

RETAIL/FLEX CONDOMINIUM FOR SALE

SUNSET BUSINESS PARK - RETAIL CONDOMINIUM

133 Spring Street Unit 4, Herndon, VA 20170



PROPERTY DESCRIPTION

Retail/Flex Condominium located in Sunset Business Park, Herndon, Va. Excellent visibility, direct off Rt. 267. Currently operating as Reston Glass with 1520 SF on 1st floor and upper level of approximately 1000 SF with 2 offices + extra storage. Opportunity for retail and various business uses. Great location and close to Metro.

PROPERTY HIGHLIGHTS

- Approximately 2,500 SF Retail/Flex Condo
- Prime location in Herndon/Reston market
- Two-level space with 1,520 on 1st floor
- Includes warehouse storage area w/ 20' ceiling
- Upper level space with 2 private offices and storage
- Excellent visibility and street presence, close to Metro
- Condo Fee \$303.00 mo / Taxes (2025) \$5,988.84

OFFERING SUMMARY

Sale Price:	\$785,000
Unit Size: (est)	2,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,631	54,323	81,582
Total Population	12,566	139,517	224,684
Average HH Income	\$182,563	\$189,595	\$208,326

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRIDGET SCHMITZ

Managing Director

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1775 Tysons Blvd.

Suite 1450

McLean, VA 22102

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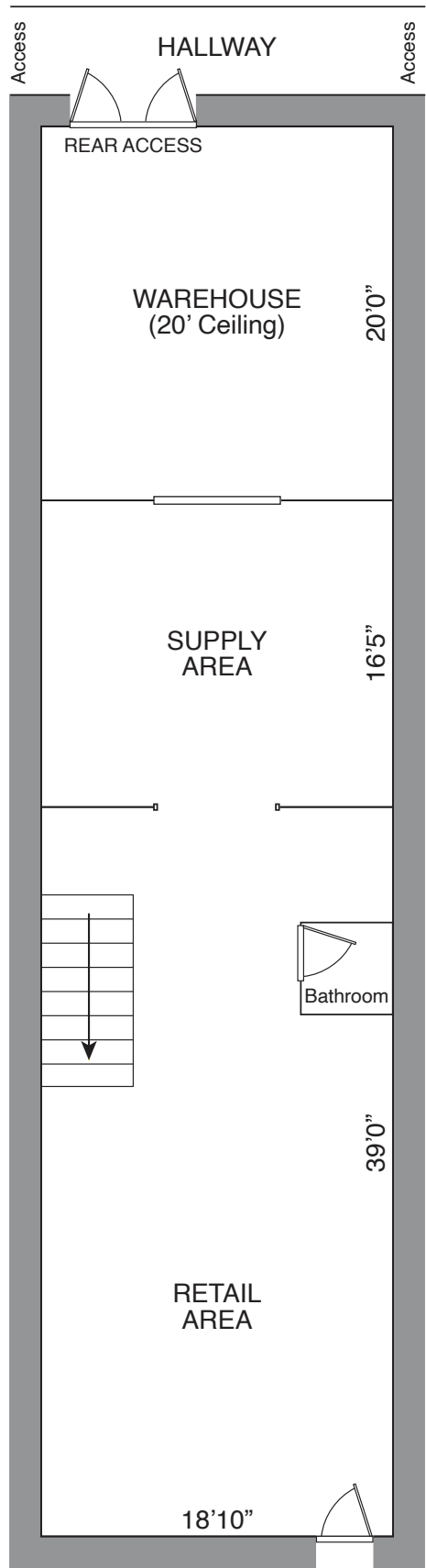
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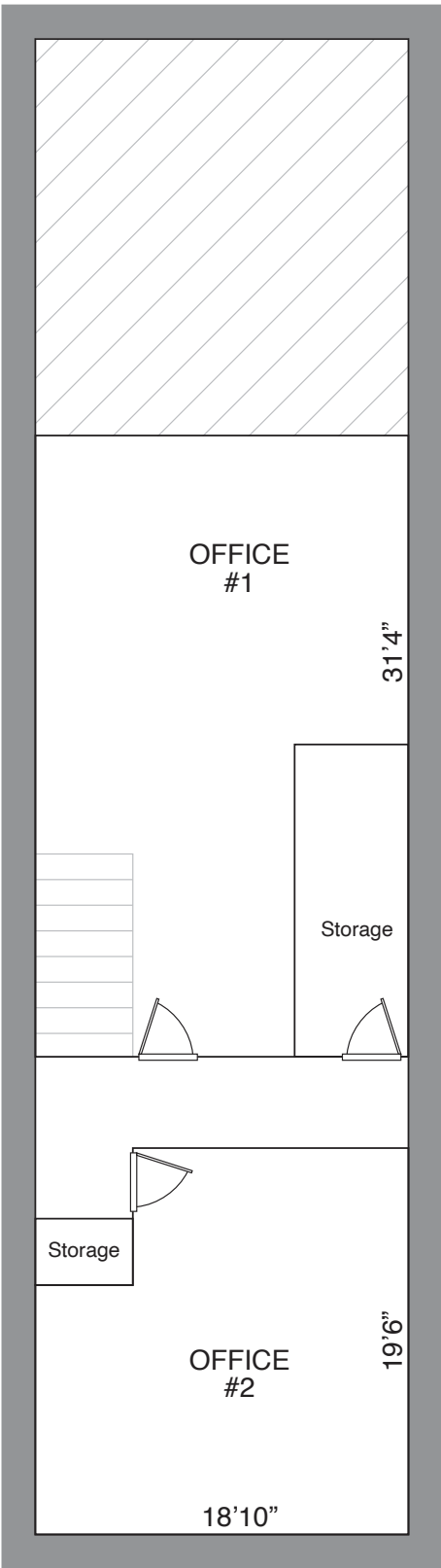
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Floor Plan: Unit 4, 133 Spring Street



FIRST FLOOR



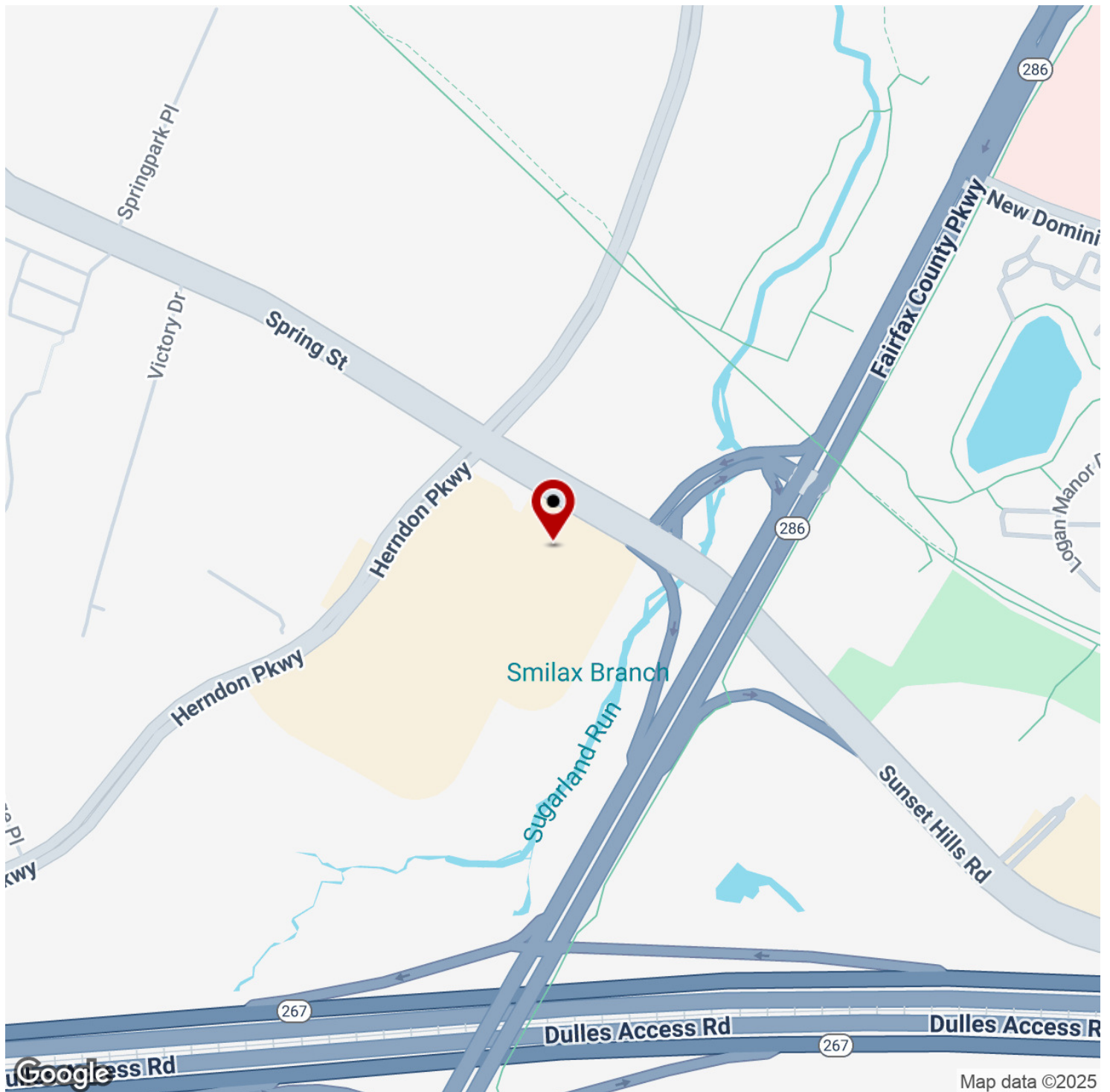
SECOND FLOOR

Dimensions, sizes and layouts shown on this floor plan are approximate and subject to variation. The seller, agent, and broker make no warranty or representation as to the accuracy and assume no liability for errors or omissions. Prospective buyers should verify all measurements independently.

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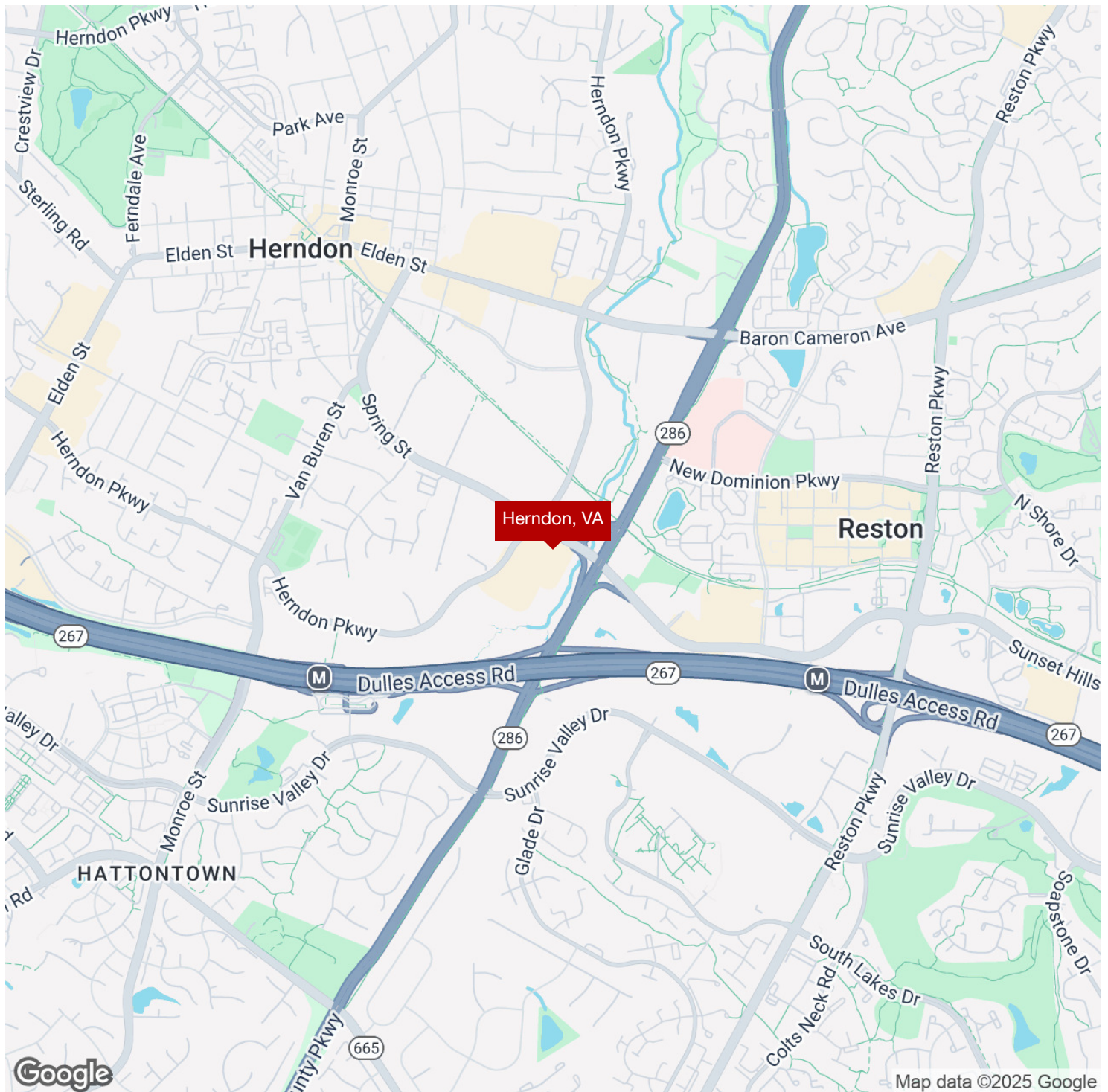
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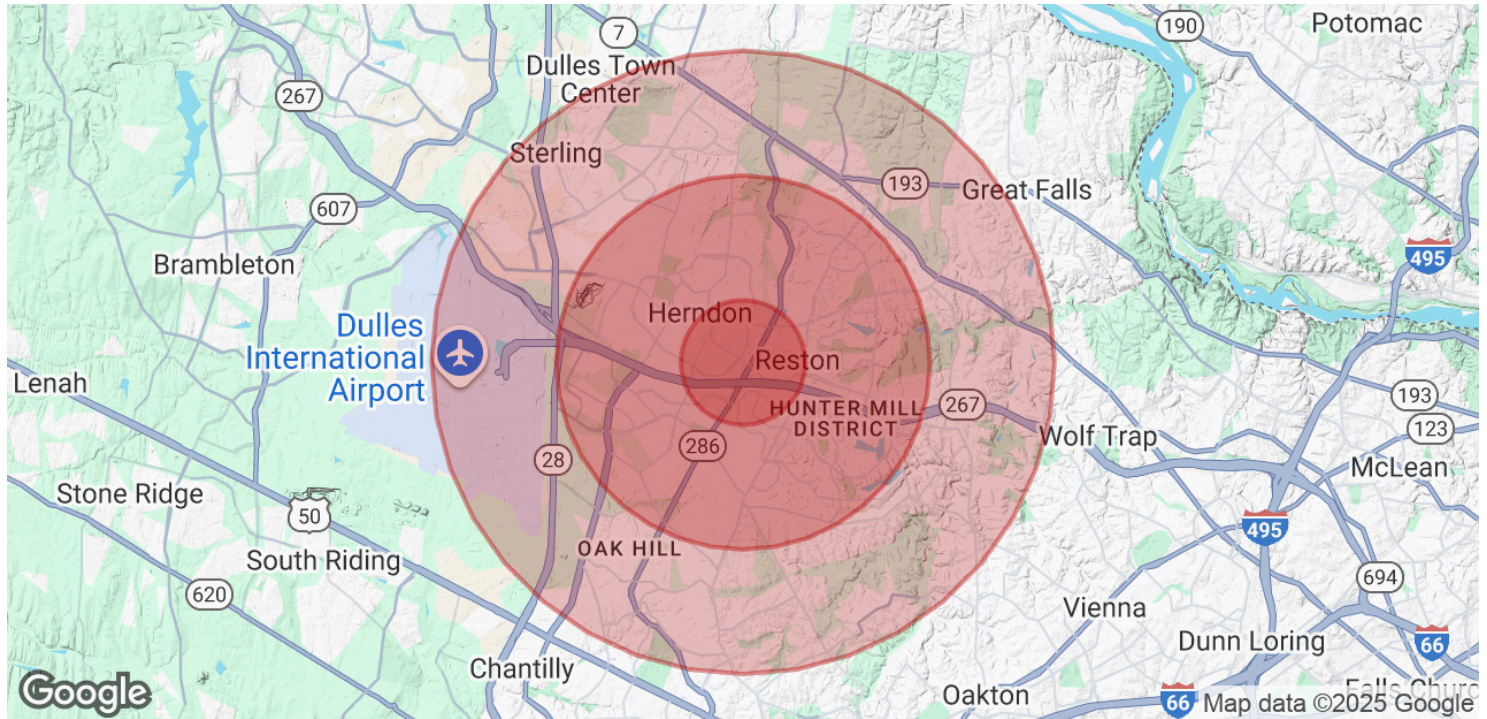
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,566	139,517	224,684
Average Age	41	39	39
Average Age (Male)	40	38	39
Average Age (Female)	42	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,631	54,323	81,582
# of Persons per HH	2.2	2.6	2.8
Average HH Income	\$182,563	\$189,595	\$208,326
Average House Value	\$733,049	\$681,627	\$759,760

Demographics data derived from AlphaMap

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