



LAKERIDGE EXECUTIVE PARK

12510 Lake Ridge Dr. , Woodbridge, VA 22192



LEASE RATE **\$21.00 SF/YR**

OFFERING SUMMARY

Available SF:	1,200 SF
Lease Rate:	\$21.00 SF/yr (MG)
Year Built:	1982
Building Size:	1,200 SF
Zoning:	Res. Planned Community, Commercial Condo Office

PROPERTY OVERVIEW

Office condo in a neighborhood with a population of 63,319 and average household income of \$112,995 (in 10-min drive time). Minutes away from Prince William Commons Shopping Center and Famous Potomac Mill Mall. With a high number of young (<15) population (14,169) and older (55+) population (11,699) within 10 min drive time, this property could be a perfect location for medical services targeting ageing and younger population.

PROPERTY HIGHLIGHTS

- Daily traffic of 56,000 vehicles per day old Bridge Road.
- Abundant free parking.
- Public bus stop on Old Bridge Road
- Easy access to I-95
- Best use for this property could be medical doctor, psychiatrist, psychologist, behavioural therapist, consultant, financial advisor, CPA, mortgage & insurance broker, chiropractor, acupuncturist, pediatrician, pediatric dentist, dental lab, professional services, adult care services, dog grooming services etc.

CBCWORLDWIDE.COM

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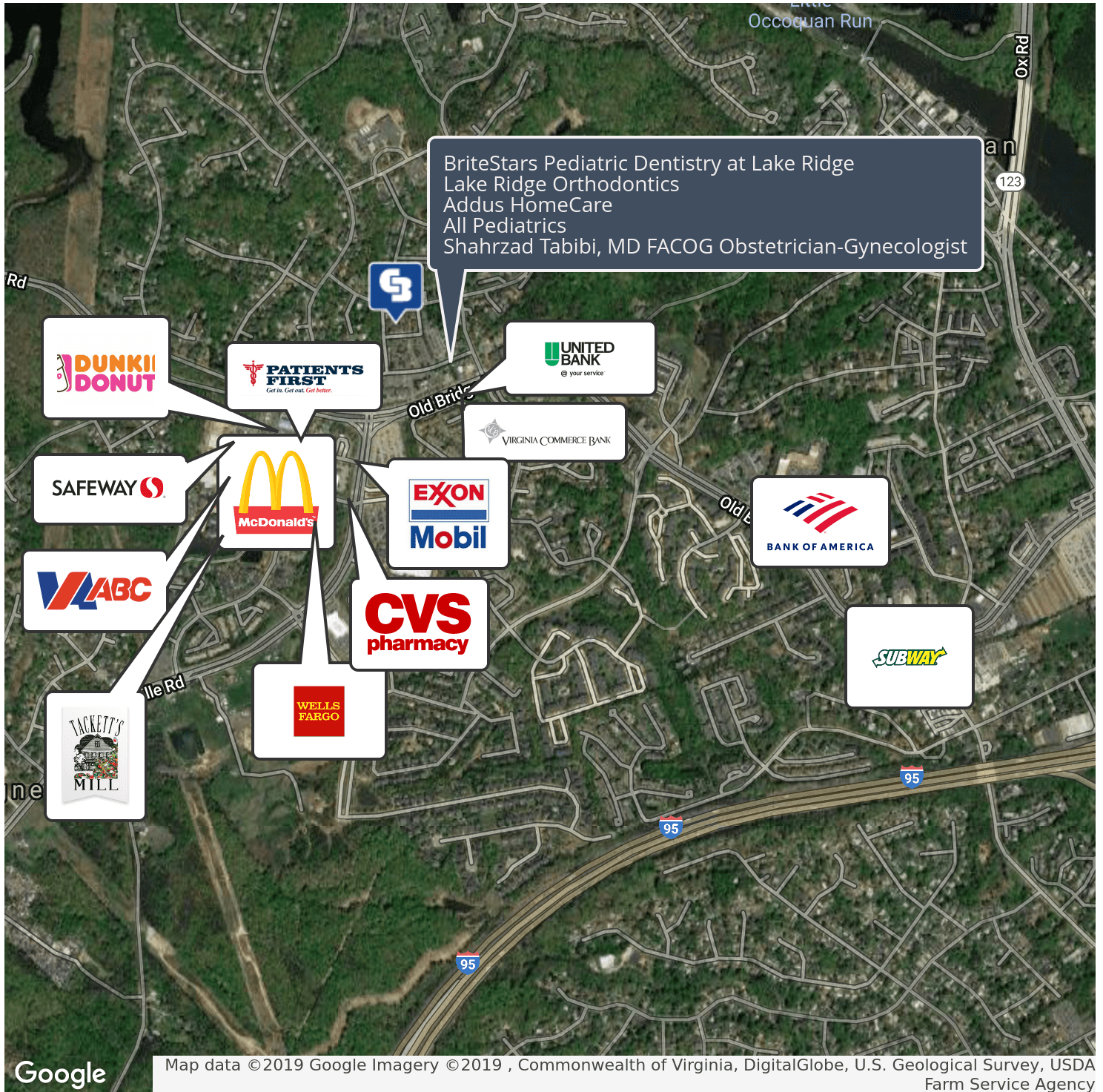
**COLDWELL
BANKER
COMMERCIAL**

NRT



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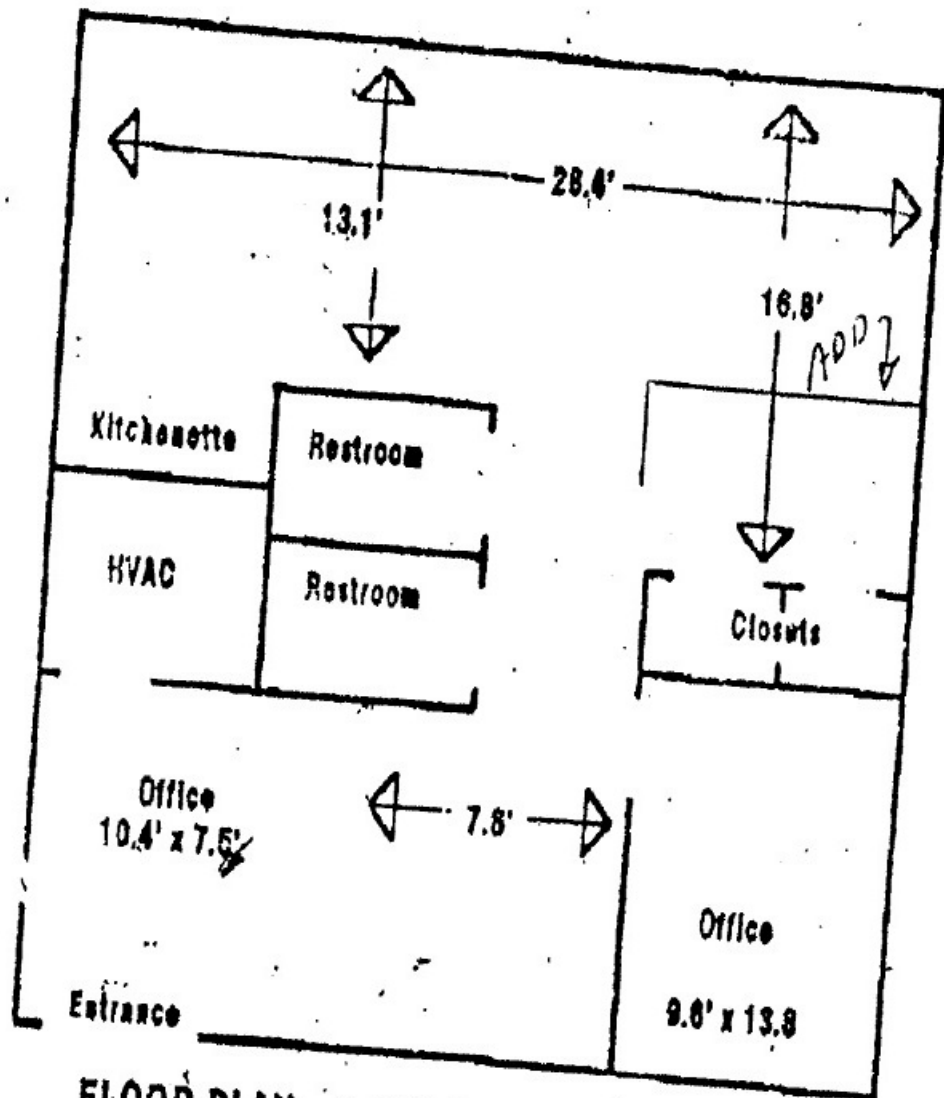


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FLOOR PLAN - 1,200 SQ FT OFFICE CONDO
 12510B Mayflower Drive, LAKE RIDGE EXECUTIVE PARK, Lake Ridge, VA 22192