

# FOR SALE/LEASE

15154 Carrollton Boulevard  
Carrollton, VA 23314

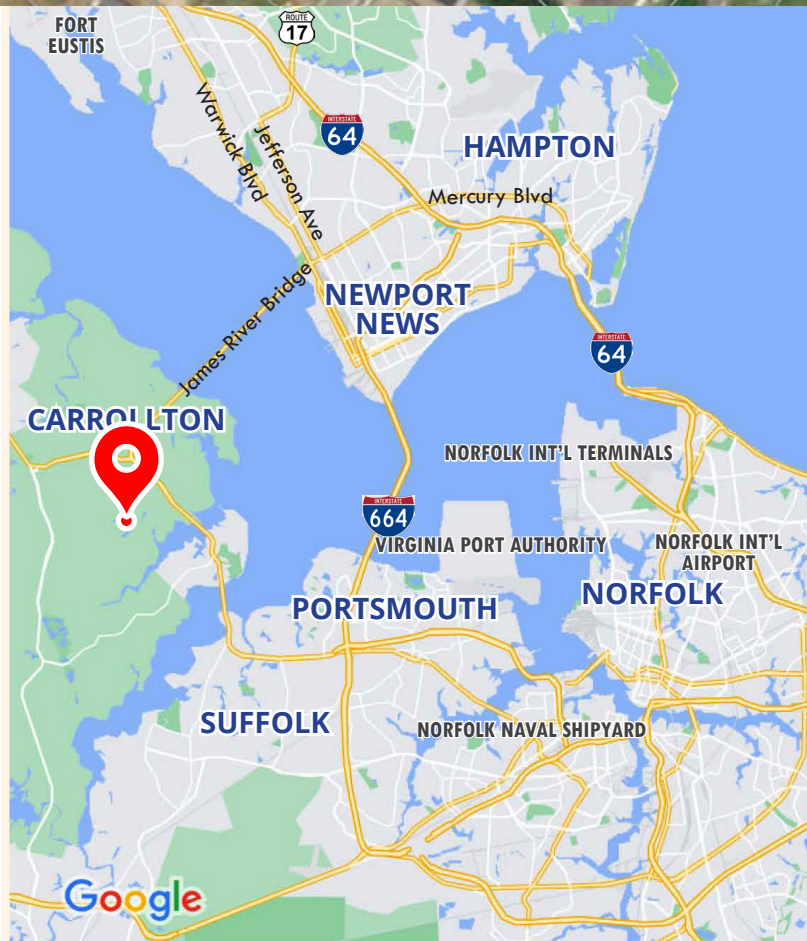


## ABOUT PROPERTY

- ± 6,024 square foot office building located on 6.09 acre of land
- Owner Occupant Opportunity
- Suite A: ± 2,711 SF available for lease
- One tenant:  
Suite B: Lighthouse Preschool leases 3,313 SF  
- Lease Expiration: 9/30/2027
- Development Opportunity
- Two parcels:  
- Parcel 34-01-049B contains 4.0 acres  
- Parcel 34-01-049C contains 2.09 acres
- Zoned GC - General Commercial District
- Lease Rate: \$16/SF Net Utilities and Janitorial**
- Sales Price \$1,250,000**

### DEMOGRAPHICS (2025)

	1 MI.	3 MI.	5 MI.
Population:	2,136	12,032	20,949
Households:	771	4,756	8,154
Avg. Household Income:	\$153,260	\$146,324	\$147,045



For more information:

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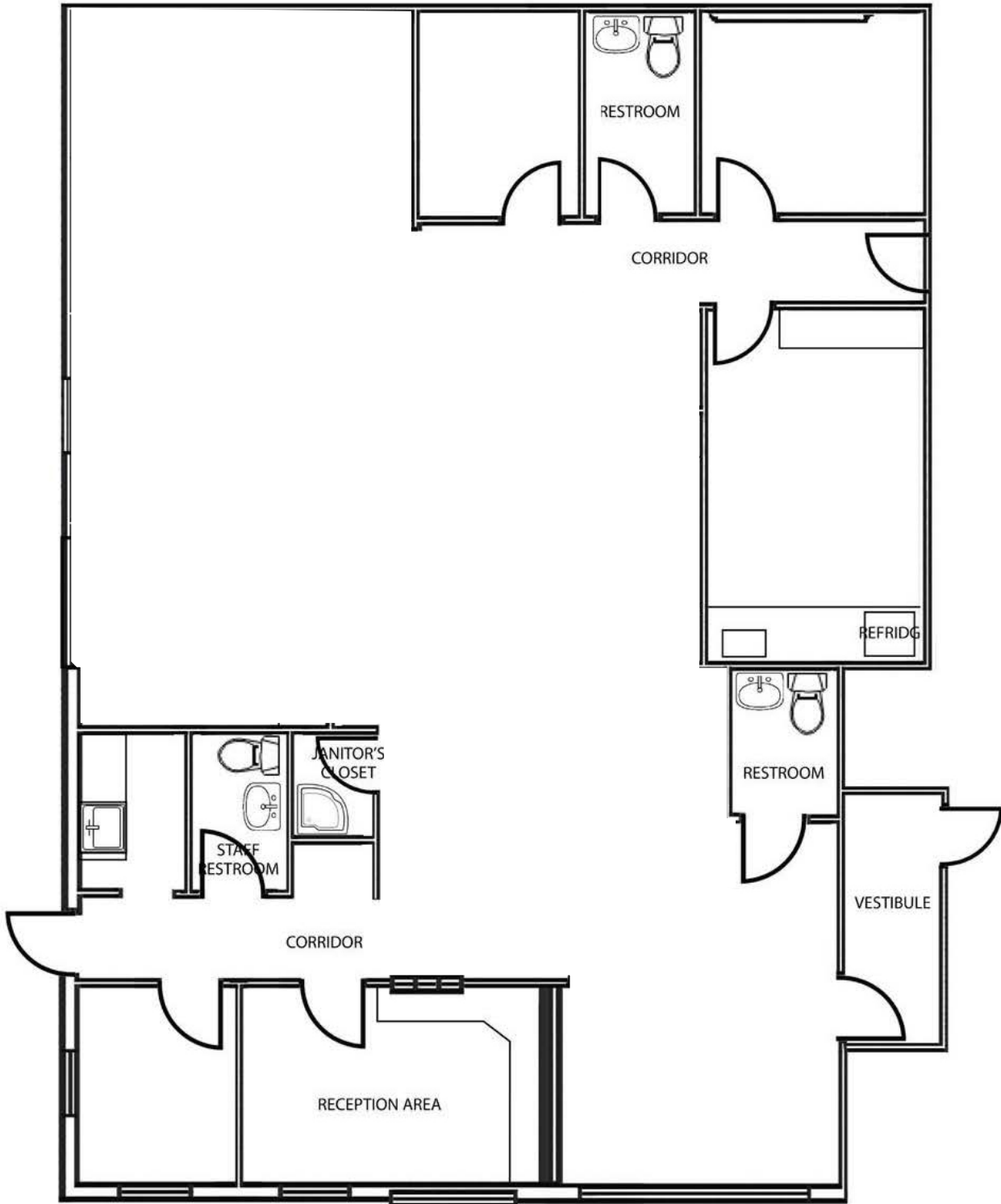
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**HARVEY LINDSAY**

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**SUITE A: ± 2,711 SF AVAILABLE**

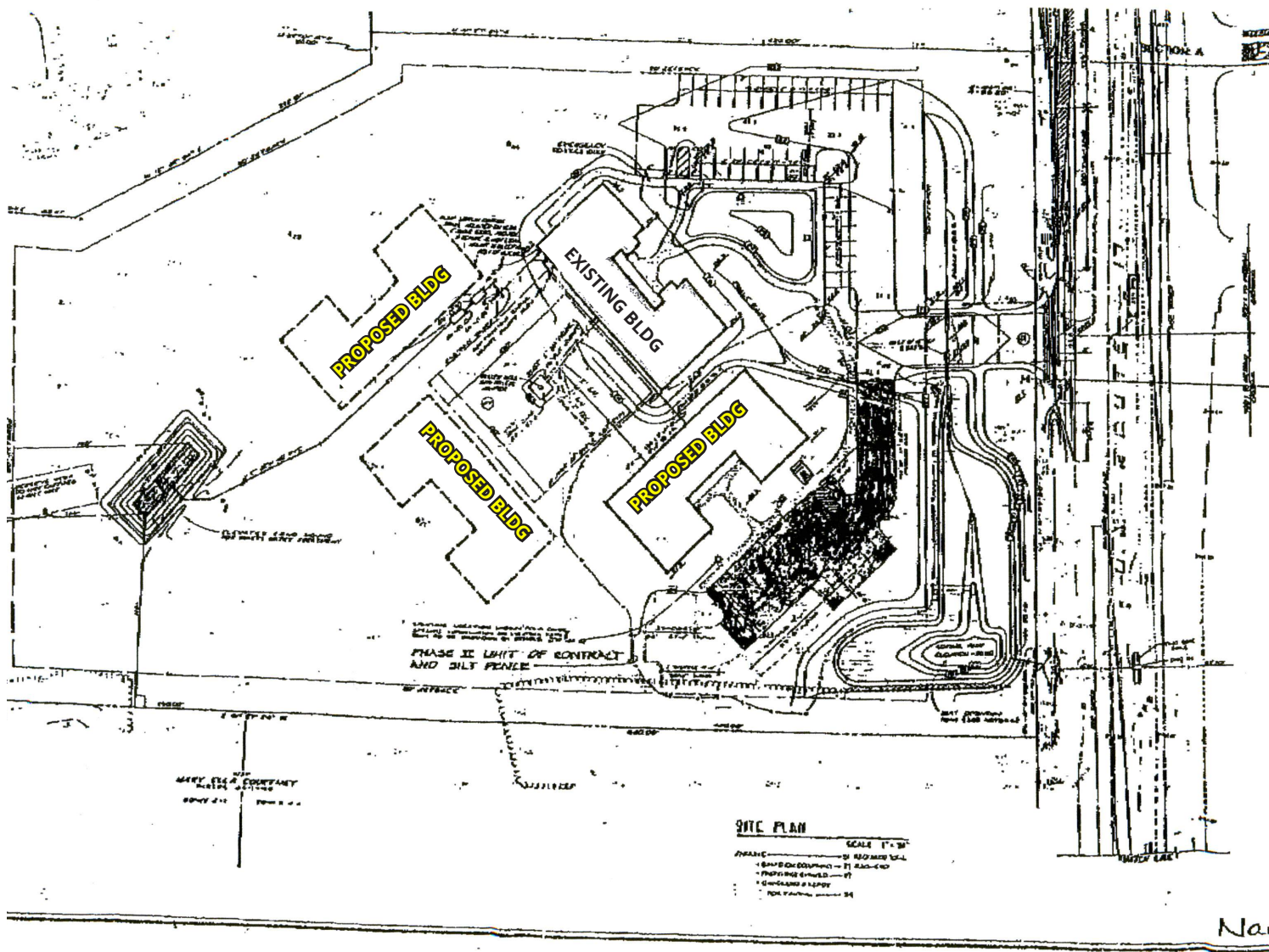


\* Not Drawn to Scale

**SUITE A: ± 2,711 SF AVAILABLE**



# PROPOSED BUILDING CONCEPT PLAN | 15154 Carrollton Boulevard







**BARTLETT STATION**  
210 Condos (Under Construction)  
52 Single-family Detached Condos  
202,100 SF Retail (some outparcels  
under construction)  
Self-Storage Facility