



Michael Shor
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Executive Summary



PROPERTY HIGHLIGHTS

Special Rates....

Lease Rate:

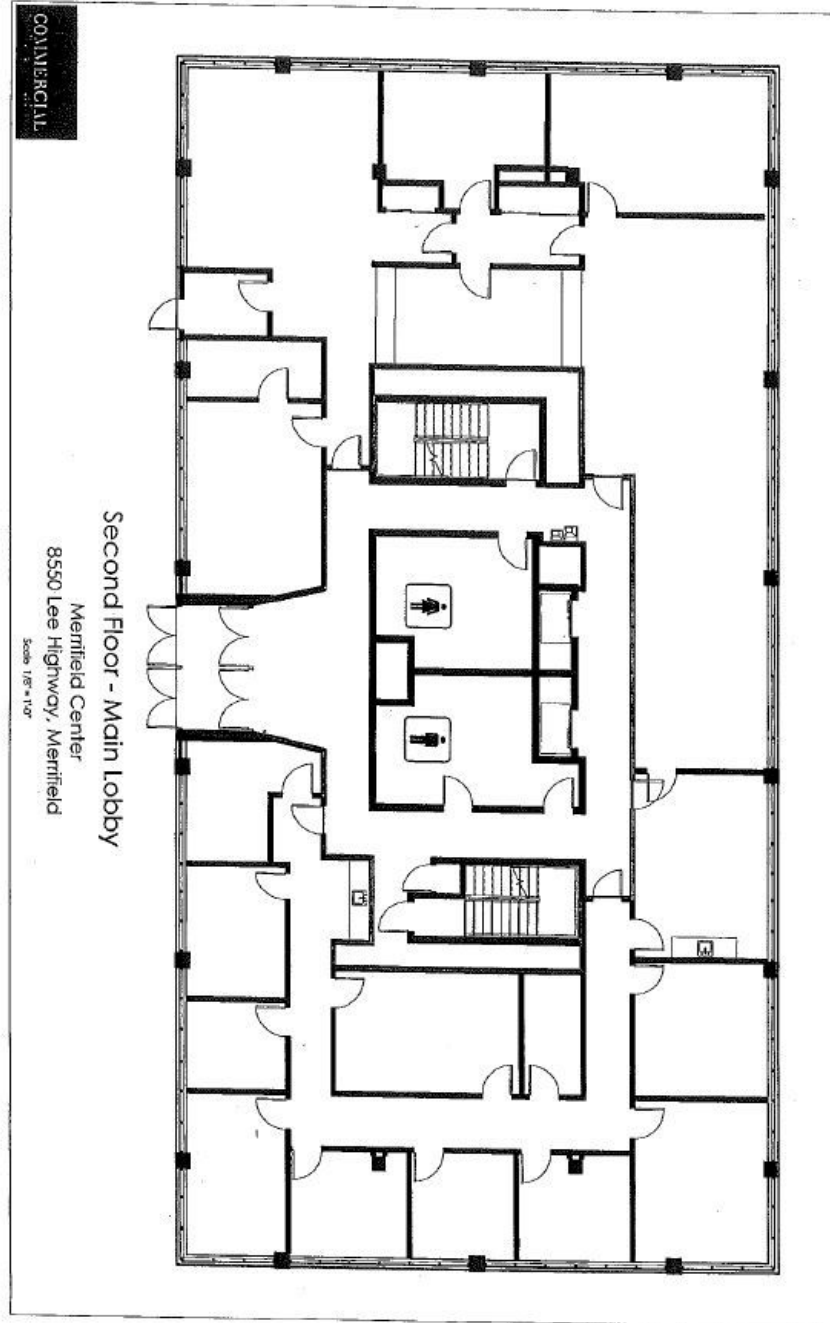
\$22-26/SF*
(Full Service)

- Ground floor space available with access to a patio
- Suites available from approx. 1,500 SF and up
- Lee Highway Location with Signage Potential*
- Next to restaurants & shops
- Great Views
- A few blocks from Mosaic District & Dunn Loring Metro
- Convenient location near I-495, I-66, Rt. 29 and Rt. 50
- * Call for details

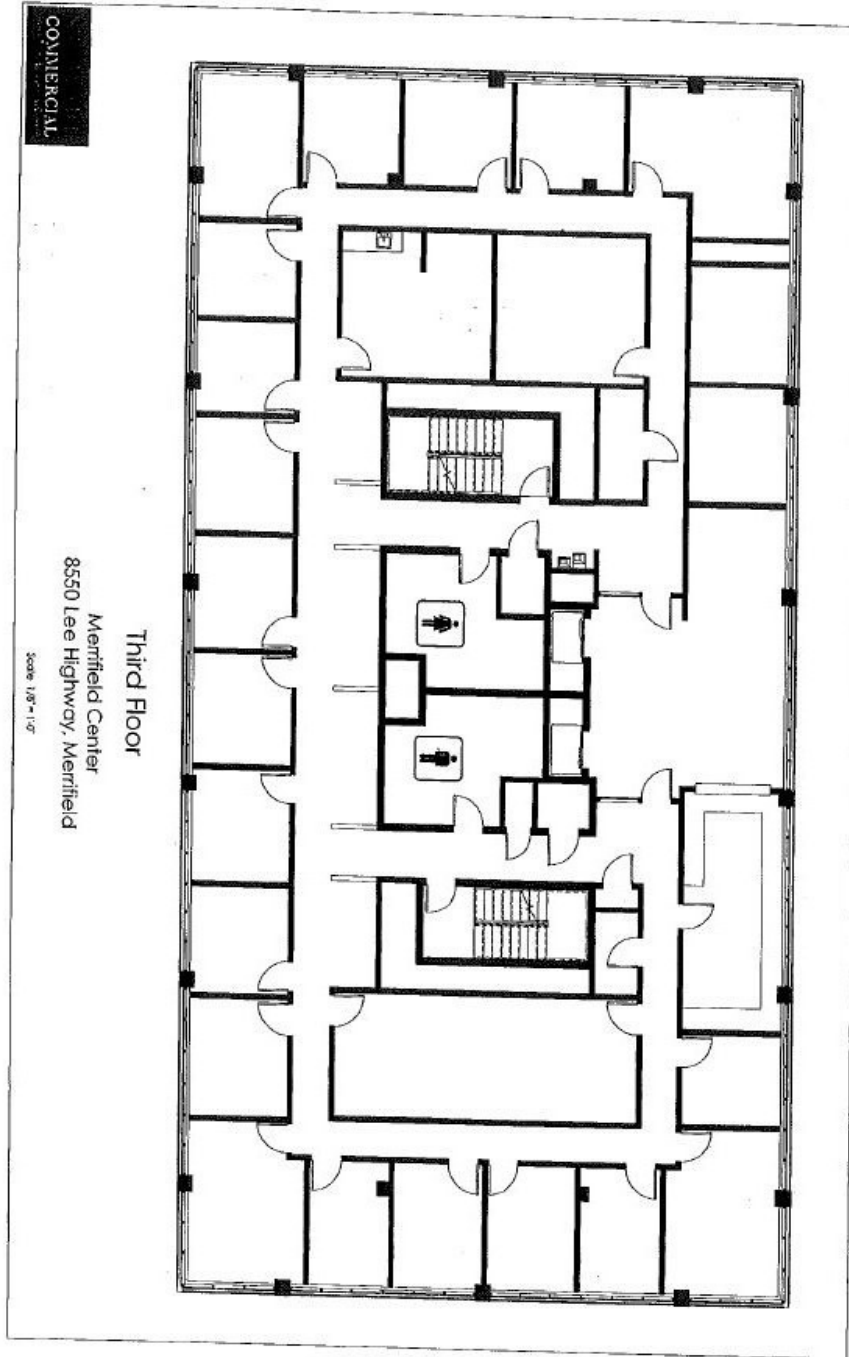
Additional Photos



Additional Photos



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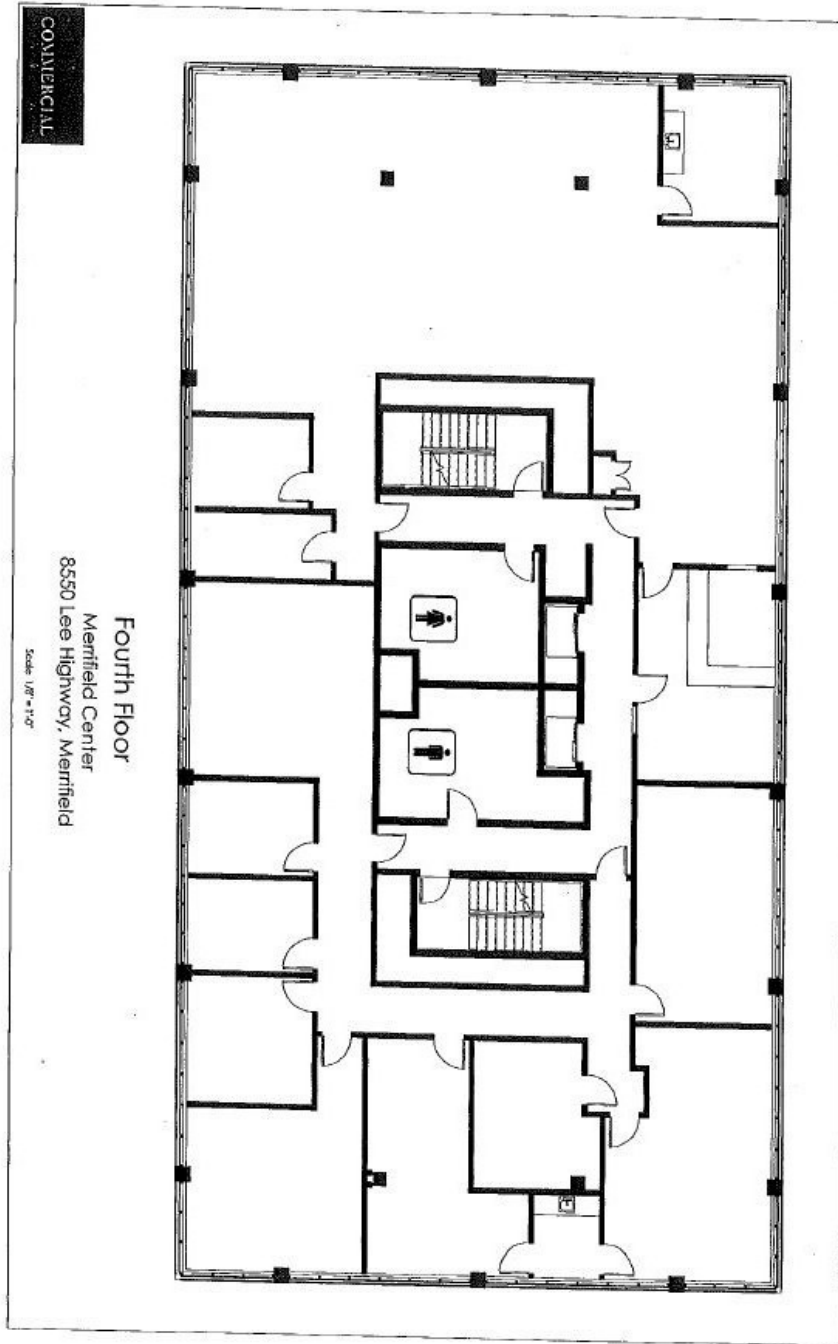


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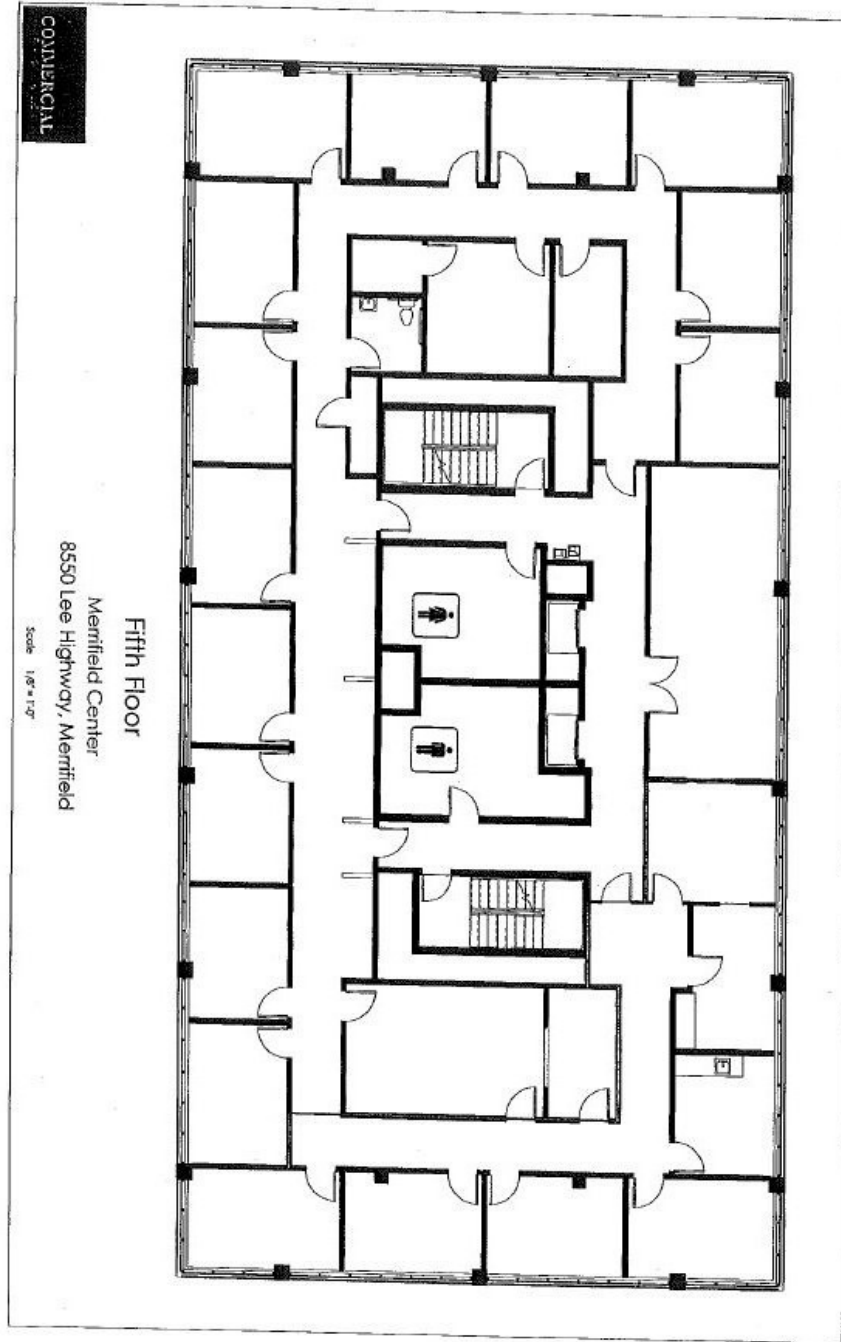
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TCN
WORLDWIDE
REAL ESTATE SERVICES

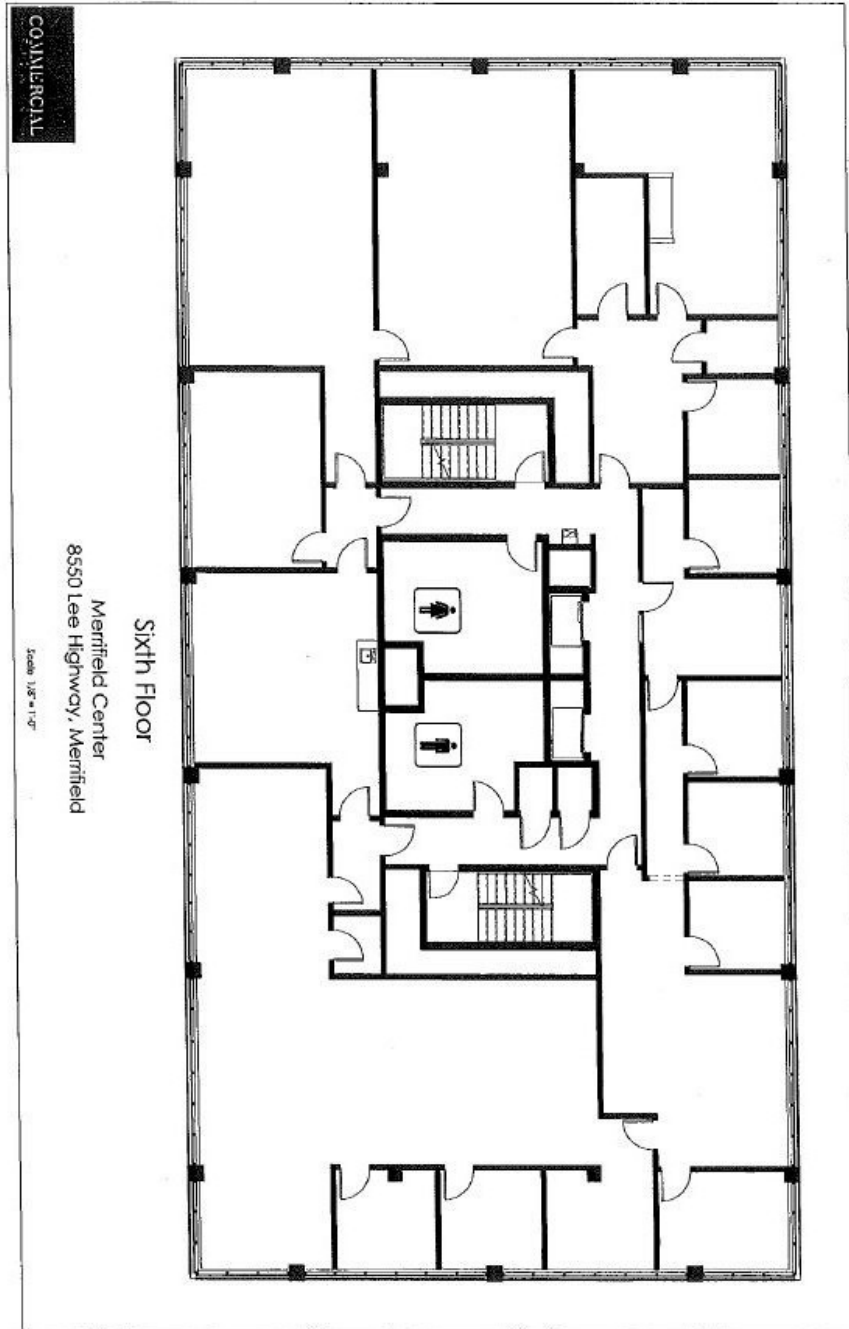
Additional Photos



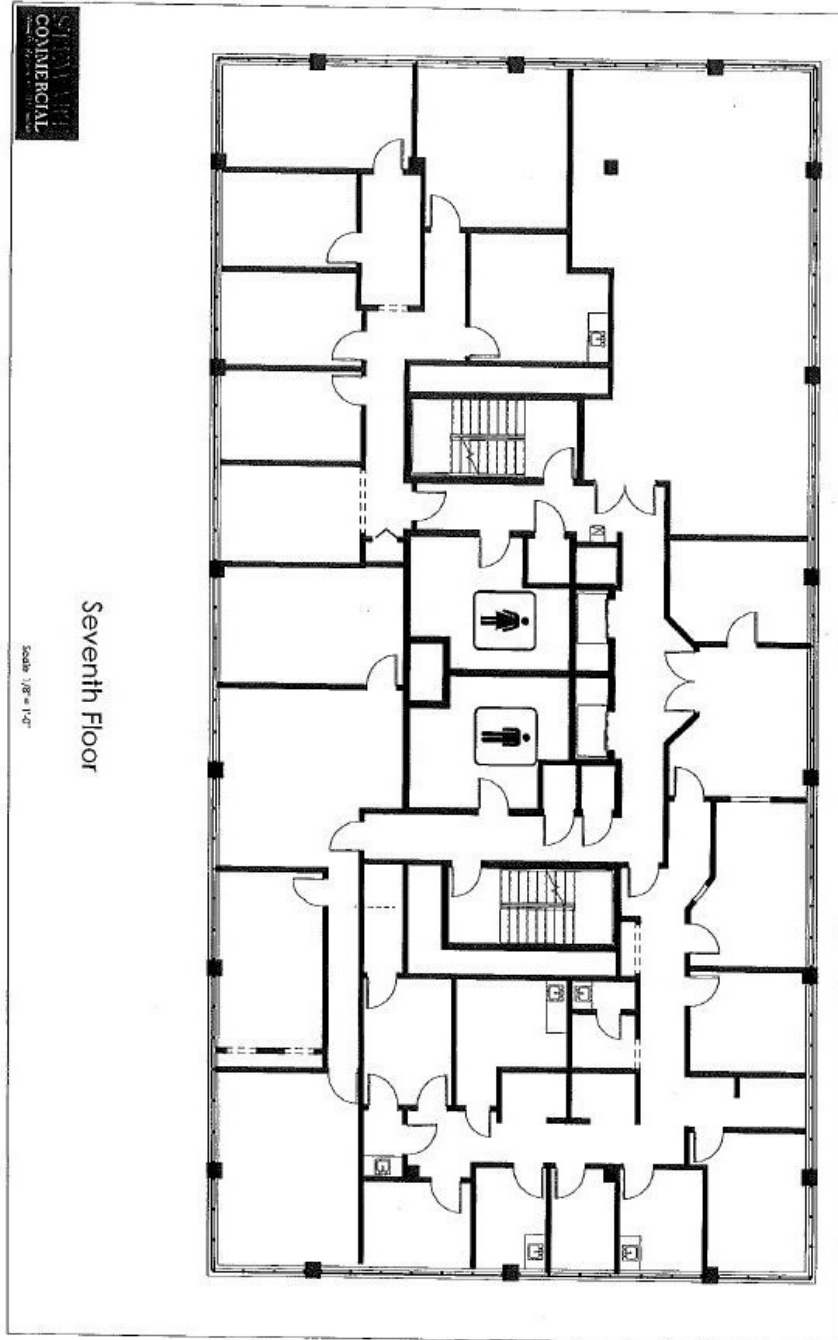
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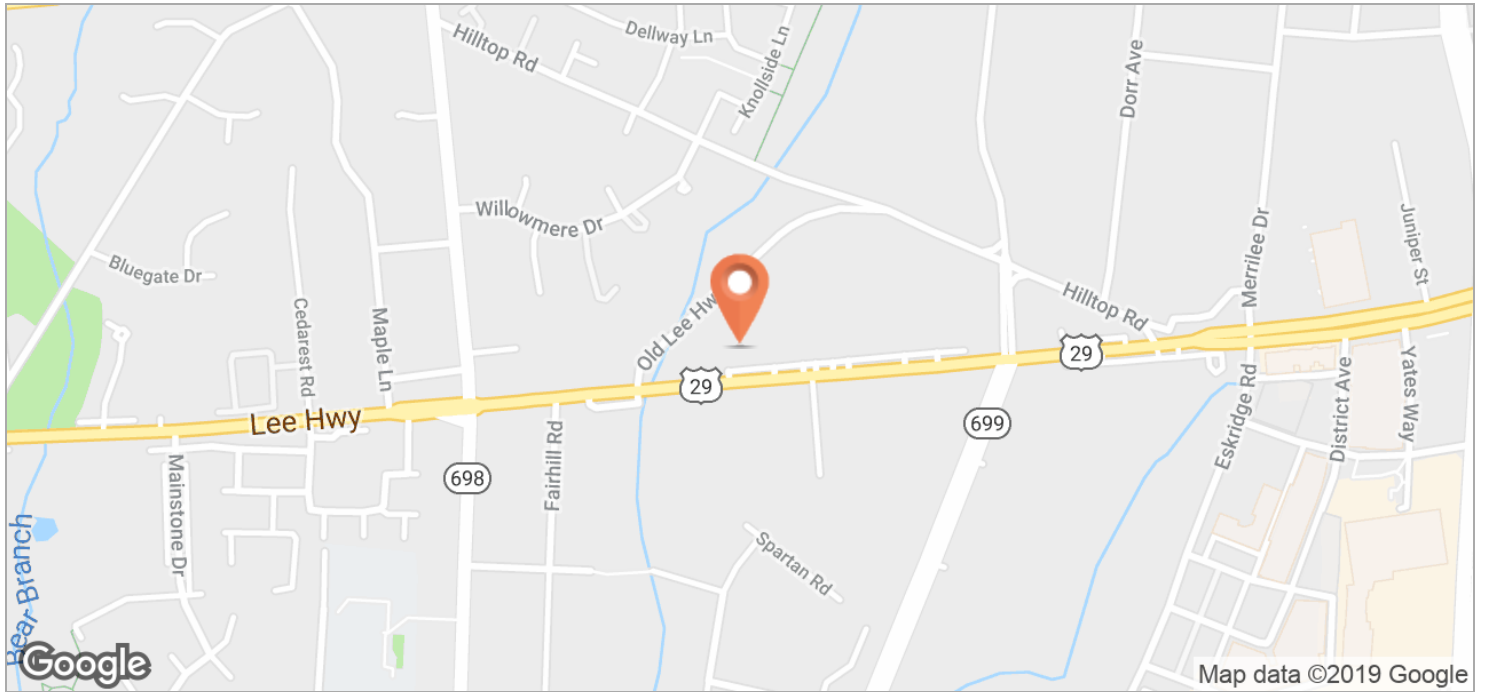


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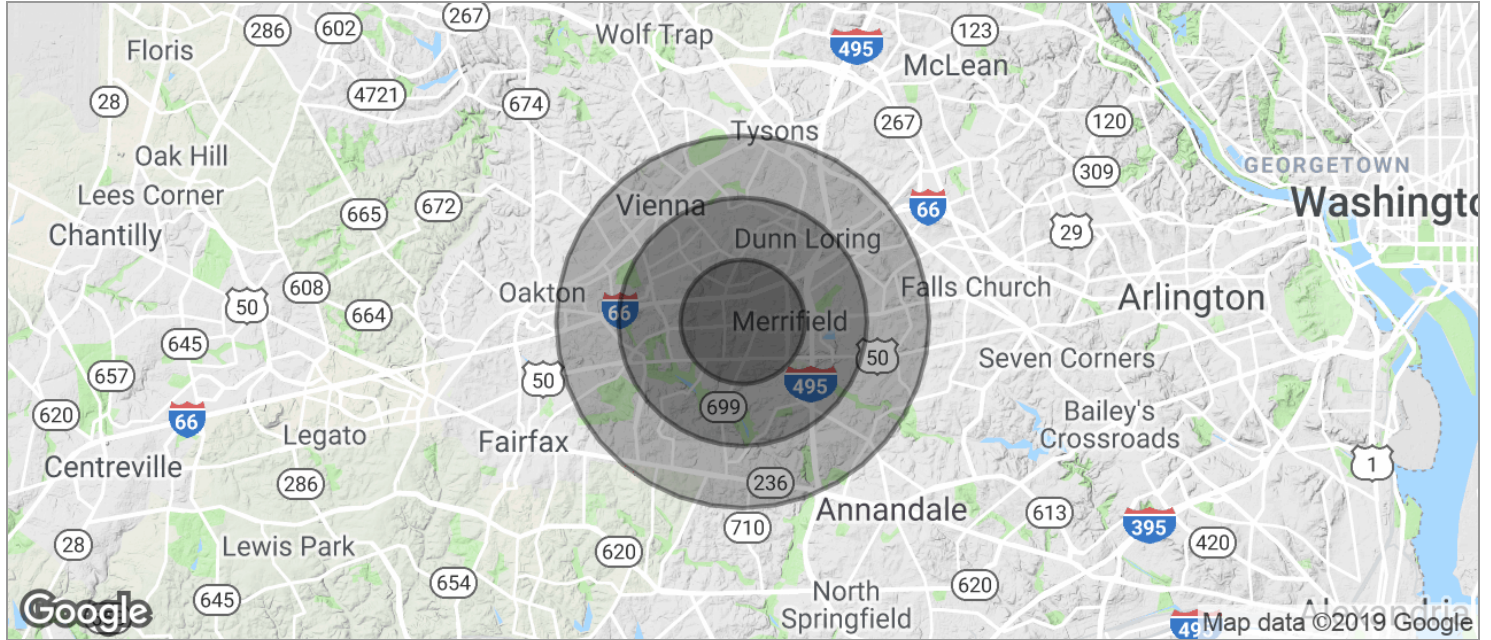
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Location Maps



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	15,538	55,669	118,224
MEDIAN AGE	35.9	37.0	37.9
MEDIAN AGE (MALE)	34.8	35.7	36.8
MEDIAN AGE (FEMALE)	37.6	38.4	38.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,057	20,757	43,835
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$121,637	\$129,272	\$134,196
AVERAGE HOUSE VALUE	\$500,918	\$561,551	\$591,106

* Demographic data derived from 2010 US Census