

# LEASE

## MOVE IN READY DAY SPA/NAIL SALON/IV DRIP FOR LEASE IN TYSONS CORNER

2102-B Gallows Road Vienna, VA 22182



LEASE RATE

\$3,250.00 - 3,500.00 per month

**Deniz Senyurt, CCIM**

Commercial Real Estate Associate Broker

(571) 271-6604

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### PROPERTY DESCRIPTION

A two-floor office condo on bustling Gallows Rd, featuring two independent suites in a recently renovated building designed for day spa, nail salon, IV drip treatment use. This well-lit property offers ample on-site parking, ensuring easy access and convenience for clients. Ideal for high-visibility businesses looking to tap into a prime, busy location.

### OFFERING SUMMARY

Lease Rate:	\$3,250.00 - 3,500.00 per month (MG)
Number of Units:	2
Available SF:	1,040 SF
Building Size:	1,040 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,942	51,481	105,601
Total Population	18,046	131,160	287,117
Average HH Income	\$211,022	\$222,346	\$234,177

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### LOCATION DESCRIPTION

Prime location at 2102 Gallows Rd, Vienna, VA, with 33,000+ daily vehicle visibility, ample parking, and 24/7 private access. Minutes away from I-495, I-66, Route 7, and metro, it offers access to a high-income population of 177,974 within a 10-minute drive, ideal for businesses seeking affluent clientele.

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### PROPERTY HIGHLIGHTS

- Prime Location on Gallows Rd Vienna VA
- Ample On-Site Parking
- Recently renovated, fitting for day spa, massage therapy use
- Two independent suites available for lease individually or together
- 24/7 Easy Access

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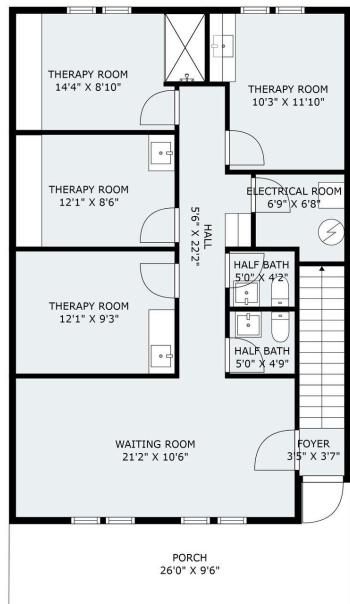


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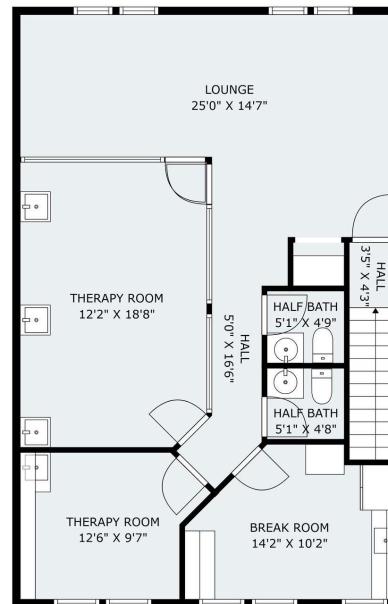
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Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.



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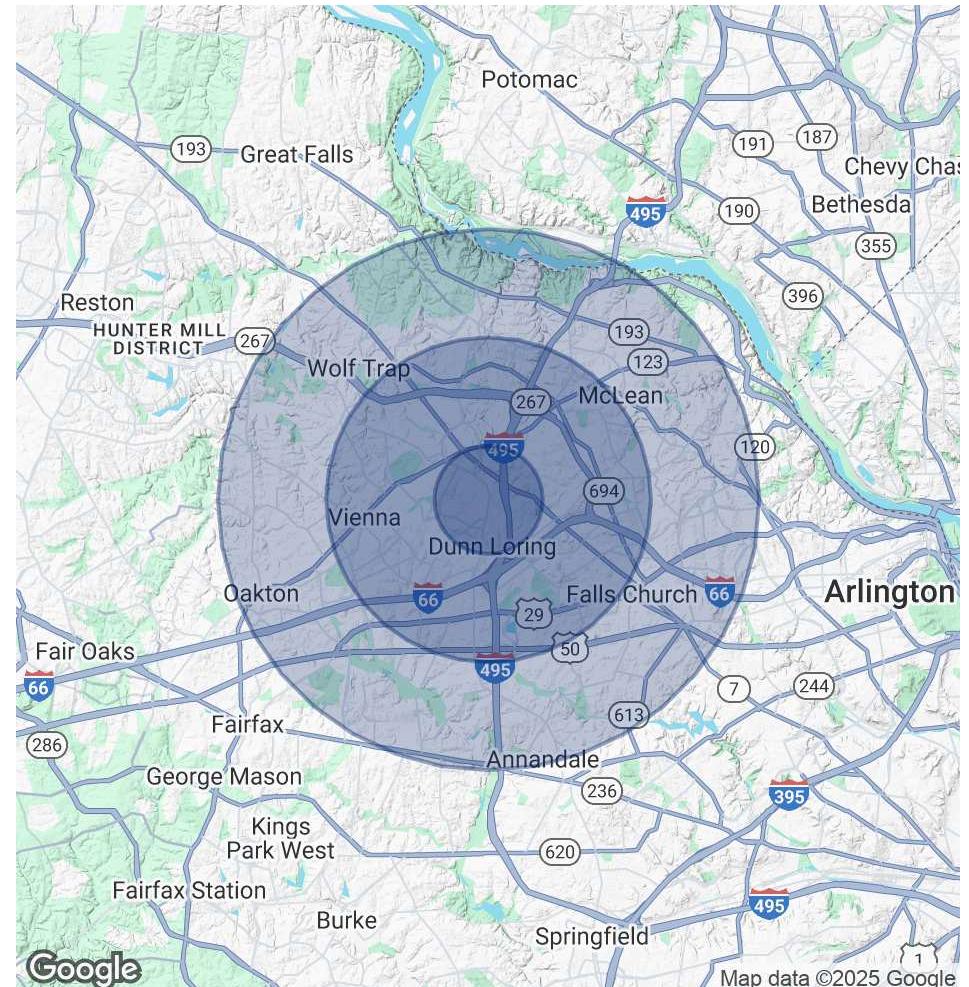
### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,046	131,160	287,117
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	39	40	41

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,942	51,481	105,601
# of Persons per HH	2.6	2.5	2.7
Average HH Income	\$211,022	\$222,346	\$234,177
Average House Value	\$943,465	\$980,767	\$1,026,911

Demographics data derived from AlphaMap



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## PROFESSIONAL BACKGROUND

Deniz Senyurt holds a Real Estate Broker license in Virginia and a Sales Associate license in Maryland and Washington DC. Deniz specialized in commercial real estate with vast experience in medical office, retail, and industrial property leasing and sales. Aside from being Chair of the Commercial Council of NVAR, Deniz serves as Northern Virginia Area Director of CCIM Mid Atlantic Chapter. She is also the 2022 Coldwell Banker International Diamond Society Presidents Elect, 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum Broker and NVAR Platinum Top Producer Award Winner.

## EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program), from George Washington University. She has graduated from NVAR Leadership Institute in 2021. Her designations are Certified International Property Specialist (CIPS), Certified Merger and Acquisition Advisor (CM&AA) and Certified Commercial Investment Member (CCIM).

## MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR

Past President of Mid Atlantic Real Estate Marketing Association



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