

Retail and Office Space in Clarendon-Courthouse Area



**OFFERING SUMMARY**

First Floor Lease Rate:	\$50/SF (Full Service)
First Floor Available SF:	1625-3325 SF
Second Floor Lease Rate:	Negotiable
Second Floor Available SF:	3019 SF (Divisible)
Building Size:	9057 SF
Year Built:	1946
Zoning:	C-2

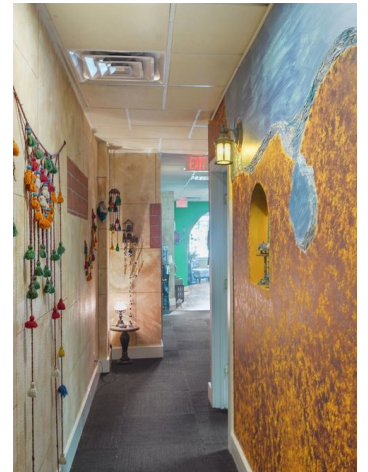
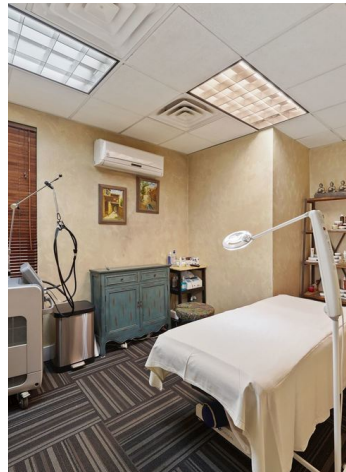
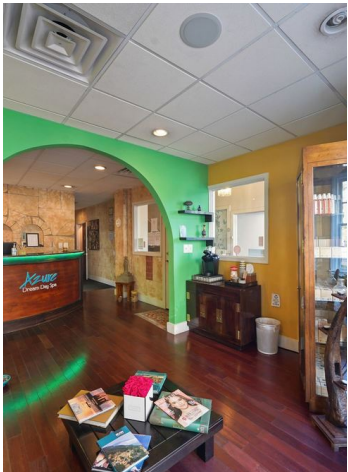
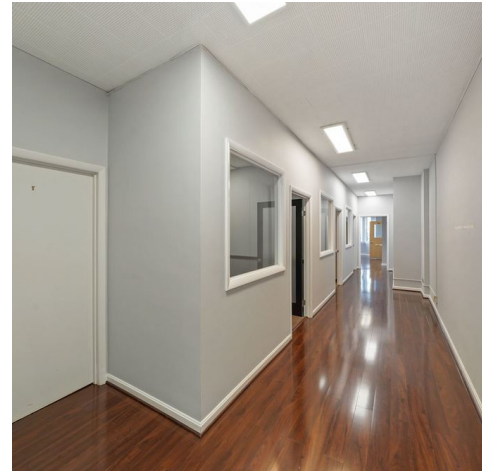
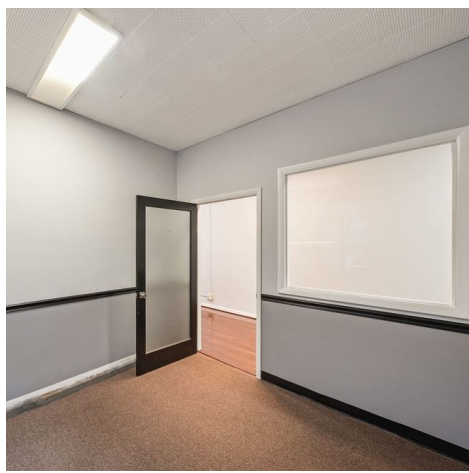
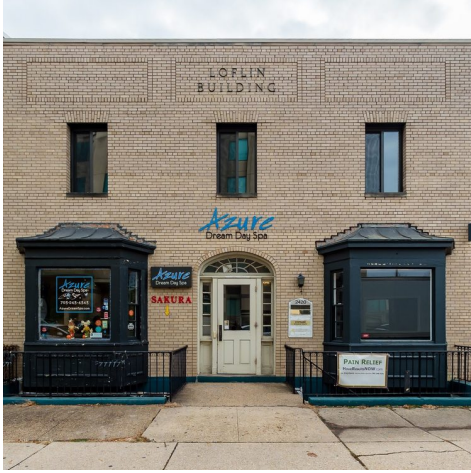
**PROPERTY OVERVIEW**

Fabulous first floor retail space and second floor retail/office space at the Loflin Building. Perfect for both high-end retail users and professional and medical office users. Plenty of parking. Natural light throughout. Short walk to both the Court House and Clarendon Metro Stations. Easy access to Rt. 50 and I-66. First floor includes 1625 SF of retail space with large reception/showroom with bay windows, four offices, bathroom, storage room and large back office/work area. Up to 3,325 SF available on the first floor with an additional reception area, four treatment rooms, storage room, bathroom and large back office/work area. Second Floor includes up to 3019 SF of divisible retail/office space. Second Floor Lease Rate is negotiable.

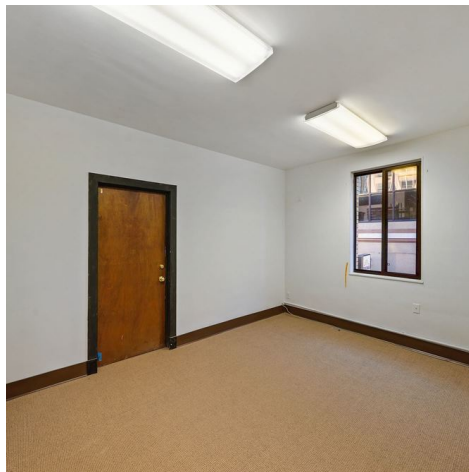
**AVAILABLE SPACES**

- Suite 101 - 1,625 SF Retail Space with large reception/showroom area with bay windows, four offices, bathroom, storage room and large back office/work area. Available immediately.
- Entire First Floor - 3,325 SF Retail Space with two large reception areas with bay windows, eight offices/treatment rooms, two bathrooms, two storage rooms and two large back office/work areas.
- Entire Second Floor - 3,019 SF Retail/Office Space with 14 individual offices. Second floor space is divisible.

First Floor Retail



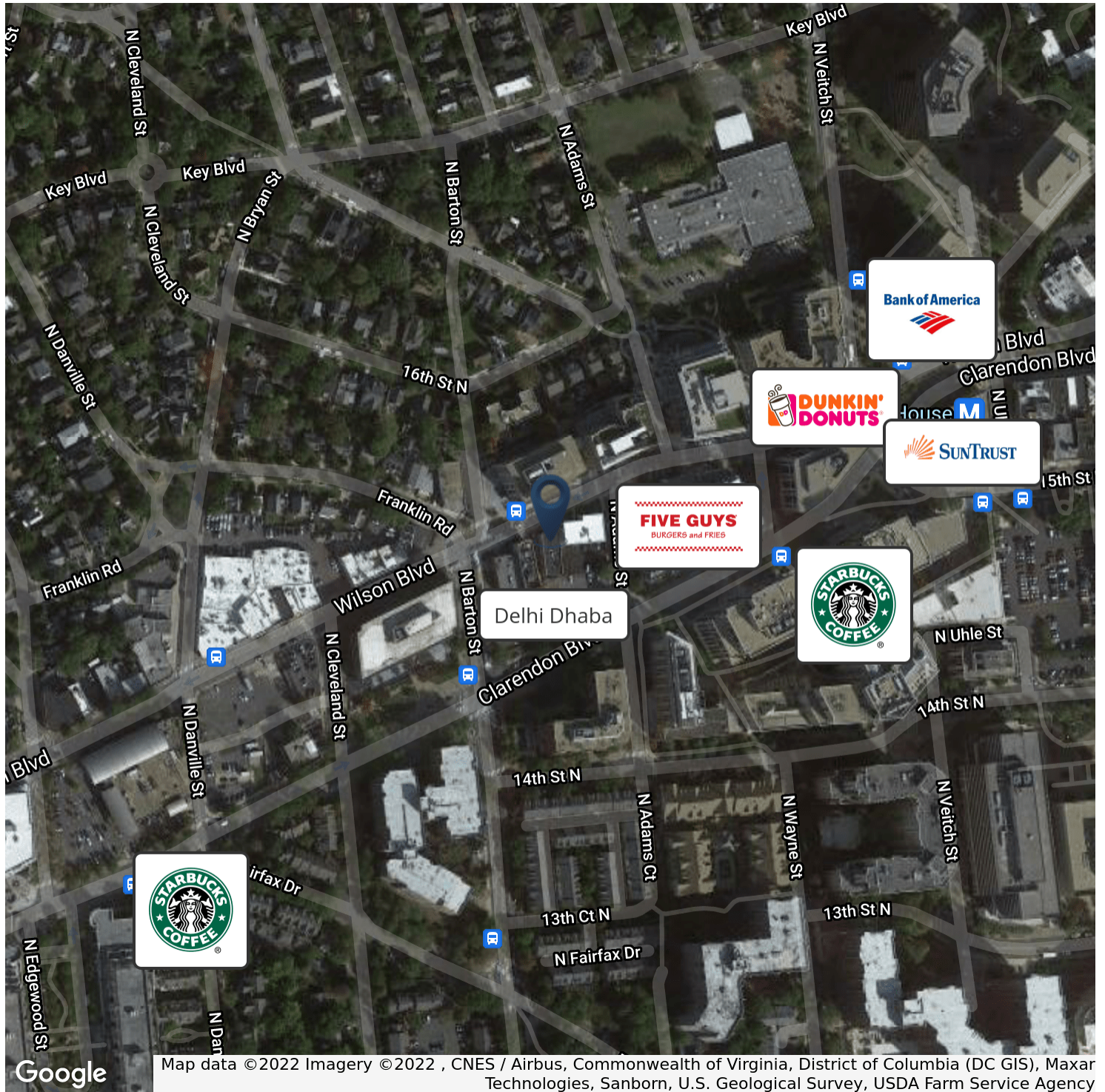
Second Floor Retail/Office



Floor Plans



Retailer Map



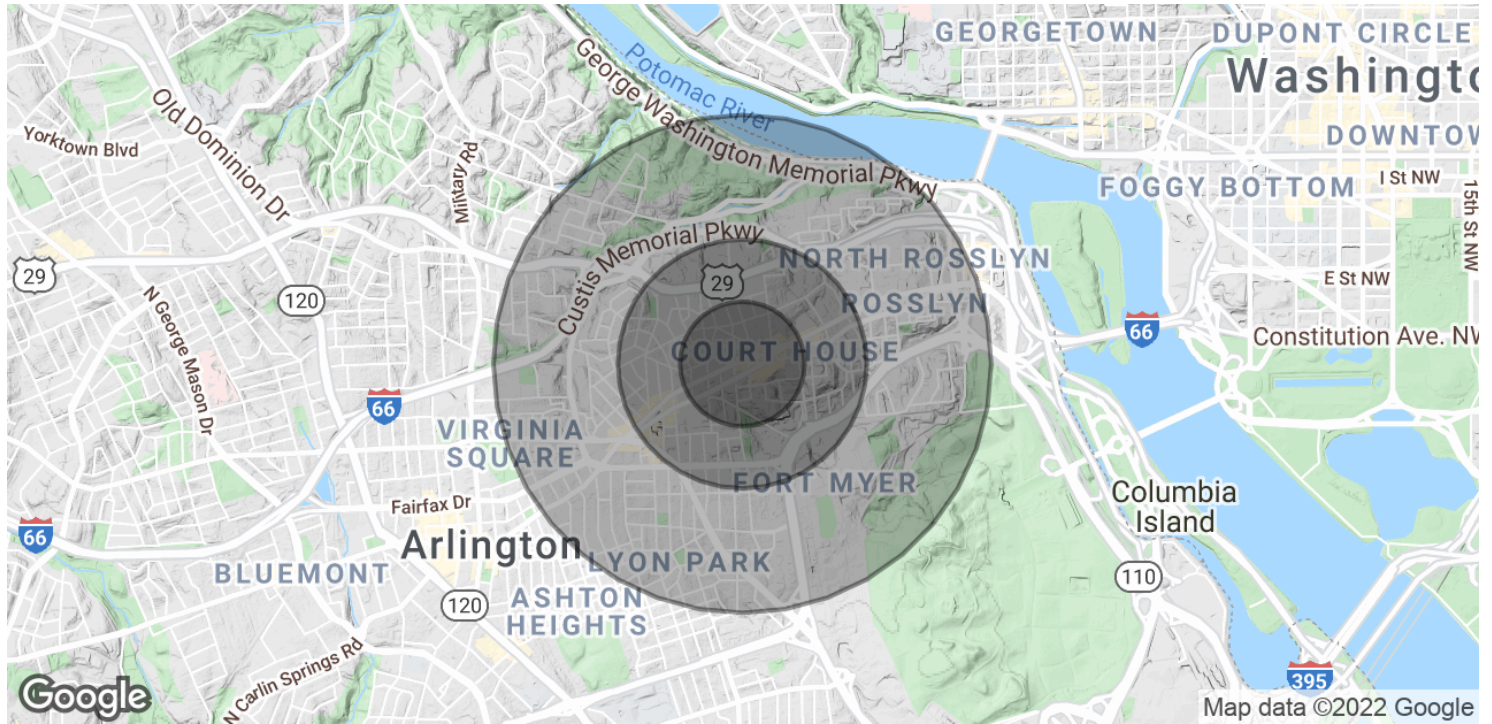
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Demographics Map & Report



**POPULATION**

	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	4,667	16,224	39,529
Average age	30.2	30.1	31.0
Average age (Male)	30.6	31.2	31.9
Average age (Female)	29.7	29.4	30.2

**HOUSEHOLDS & INCOME**

	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total households	2,611	8,952	20,486
# of persons per HH	1.8	1.8	1.9
Average HH income	\$124,146	\$120,210	\$121,391
Average house value	\$590,736	\$545,663	\$618,961

\* Demographic data derived from 2010 US Census