



Summary

Available: 1,350 SF
Lease Rate: \$38/SF NNN
NNN Fees: \$12.63/SF

Property Highlights

- Available starting July 1, 2026
- Great visibility at intersection of Colvin Run Rd and Walker Road
- Parking ratio 4.68 /1,000 SF
- Monument & building signage available
- Join excellent co-tenants like Wine Outlet, Blue Chicken Bakery, 1to1 Fitness, and local favorites like Mookie's BBQ.
- No Restaurant or Salon Uses

****Tour By Appointment Only - Do not disturb current tenant****



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Mara Conners
703.435.4007 x 112
mconners@veritycommercial.com

Photos



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Floor Plan

1,350 SF

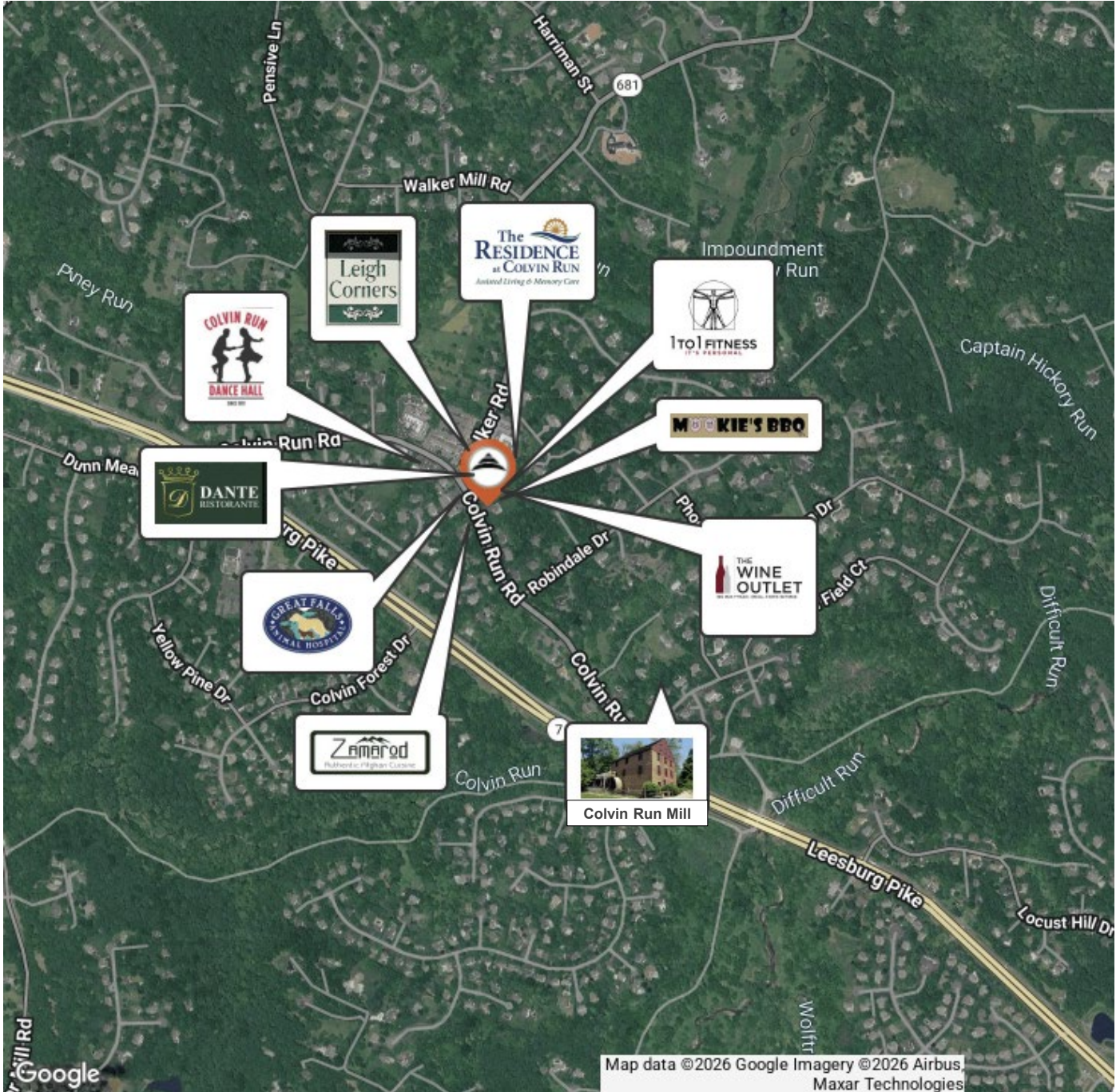


Measurements are approximate and not to scale

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Retail Map



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Within 5 Mile Infographics

KEY FACTS

5 miles

153,515

Population



2.5

Average Household Size

41.5

Median Age

\$176,457

Median Household Income

BUSINESS

5 miles



8,426

Total Businesses



112,292

Total Employees

INCOME

5 miles



\$176,457

Median Household Income



\$95,141

Per Capita Income



\$896,998

Median Net Worth

EDUCATION

5 miles

3%

No High School Diploma



8%

High School Graduate



12%

Some College



78%

Bachelor's/Grad/Prof Degree

EMPLOYMENT

5 miles



88%

White Collar



5%

Blue Collar



7%

Services

3.0%

Unemployment Rate

Variables	1 mile	3 miles	5 miles
Total Population	3,481	44,405	153,515
Total Households	1,021	17,033	60,388
Average Household Size	3.38	2.60	2.54
Median Household Income	\$257,937	\$188,847	\$176,457
Median Age	45.6	43.3	41.5

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