

## Ideal Medical / Dental Office Near Historic Occoquan



### OFFERING SUMMARY

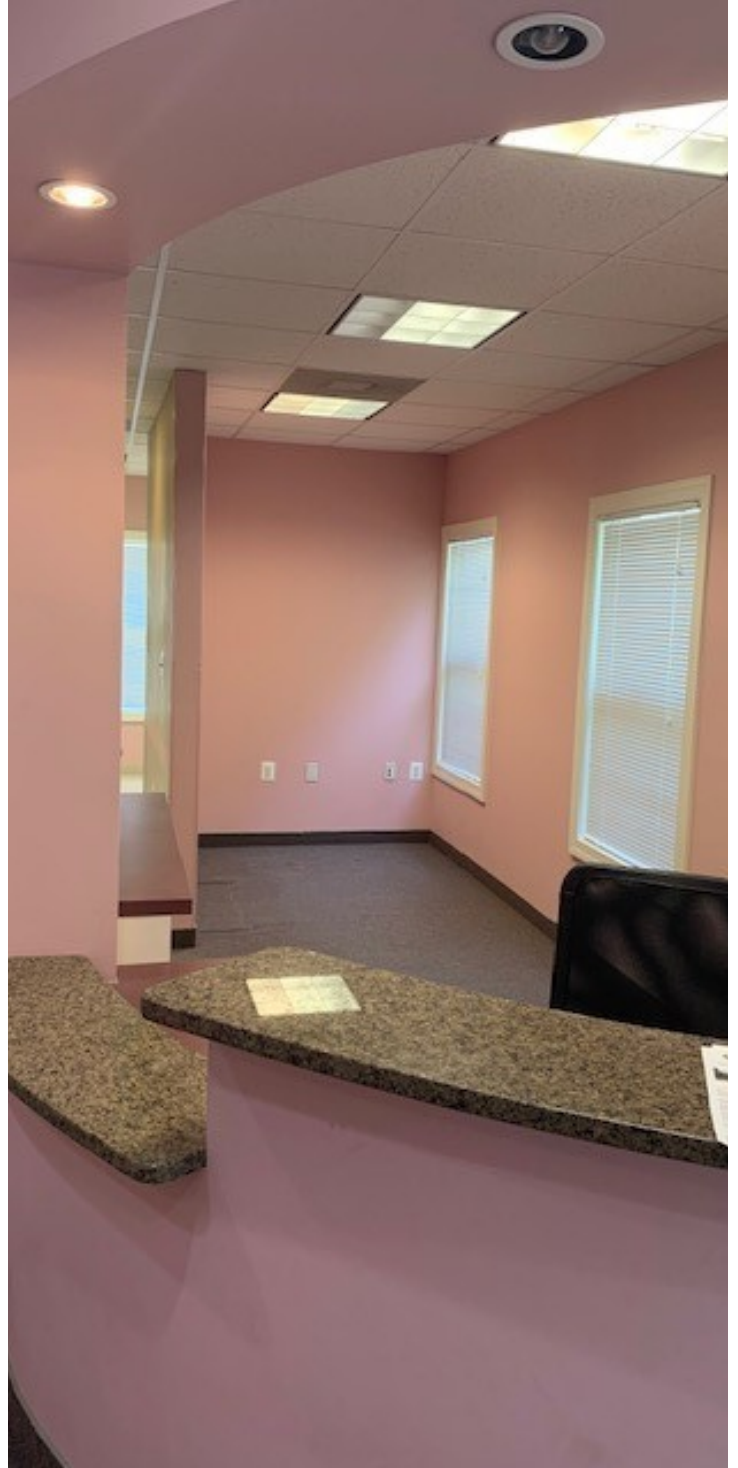
Sale Price:	\$365,000
Available Space:	1,421 SF
Price / SF:	\$256
Zoning:	Low Rise Office

### PROPERTY HIGHLIGHTS

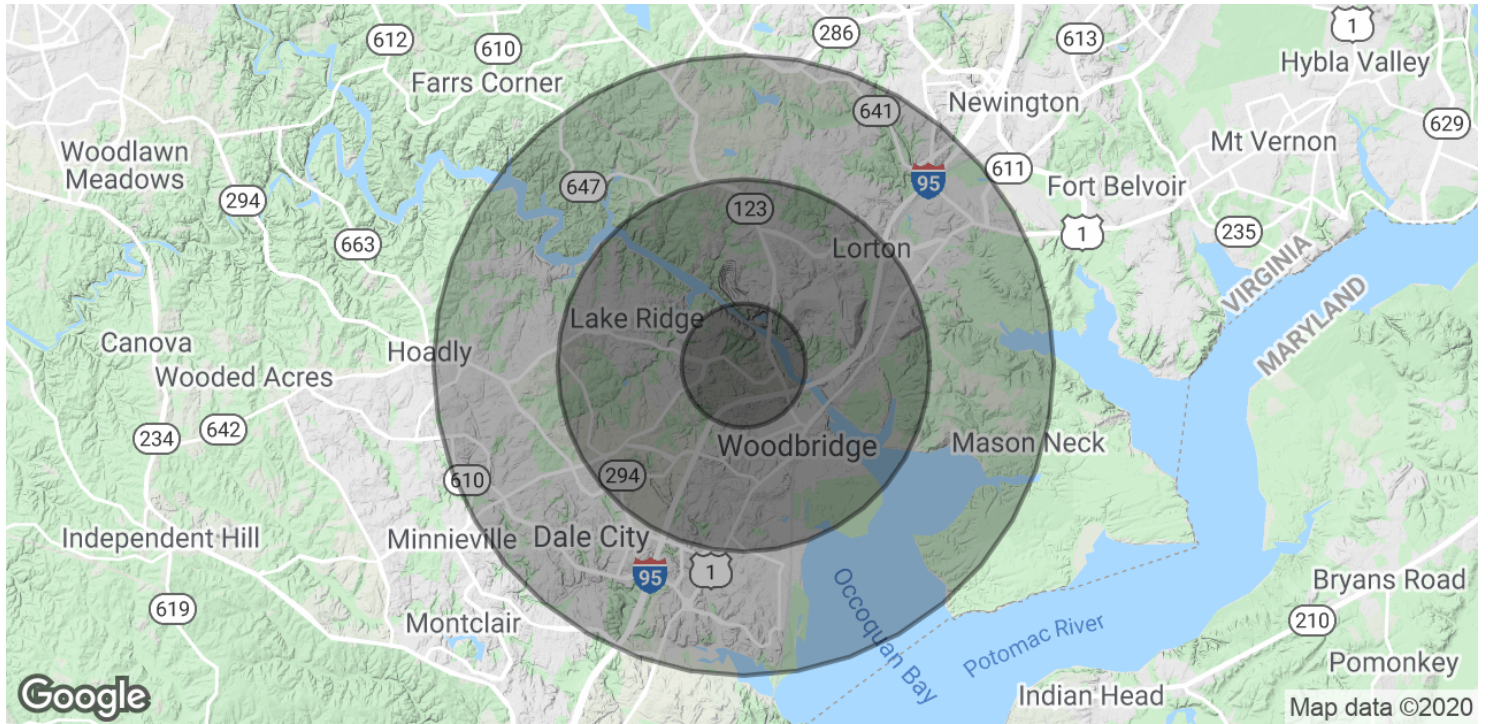
- Ground floor.... move in today!
- Former Dental Clinic - medical/dental use
- Easy access to Washington, DC, I-95/495
- ADA compliant
- Ample free parking



Additional Photos



Demographics Map & Report



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,602	71,380	175,208
Average age	37.9	34.7	34.5
Average age (Male)	35.7	34.1	33.5
Average age (Female)	40.2	35.4	35.4

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,913	25,130	60,428
# of persons per HH	2.5	2.8	2.9
Average HH income	\$82,739	\$93,262	\$103,661
Average house value	\$361,405	\$354,707	\$387,738

\* Demographic data derived from 2010 US Census

