



# FOR LEASE | RETAIL/OFFICE/MEDICAL SPACE 43341 DEFENDER DRIVE | SOUTH RIDING, VA

## PROPERTY SUMMARY

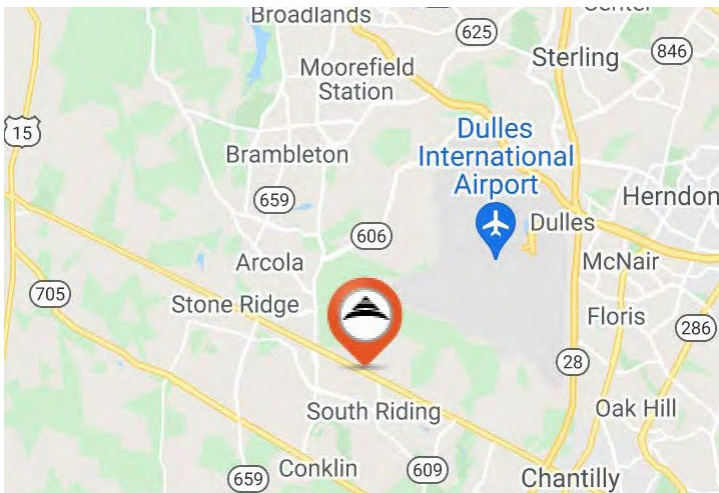


### SUMMARY

**Available SF:** 1,178 SF – 11,655 SF  
**Parking Ratio:** 6.6 / 1,000  
**Rental Rate:** \$50/sf+NNN  
**Est. Delivery Date:** 1st Quarter 2026

### PROPERTY HIGHLIGHTS

- With Road Frontage and Signage
- Supply Constraint Rt. 50 Corridor
- Nearby Amenities include Restaurants, Hotel, Gym and Shopping
- Approved Uses include Office Space, Restaurant, Retail, Medical/Dental, Education Uses, Personal Services, And Financial Institution



Demographics	2 Miles	5 Miles	10 Miles
Total Households:	9,896	44,313	236,181
Total Population:	32,396	142,902	683,085
Median HH Income	\$171,356	\$174,465	\$142,203

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.

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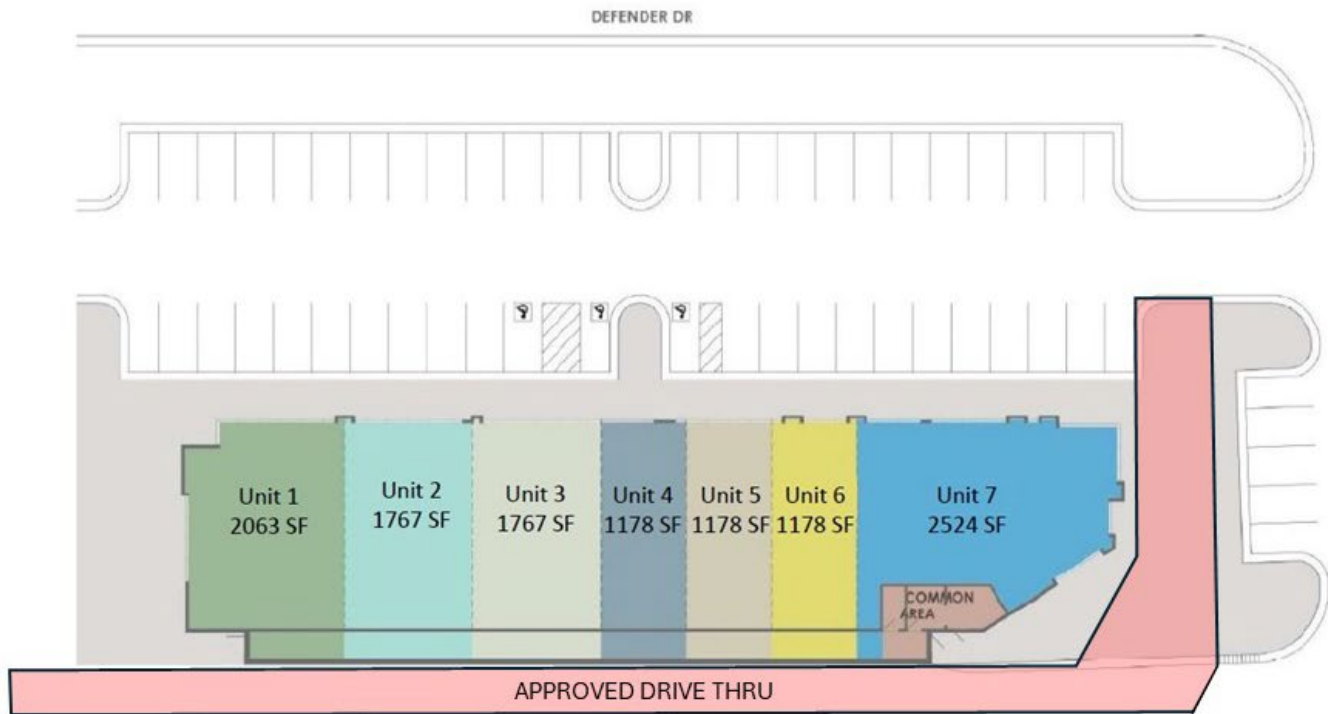


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Unit	Rentable SF	Tenant
1	2063	Available
2	1767	Available
3	1767	Available
4	1178	Available
5	1178	Available
6	1178	Available
7	2524	Available

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