

Property Summary



**PROPERTY DESCRIPTION**

Great office location, just off of I-66 and Rt. 29 in Gainesville, VA. Located in Heritage Village Plaza, directly across from Heritage Village Community. Offices are in close proximity to some retail, a gym, and daycare. Excellent location for a law firm, accounting firm, or other healthcare and professional services.

**PROPERTY HIGHLIGHTS**

- 4 Individual Offices, with Reception Space
- Full Kitchenette
- Just off of I-66 and Rt. 29 in Gainesville, VA
- Excellent Parking
- Close Proximity to Retail, Gym, and Daycare
- Excellent for Professional Services User

**OFFERING SUMMARY**

Sale Price:	\$315,000
Number of Units:	1
Office Condo Size:	1,340 SF

**DEMOGRAPHICS**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	1,804	26,964	77,306
Total Population	4,752	83,060	238,601
Average HH Income	\$114,358	\$124,581	\$118,876





Additional Photos

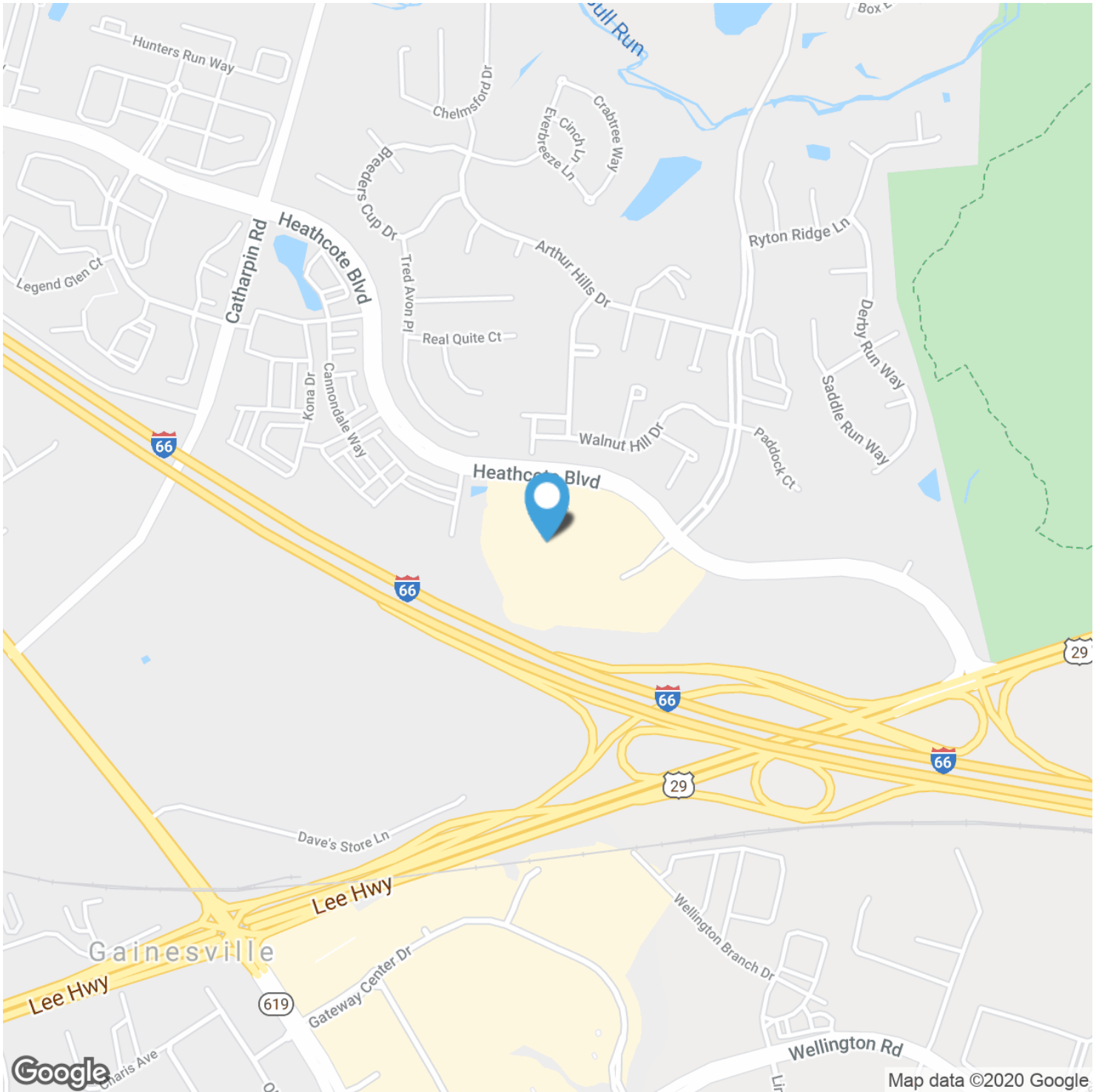




Additional Photos

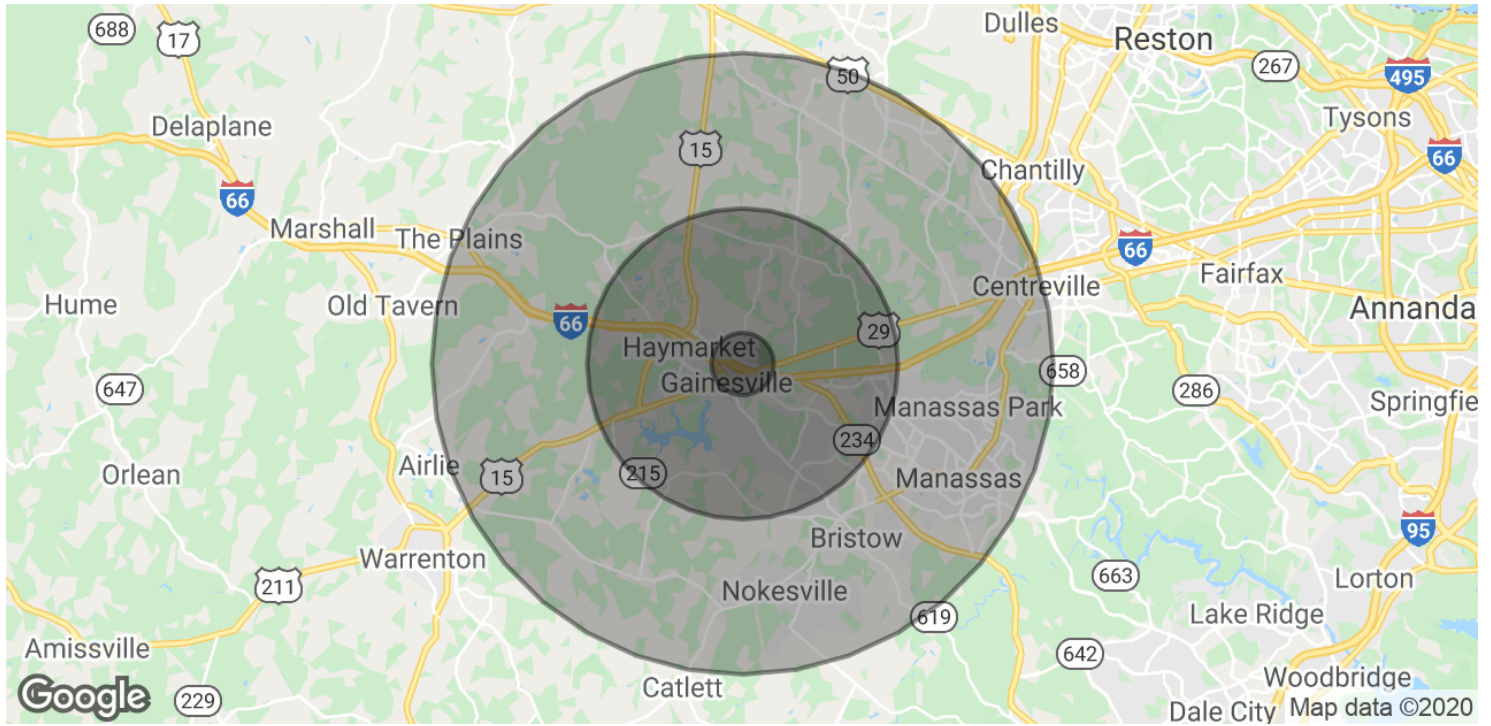


Location Maps





Demographics Map & Report



**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	4,752	83,060	238,601
Average age	41.6	35.2	34.4
Average age (Male)	42.4	35.3	34.2
Average age (Female)	40.2	34.7	34.6

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	1,804	26,964	77,306
# of persons per HH	2.6	3.1	3.1
Average HH income	\$114,358	\$124,581	\$118,876
Average house value	\$447,262	\$535,264	\$511,448

\* Demographic data derived from 2010 US Census

