

FLEX SPACE - RETAIL/WAREHOUSE FOR LEASE

EISENHOWER AVENUE FLEX/RETAIL

4944C And 4934C Eisenhower Avenue , Alexandria, VA 22304



AVAILABLE SF:	5,400 SF
LEASE RATE:	\$16.50 SF/Yr (NNN)
CEILING HEIGHT:	18.0 FT
YEAR BUILT:	1983
ZONING:	OCM- Alexandria

PROPERTY OVERVIEW

Located at Build America Six off Eisenhower Ave. 3600 SF Office/Retail on 2 levels connecting to 1800 SF warehouse with staging area. 18' ceiling, drive-in bay, full utilities. Includes 8 reserved parking spaces. Near Van Dorn Metro. Zoning allows for multiple uses including retail, catering, light distribution, general commercial.

PROPERTY FEATURES

- FLEX/RETAIL - 5400 SF
- 2 levels with offices, kitchen, bathrooms, storage, conference/meeting rooms connecting to warehouse.
- Drive-in Bay, 18' ceiling, full utils
- 8 parking spaces
- NNN - \$2.49/SF

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
FLEX/RETAIL	FLEX/RETAIL	\$16.50 SF/YR	NNN	5,400 SF	VACANT

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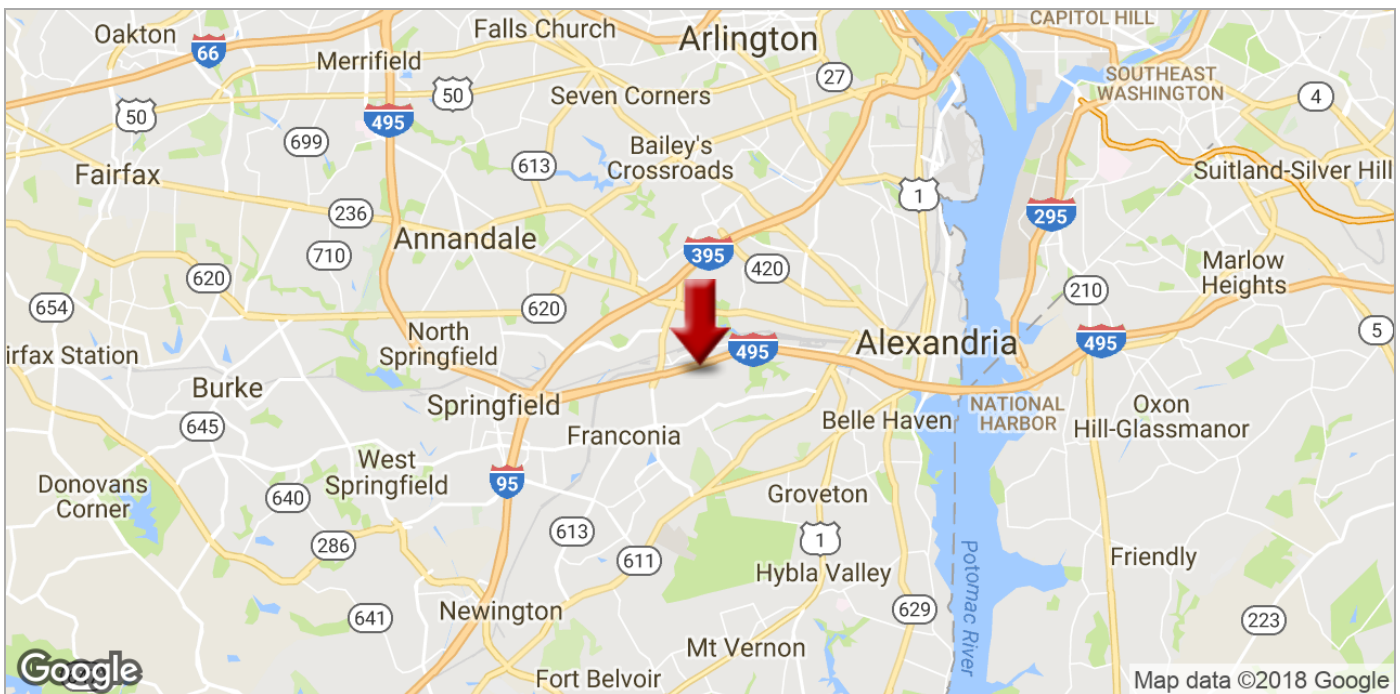
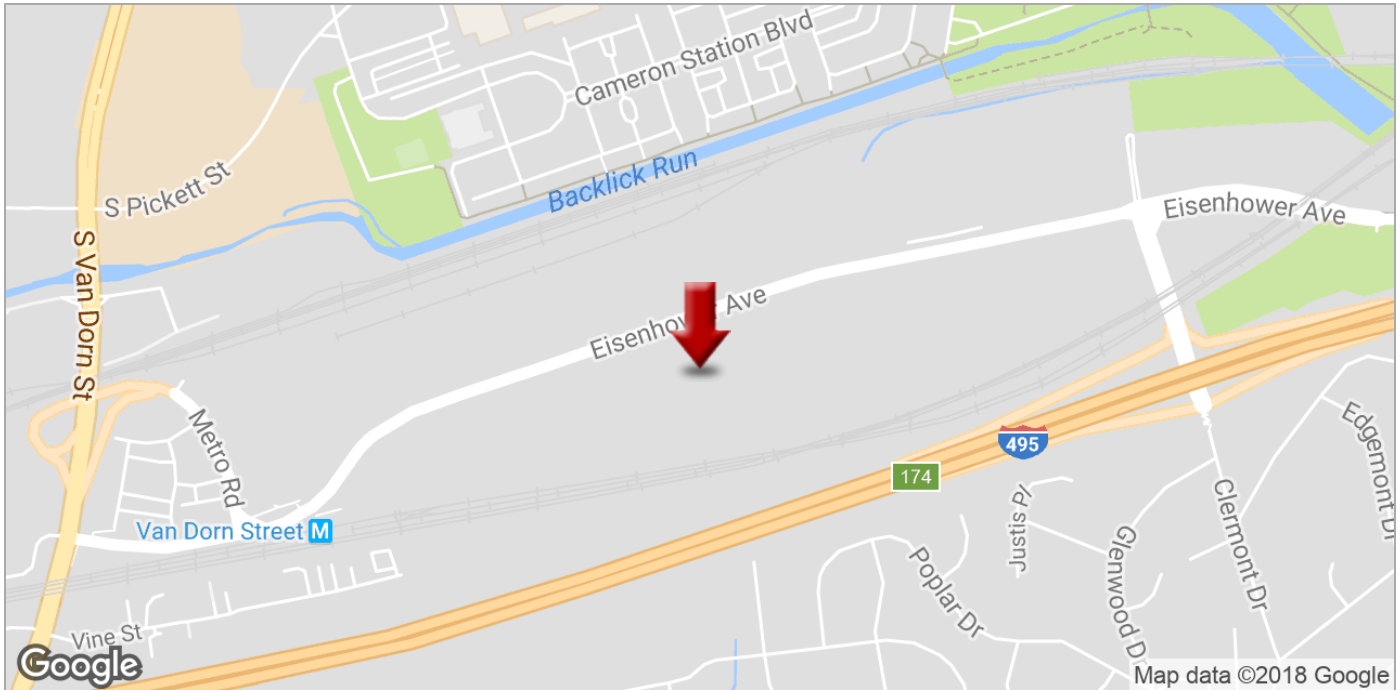
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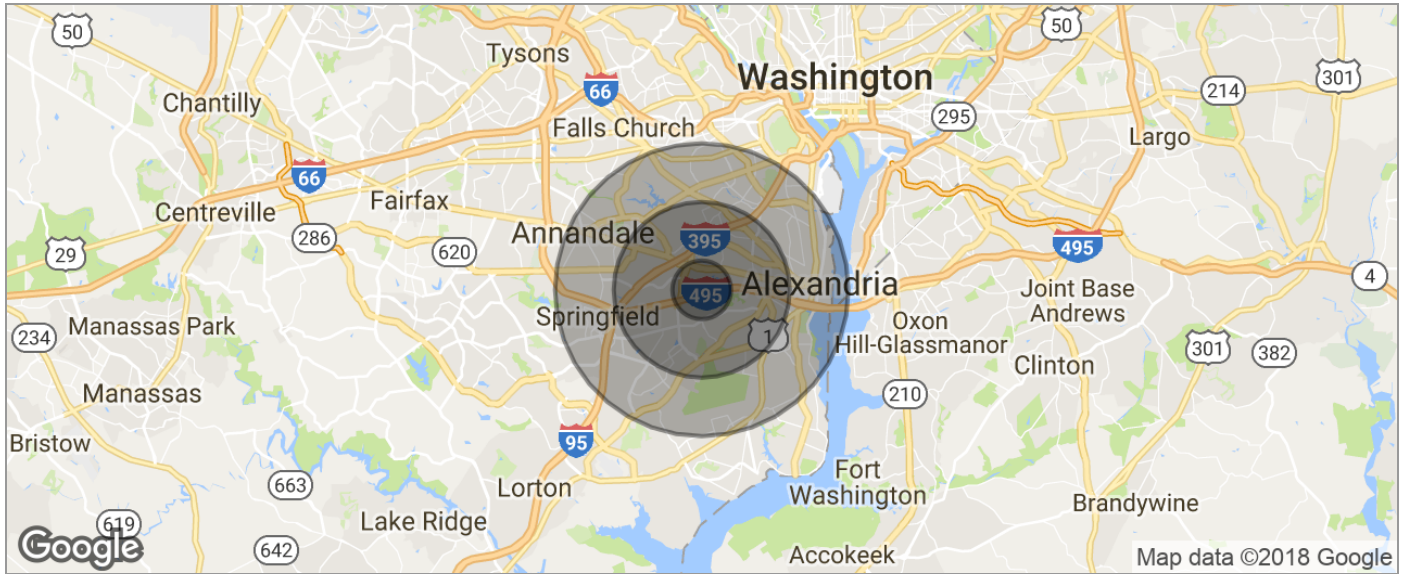


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	22,022	183,209	478,200
MEDIAN AGE	36.4	36.6	35.9
MEDIAN AGE (MALE)	36.5	35.5	35.3
MEDIAN AGE (FEMALE)	36.6	37.6	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	10,440	80,448	200,823
# OF PERSONS PER HH	2.1	2.3	2.4
AVERAGE HH INCOME	\$104,383	\$98,991	\$101,966
AVERAGE HOUSE VALUE	\$502,826	\$480,025	\$512,488
RACE	1 MILE	3 MILES	5 MILES
% WHITE	61.4%	58.0%	58.5%
% BLACK	23.1%	22.9%	18.5%
% ASIAN	7.4%	9.8%	9.9%
% HAWAIIAN	0.9%	0.1%	0.1%
% INDIAN	0.3%	0.4%	0.5%
% OTHER	3.4%	5.6%	9.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	14.4%	17.0%	21.4%

* Demographic data derived from 2010 US Census

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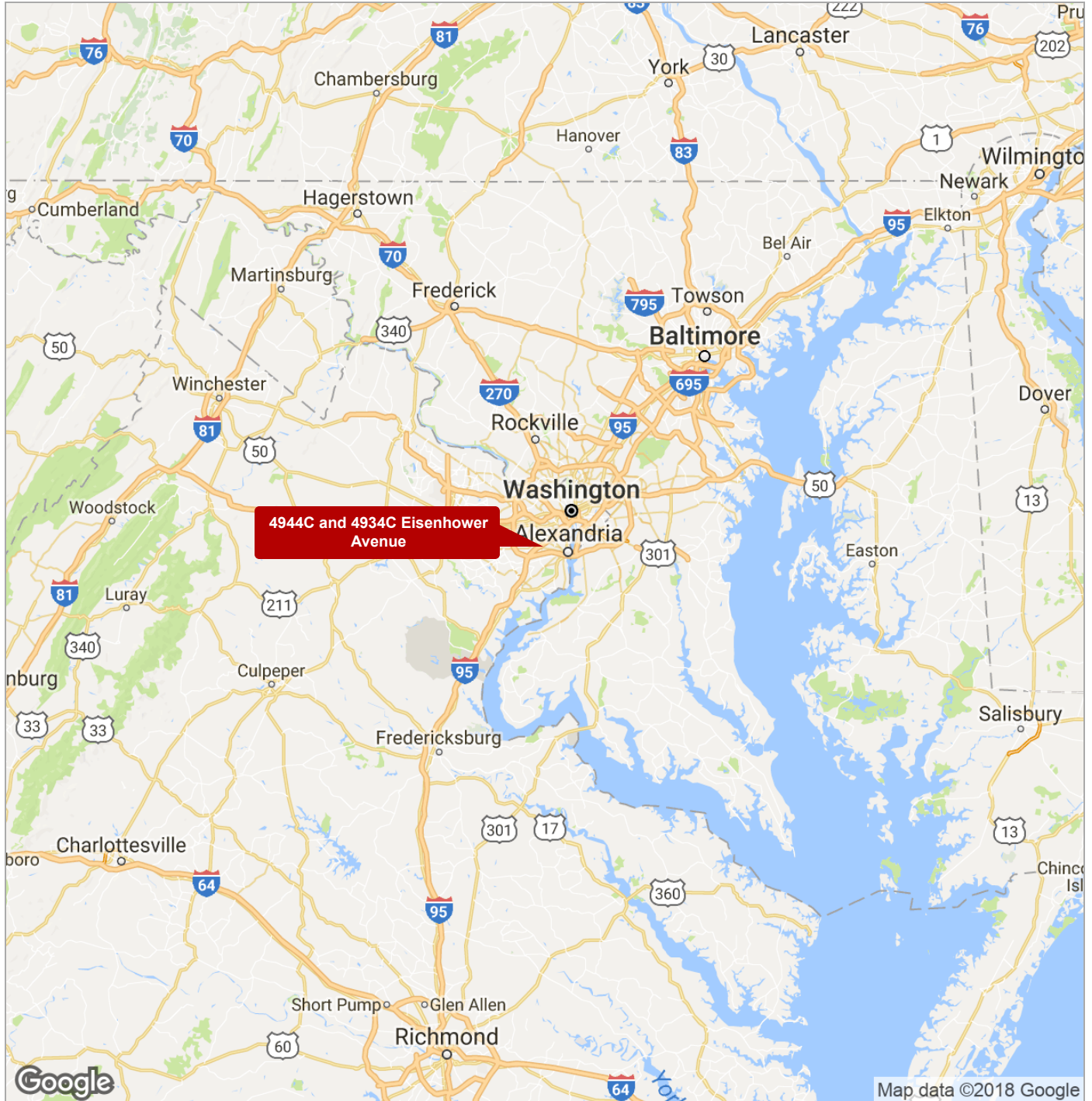
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