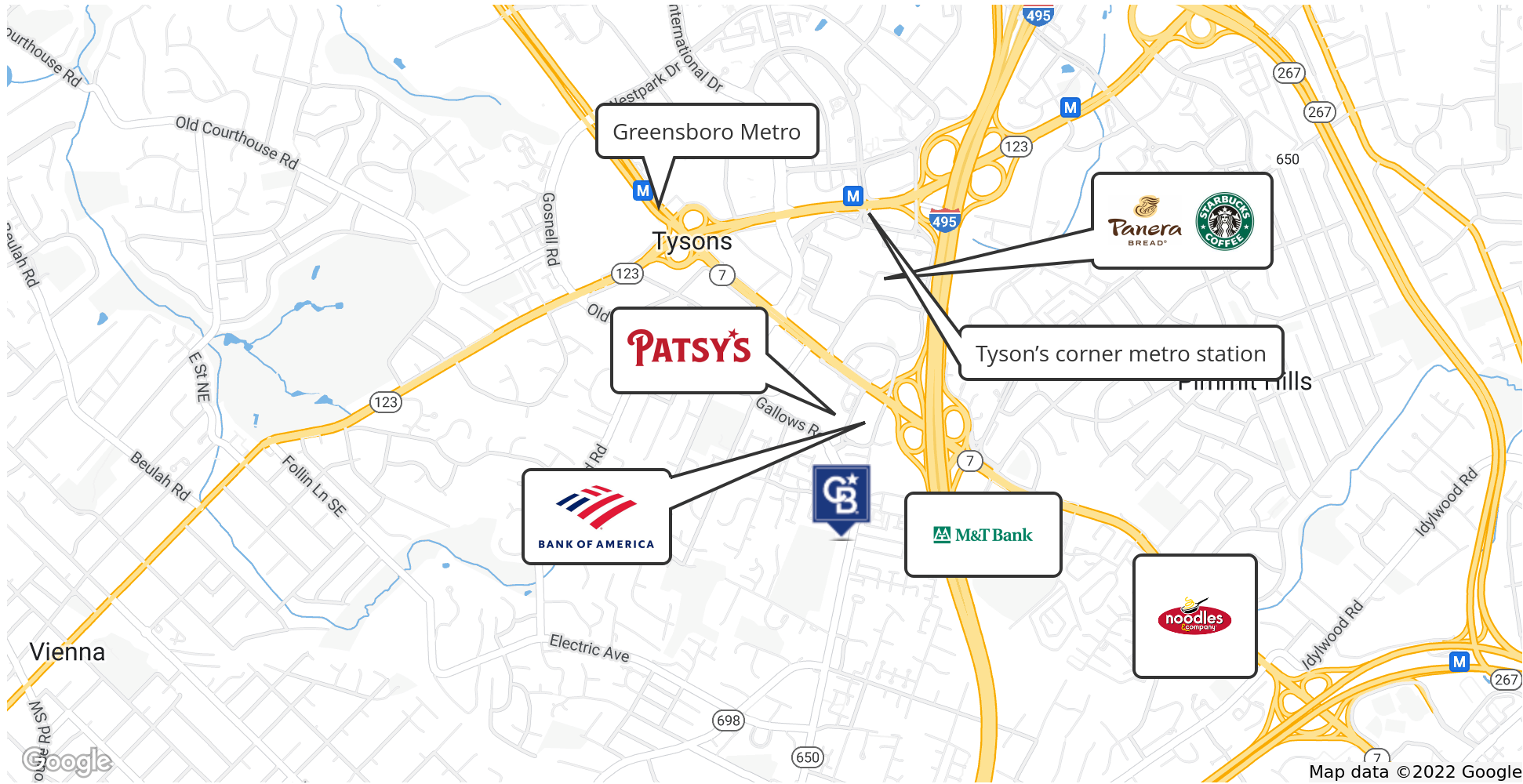


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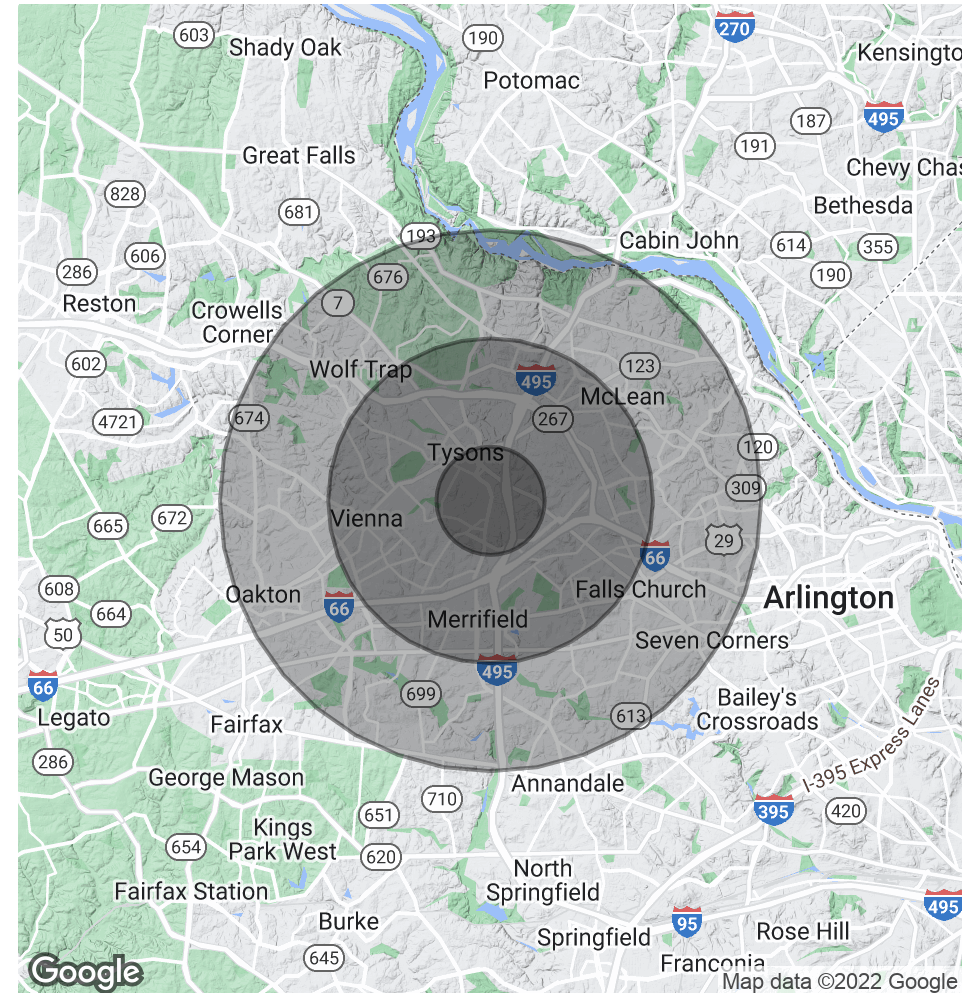
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 15,664 | 112,690 | 270,596 |
| Average Age | 36.7 | 38.2 | 39.3 |
| Average Age (Male) | 37.1 | 37.2 | 38.3 |
| Average Age (Female) | 36.9 | 39.3 | 40.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 6,148 | 45,208 | 102,312 |
| # of Persons per HH | 2.5 | 2.5 | 2.6 |
| Average HH Income | \$141,138 | \$136,585 | \$149,598 |
| Average House Value | \$649,442 | \$603,927 | \$656,779 |

* Demographic data derived from 2010 US Census



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