



FOR SALE

# Annandale Square

4324 EVERGREEN LANE UNITE G2, ANNANDALE, VA 22003



**PRESENTED BY:**

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[www.commercialdivision.infre.com](http://www.commercialdivision.infre.com)

FOR SALE AND LEASE

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## OFFERING SUMMARY

<b>Sale Price:</b>	\$399,000
<b>Price / SF:</b>	\$190
<b>Year Built:</b>	1986
<b>Suite Size:</b>	2094 SF

## PROPERTY HIGHLIGHTS

- Prime Downtown Annandale location
- Seller Financing may be possible
- Well Priced – \$399,000 or \$190/SF
- New carpet & paint
- Lots of natural light - great window line
- Suite has 8 offices, conference room, kitchen and 2 restrooms
- Operable windows
- Good Parking
- Nearby amenities include restaurants and shops
- Easy access to I-495 and Little River Turnpike

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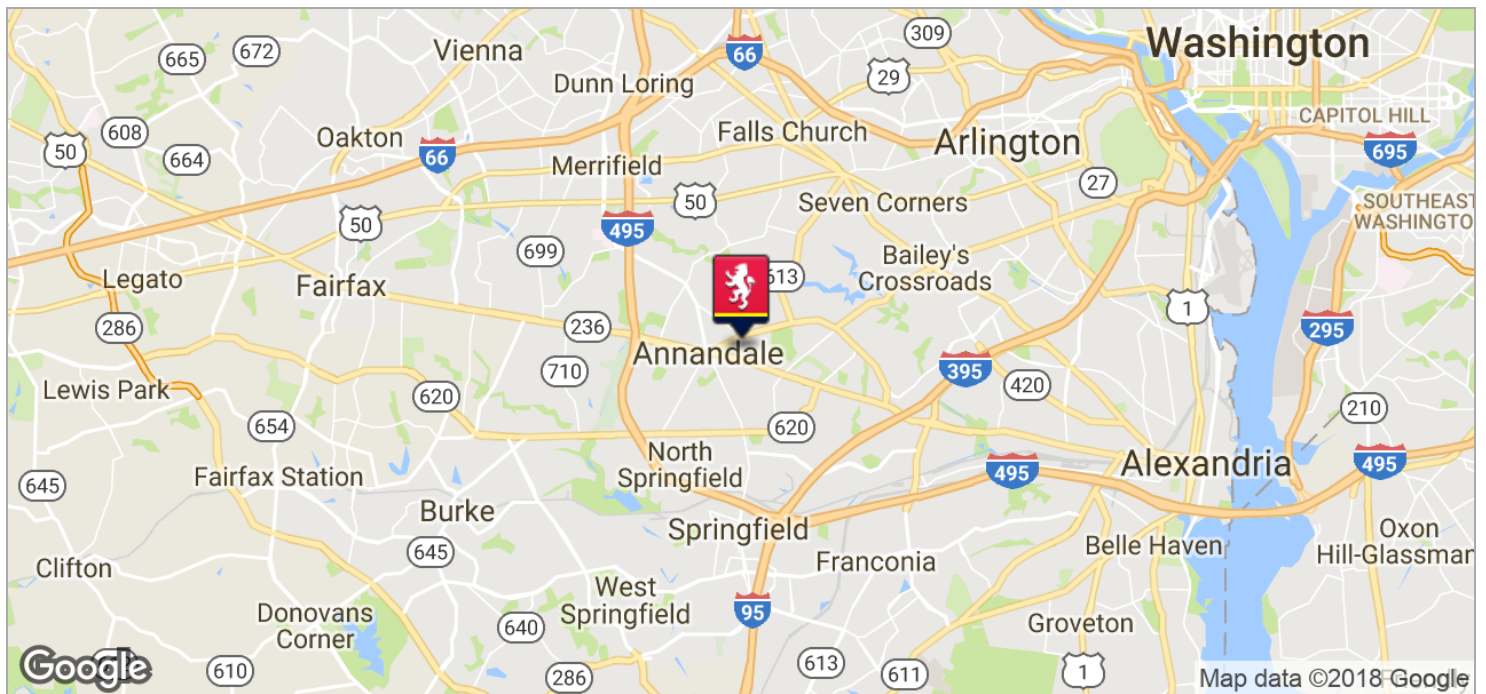
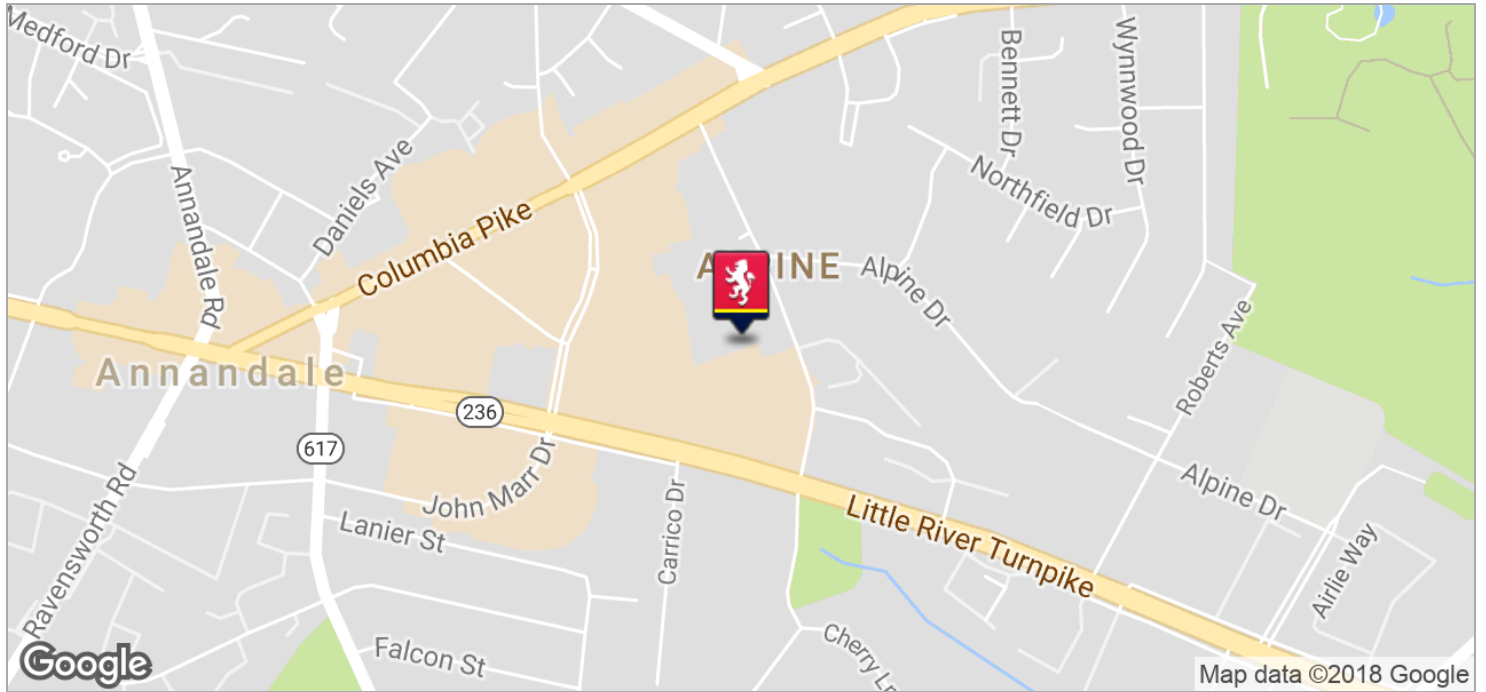
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## COMMERCIAL DIVISION



**Kathy Killion**  
**Bakh Safarov**

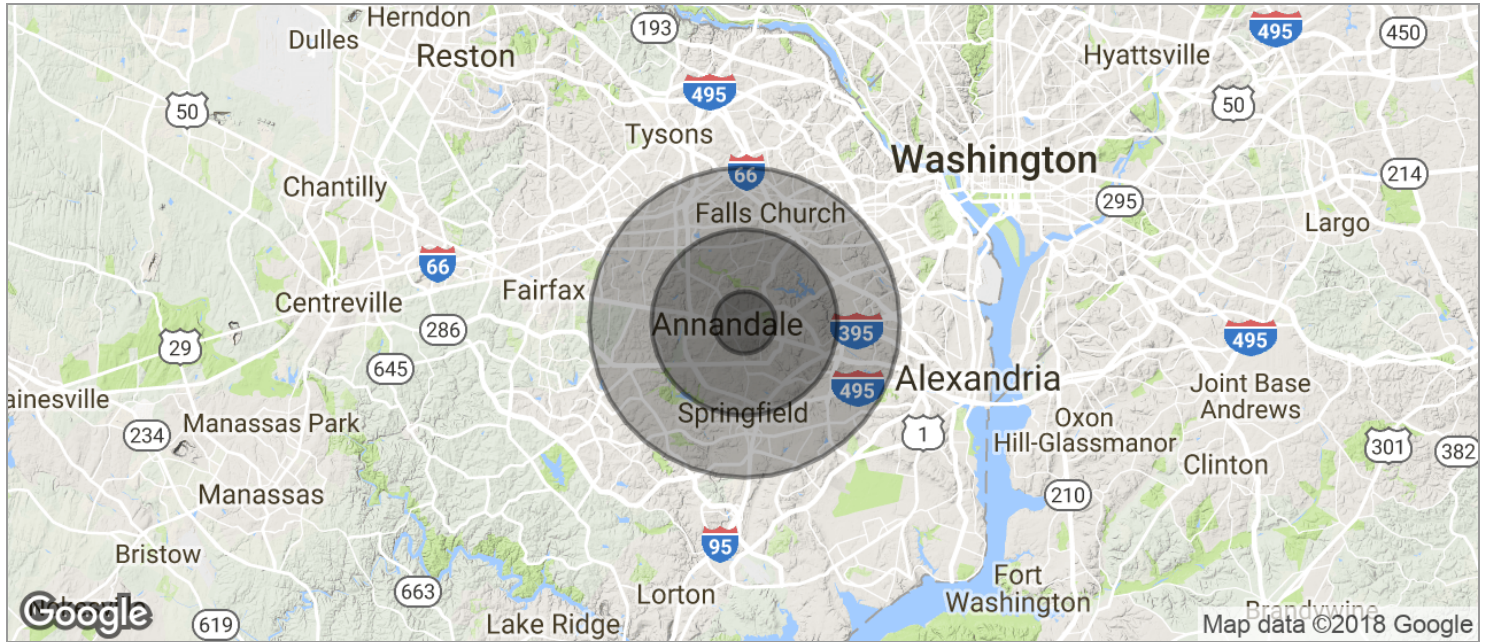
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	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
TOTAL POPULATION	11,987	124,173	403,276
MEDIAN AGE	43.0	38.0	37.5
MEDIAN AGE (MALE)	42.6	37.6	36.7
MEDIAN AGE (FEMALE)	43.0	37.9	38.1
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	4,225	43,819	155,008
# OF PERSONS PER HH	2.8	2.8	2.6
AVERAGE HH INCOME	\$107,875	\$105,715	\$108,137
AVERAGE HOUSE VALUE	\$509,223	\$524,715	\$515,039

\* Demographic data derived from 2010 US Census

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