



COMMERCIAL  
DIVISION

FOR LEASE

# 6910 Richmond Hwy

6910 RICHMOND HWY, ALEXANDRIA, VA 22306



**PRESENTED BY:**

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## OFFERING SUMMARY

|                         |  |
|-------------------------|--|
| <b>Available SF:</b>    | 2,000 SF   |
| <b>Lease Rate:</b>      | \$25 per month (Gross)<br>(rent includes real estate taxes common area maintenance, janitorial services, utilities, electric and water). |
| <b>Building Size:</b>   | 87917 SF   |
| <b>Treatment Rooms:</b> | 8 rooms  |

## PROPERTY HIGHLIGHTS

- Medical/Office Space For Sub-Lease/Business.
- Excellent opportunity to sub-lease turn-key wellness center.
- Facing Richmond Hwy the space is conveniently located within walking distance of numerous personal services, great amenity base within walking distance to Eisenhower Metro Station and Capital Beltway.
- Ideal for doctor, dentist, chiropractor and other health professional.
- Ample on-site parking, 4 miles away from the Old Town Alexandria.
- Beautiful lobby entrances, 8 treatment rooms, a bathroom, closets. Grand entrance newly built spaces, ready for occupancy.
- Tenants of the bldg include Inova Health.
- Two years remains on the current lease term.
- Owner also will be interested to sell an existing wellness center or open for a partnership.

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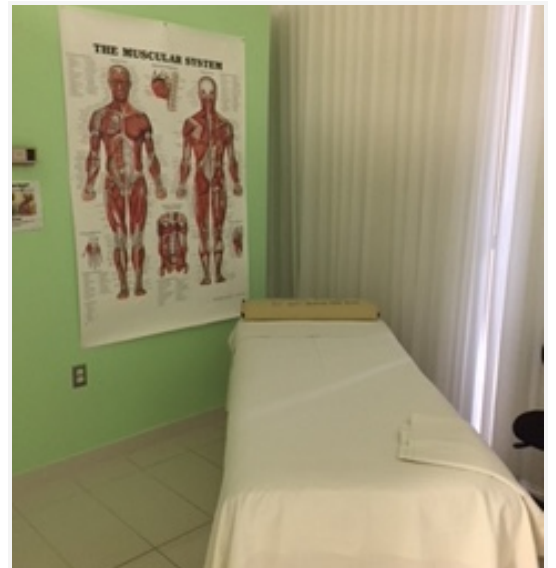
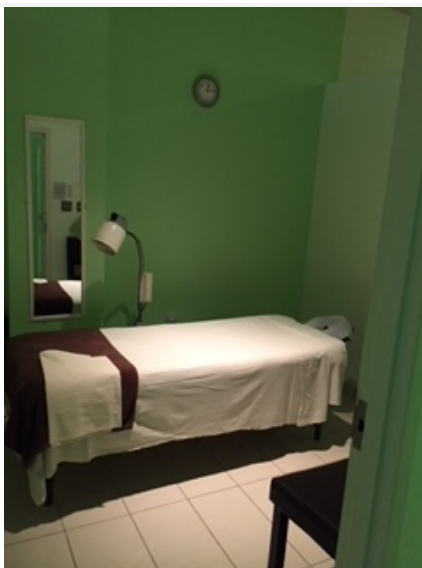
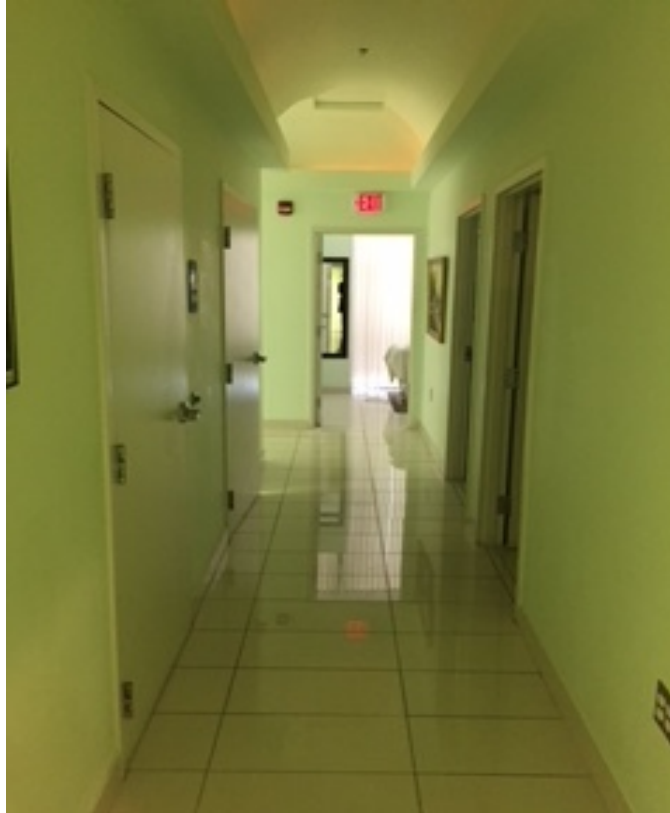
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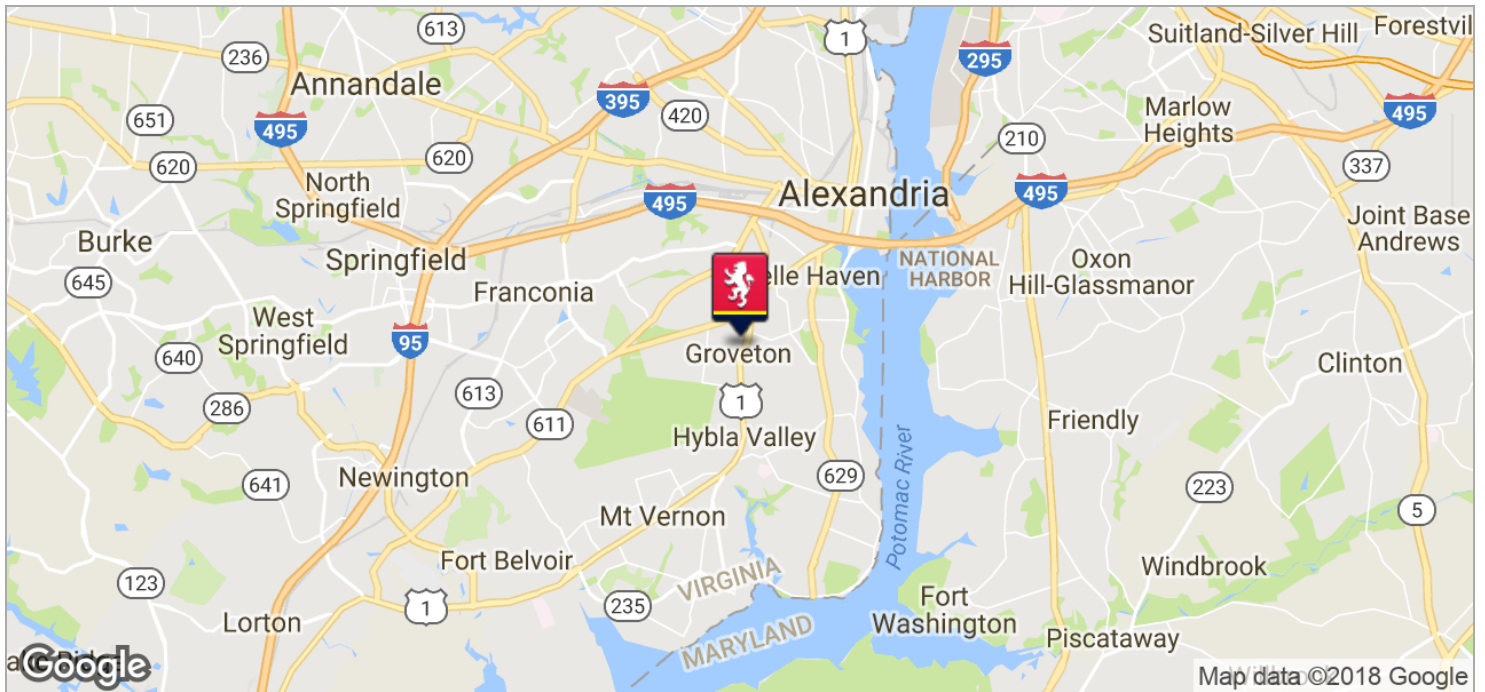
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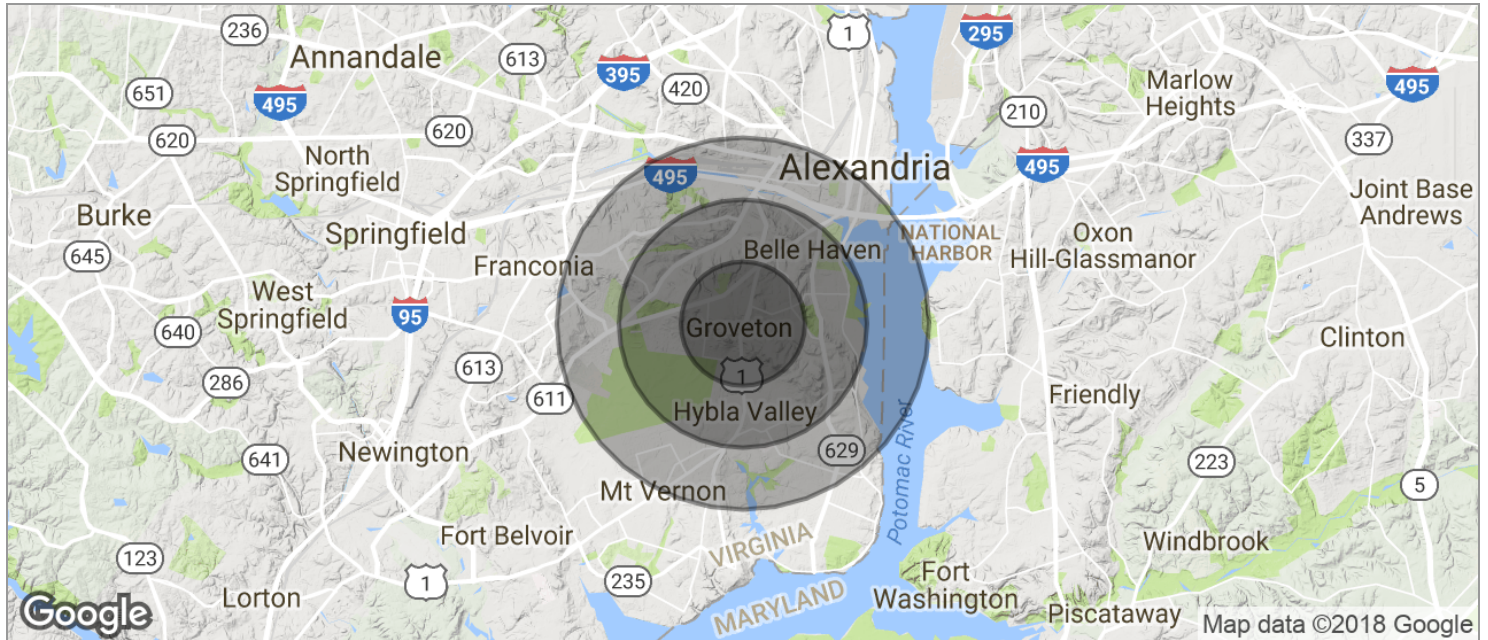
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|                                | 1 MILE    | 2 MILES   | 3 MILES   |
|--------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>              |           |           |           |
| TOTAL POPULATION               | 18,950    | 60,835    | 119,066   |
| MEDIAN AGE                     | 32.5      | 35.6      | 36.7      |
| MEDIAN AGE (MALE)              | 32.8      | 35.1      | 35.7      |
| MEDIAN AGE (FEMALE)            | 33.0      | 36.9      | 38.2      |
| <b>HOUSEHOLDS &amp; INCOME</b> |           |           |           |
| TOTAL HOUSEHOLDS               | 7,477     | 24,384    | 48,697    |
| # OF PERSONS PER HH            | 2.5       | 2.5       | 2.4       |
| AVERAGE HH INCOME              | \$84,901  | \$100,148 | \$105,635 |
| AVERAGE HOUSE VALUE            | \$489,596 | \$495,321 | \$510,931 |

\* Demographic data derived from 2010 US Census

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