



## OFFERING SUMMARY

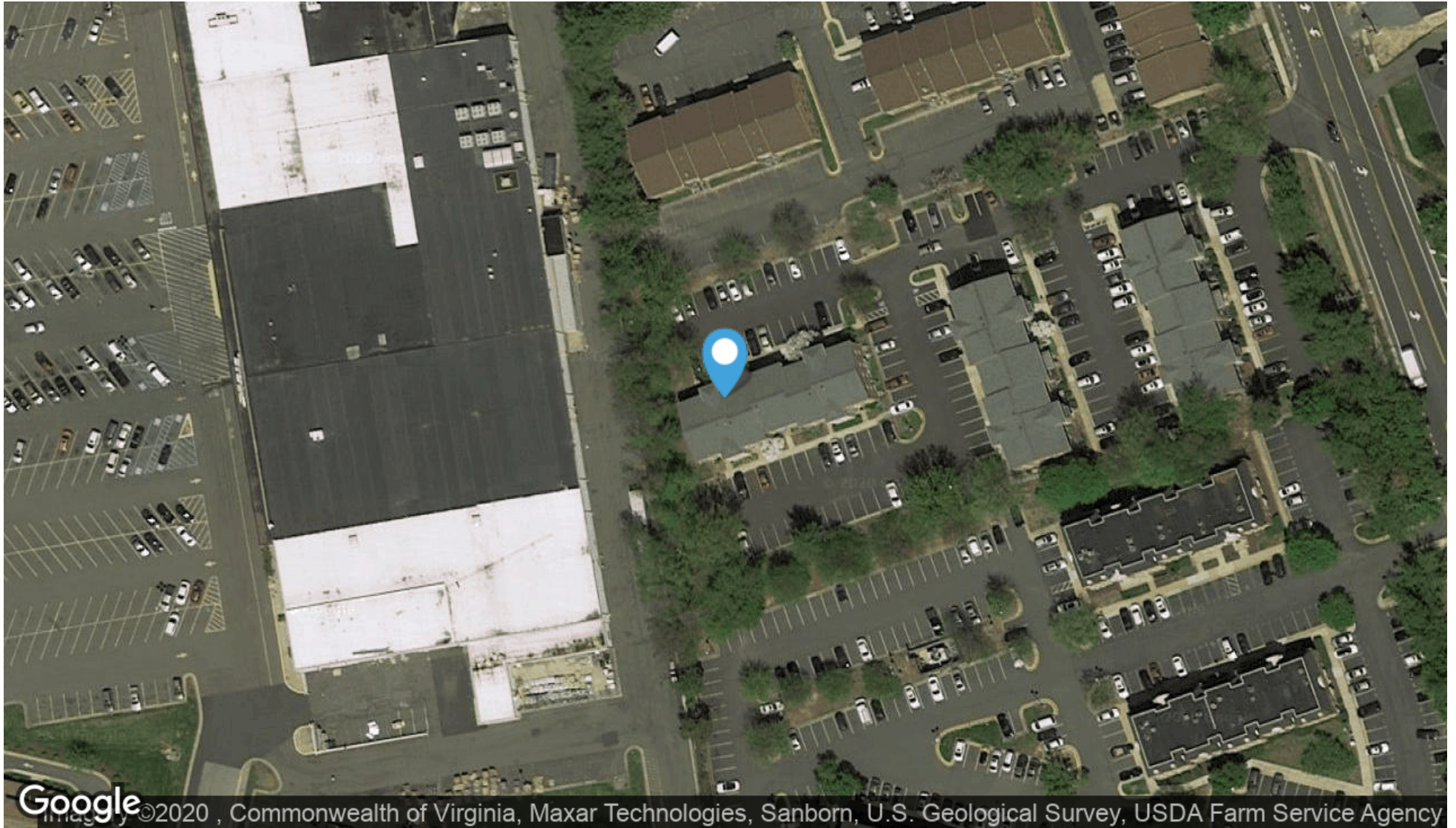
Sale Price:	\$235,000
Lot Size:	0.13 Acres
Year Built:	1986
Unit Size:	1,092 SF
Zoning:	C-3 which includes all office types including schools and places of worship
Submarket:	Annandale
Price / SF:	\$215.20

## PROPERTY OVERVIEW

Excellent office for doctors, lawyers, accountants or other professionals. Quiet area set back from the road yet convenient to everything. Ample parking available just outside the door.

## PROPERTY HIGHLIGHTS

- Nicely renovated professional office space with new carpet and paint
- Natural light abounds in three separate office rooms, large conference room and two waiting areas
- New stone flooring, and ideal layout with updated bathroom
- Beautifully maintained condominium building in quiet area

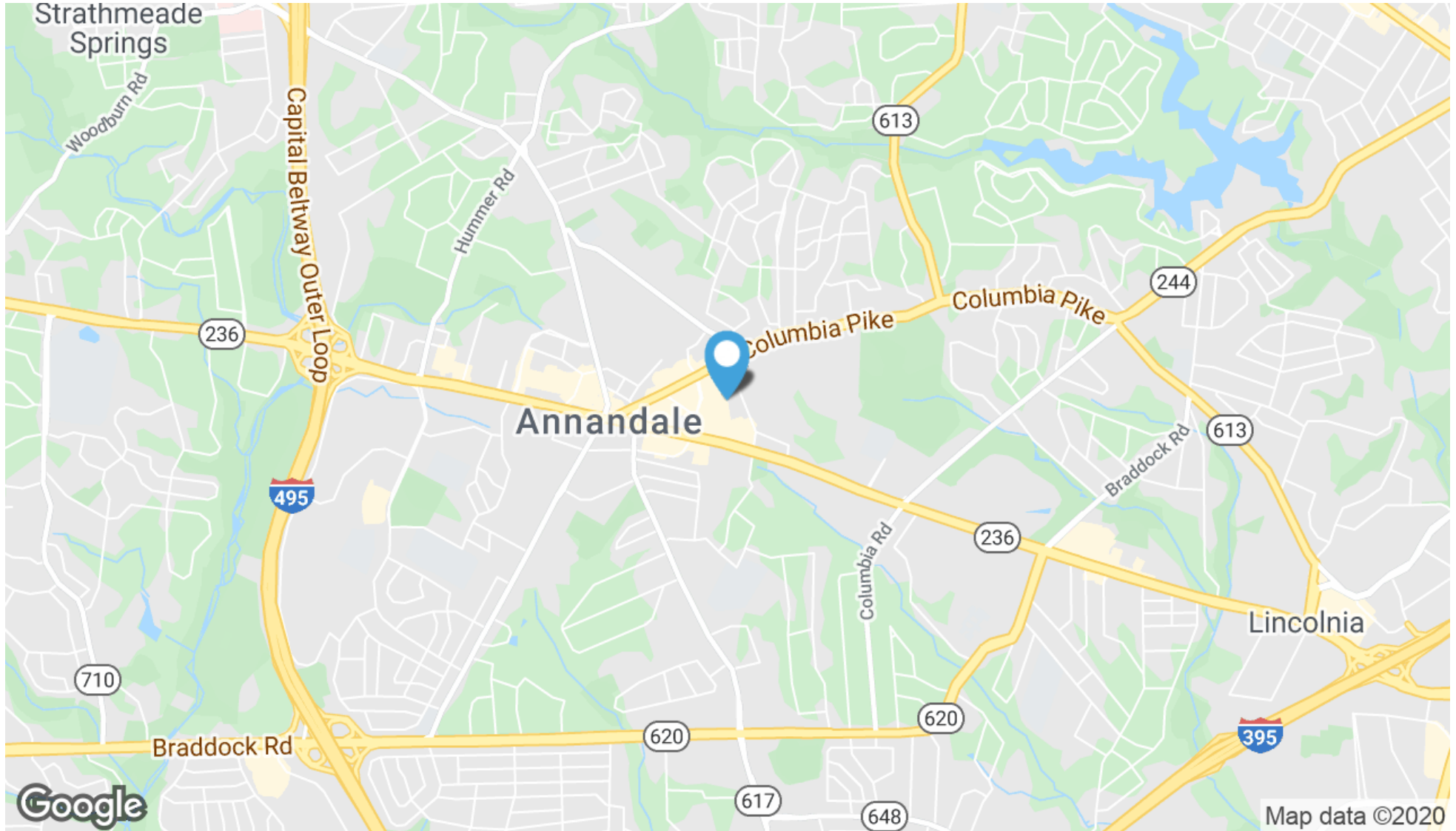


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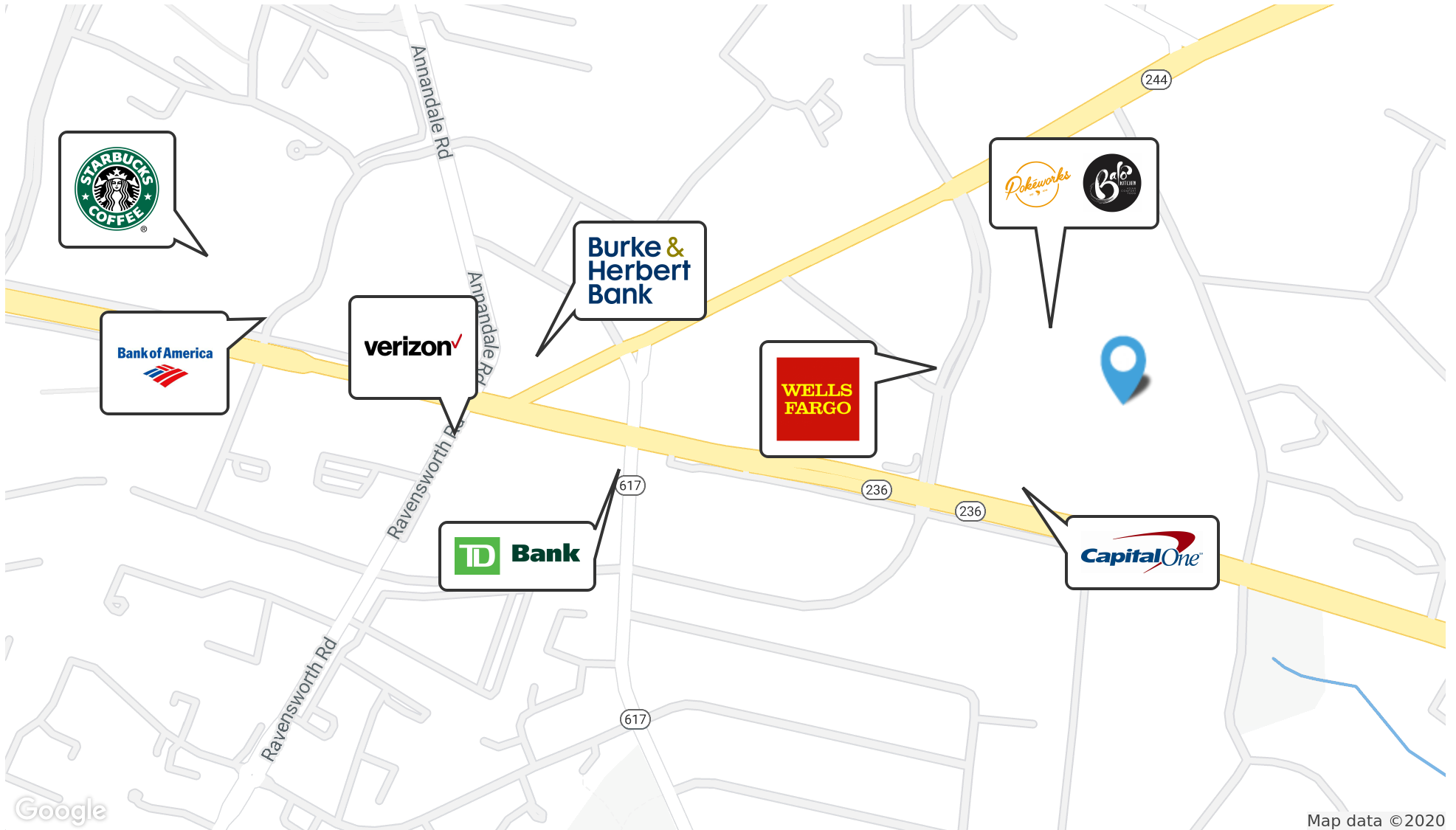




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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	12,168	123,777	401,595
Average age	42.7	38.0	37.5
Average age (Male)	42.3	37.7	36.7
Average age (Female)	42.6	37.9	38.1

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,281	43,653	154,051
# of persons per HH	2.8	2.8	2.6
Average HH income	\$106,727	\$105,934	\$108,505
Average house value	\$507,726	\$524,451	\$515,250

\* Demographic data derived from 2010 US Census

