



OFFERING SUMMARY

Available SF:	1,200 SF
Lease Rate:	\$14.00 SF/yr (Ground)
Year Built:	1988
Building Size:	5,460 SF
Zoning:	C-2

PROPERTY HIGHLIGHTS

- Shopping Center with Free Parking
- Prime location between King George and Fredericksburg
- Owner will convey client database as well as work materials (polish and equipment)
- High traffic location
- Term: 5 to 10 years at \$14.00 a Square Foot or \$1,400 a Month
- AS-IS Salon Equipment for sale \$30,000 in addition to Lease Terms
- Option: Tenant shall have the right to extend with one hundred and eighty days (180) notice for an additional three (3) year term. Term shall be at an escalation through the option term.

POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	364	9,307	27,346
Average age	36.4	37.0	37.3
Average age (Male)	36.3	36.9	36.9
Average age (Female)	36.7	37.1	37.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	135	3,417	9,934
# of persons per HH	2.7	2.7	2.8
Average HH income	\$92,568	\$90,980	\$87,390
Average house value	\$347,023	\$339,242	\$334,883

* Demographic data derived from 2010 US Census

