



**COMMERCIAL  
DIVISION**

FOR LEASE

# 611 S Carlin Springs Rd Unit 206

611 S CARLIN SPRINGS RD UNIT 206, ARLINGTON, VA 22204



**PRESENTED BY:**

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

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### OFFERING SUMMARY

**Available SF:** 963 SF

**Lease Rate:** \$2,100.00/month  
(MG)

### PROPERTY HIGHLIGHTS

- Attached parking garage
- Easy access for patients
- Arlington emergency care within building
- Centrally located; between Route 50 and Columbia Pike; within minutes of Ballston, 7 blocks, Virginia Hospital Center, Route 66, Route 395 and Beltway
- Ready for immediate occupancy

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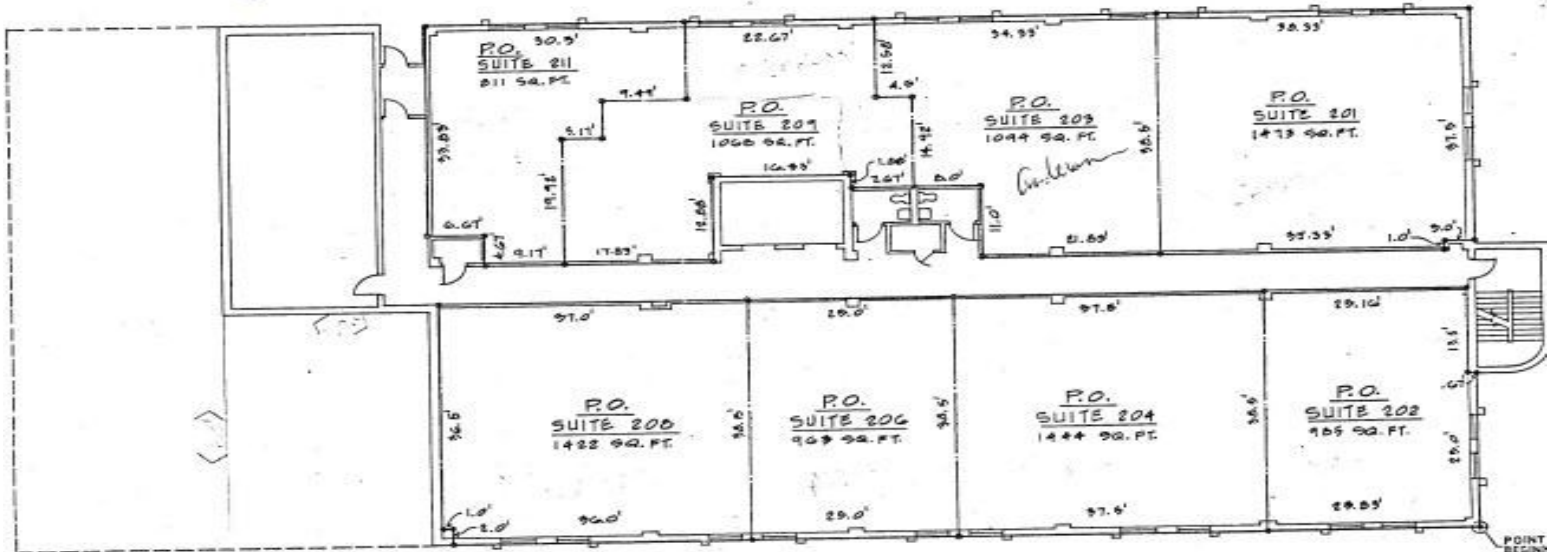
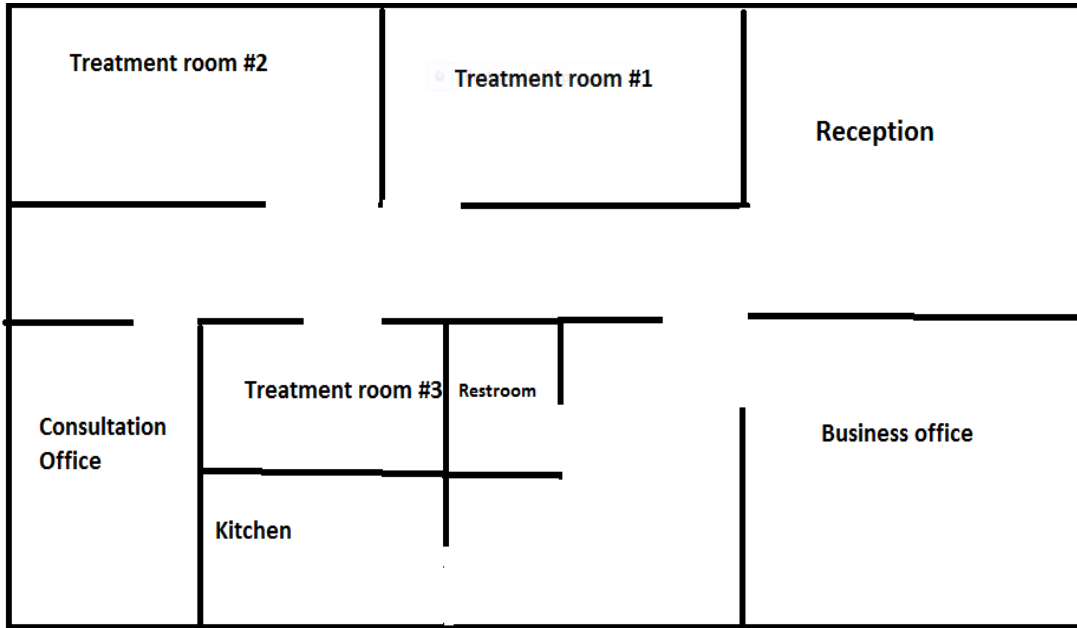
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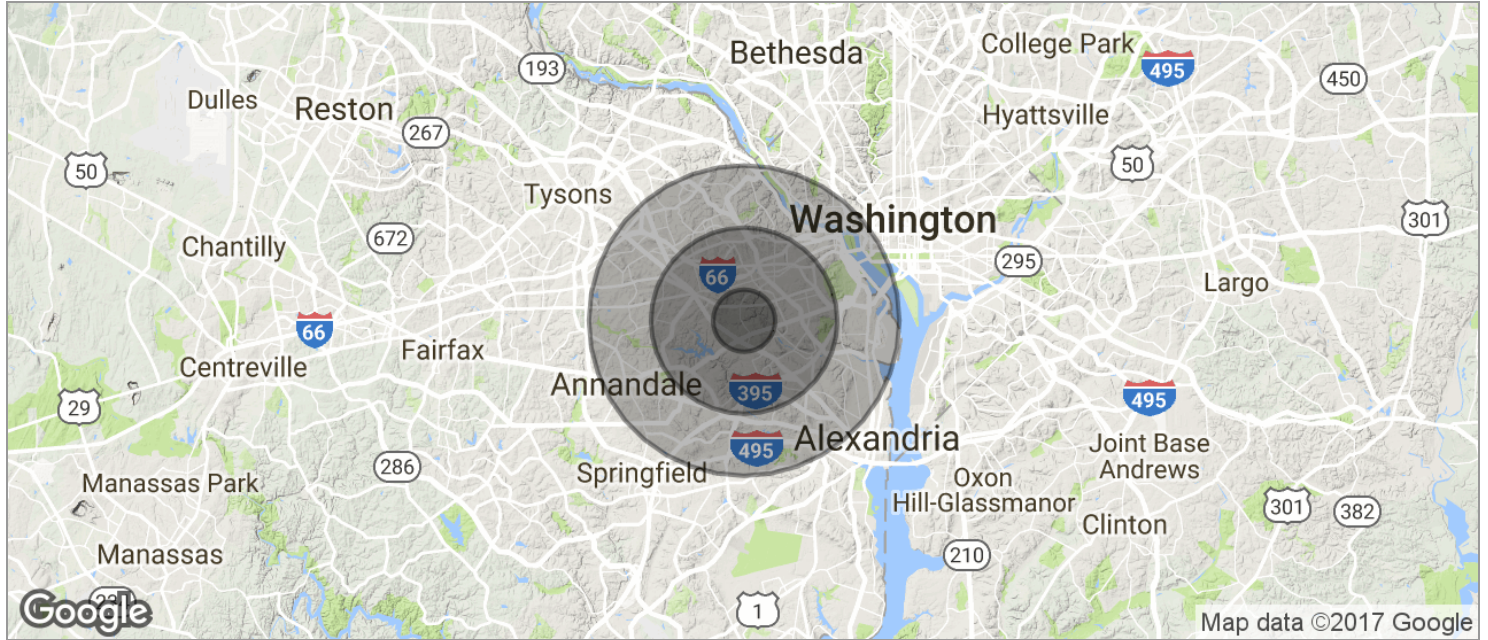
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	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>POPULATION</b>			
TOTAL POPULATION	28,775	246,386	538,116
MEDIAN AGE	34.2	35.4	36.1
MEDIAN AGE (MALE)	33.2	35.0	35.8
MEDIAN AGE (FEMALE)	34.7	35.7	36.5
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	10,793	108,056	233,713
# OF PERSONS PER HH	2.7	2.3	2.3
AVERAGE HH INCOME	\$87,935	\$105,810	\$116,204
AVERAGE HOUSE VALUE	\$527,175	\$547,284	\$593,829

\* Demographic data derived from 2010 US Census

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