

Executive Summary



OFFERING SUMMARY

Sale Price: \$379,000

Building Size: 2,200 SF

Price / SF: \$172.27

Condo Fees: \$400/mo (includes water/sewer) (Special assessment paid up June 2018)

PROPERTY OVERVIEW

Approx. 1,100 SF office, 1,100 SF warehouse/storage (22 foot clear height in warehouse)
Warehouse about 52 feet long by 15 feet wide (wider in back)

1 bathroom
Reception area, window & door, 2-3 offices (one windowed—can be used as conference room), open work areas, kitchenette area
2 designated parking spaces outside unit; 1 parking space in front of roll-up, also unreserved parking.

Warehouse with roll-up door 12' W x 14' H
Newer Hot Water heater
Carpet & walls are clean; tile in reception area and bathroom
Utilities: Dominion Electric—average \$200-250/month

2018 Property Taxes
\$3,461.16 + \$574.20 (route 28) = \$4,035.36 total

CGR Management Company, Pattie Gunter

LOCATION OVERVIEW

Centrally located just off of Route 28 in between Sterling, Herndon, and Dulles an ideal location for growing companies.

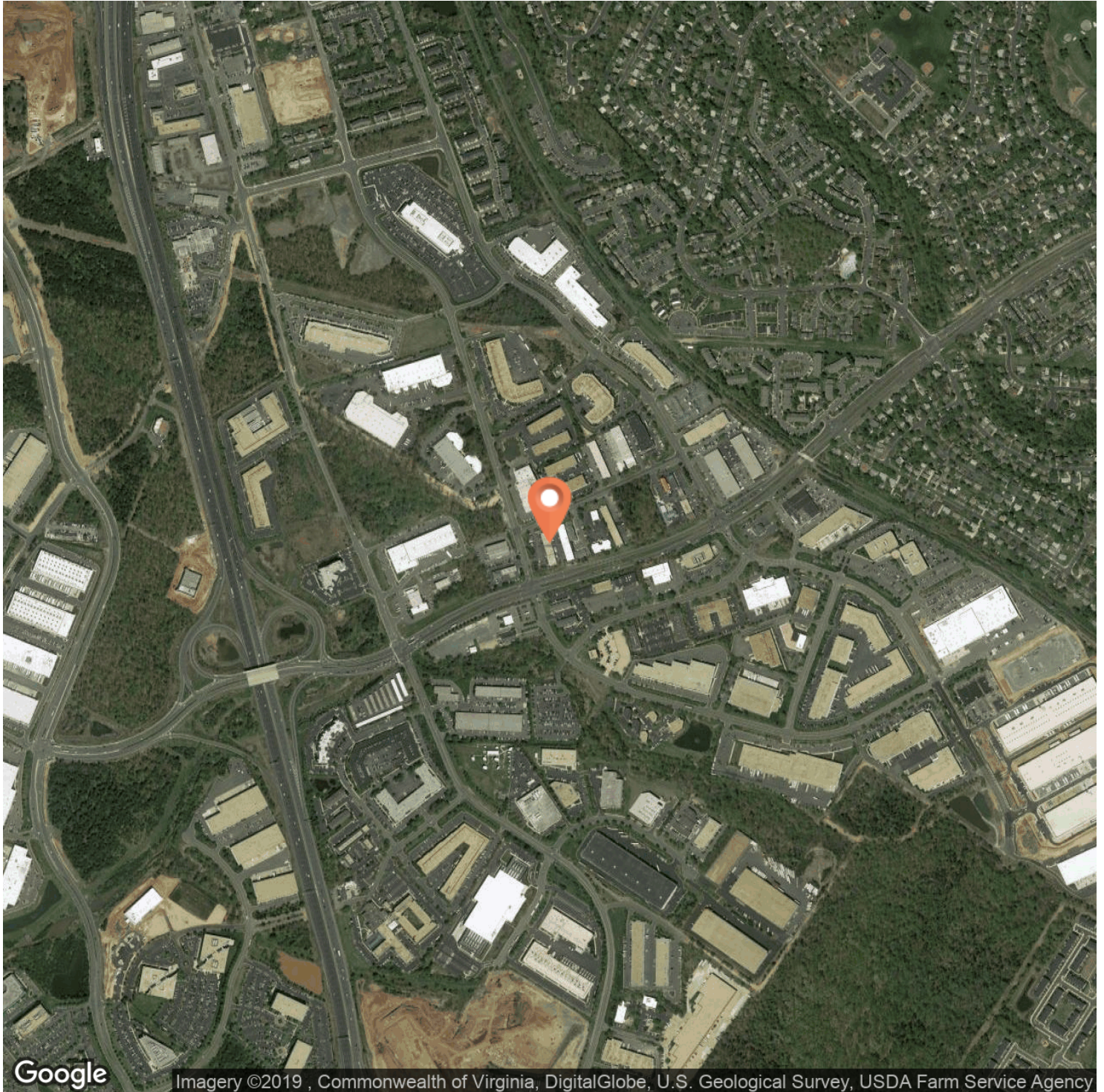
Additional Photos



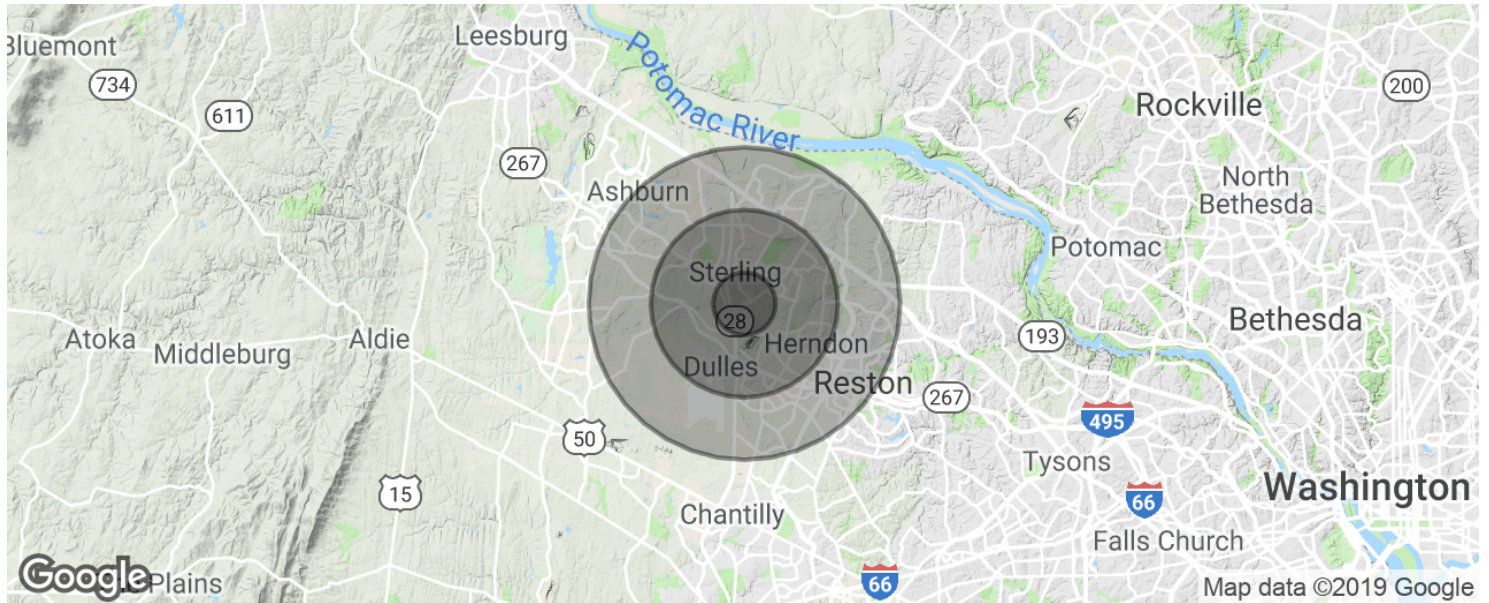
Regional Map



Aerial Maps



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,500	68,653	197,418
Median age	32.9	33.6	34.5
Median age (Male)	32.4	33.1	34.1
Median age (Female)	33.4	34.0	34.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,977	23,273	69,019
# of persons per HH	2.9	2.9	2.9
Average HH income	\$100,634	\$105,720	\$121,965
Average house value		\$432,288	\$515,077

* Demographic data derived from 2010 US Census