


**YOUR SIGN HERE**

### Summary

Available SF: 1,810 sf  
 Lease Rate: \$16.00/sf NNN  
 NNN: \$3.50/sf  
 Total Monthly Rent: \$19.50/sf (\$2,941.25/mo)

### Property Highlights

- Hard to find Vienna warehouse space
- One roll-up door
- Next to Ray's Autobody Shop and W&OD Trail
- NO AUTO USE

Demographics	2 Mile	5 Miles	10 Miles
Total Households:	14,572	101,139	428,852
Total Population:	42,733	266,708	1,156,175
Average HH Income:	\$214,266	\$180,087	\$173,486

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.

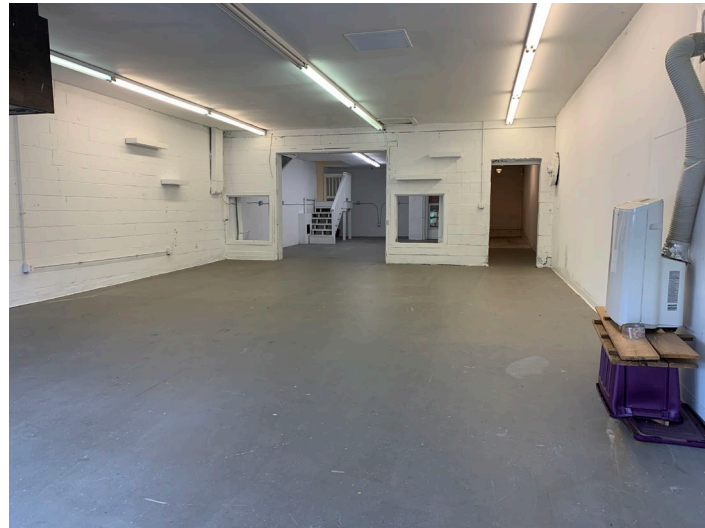
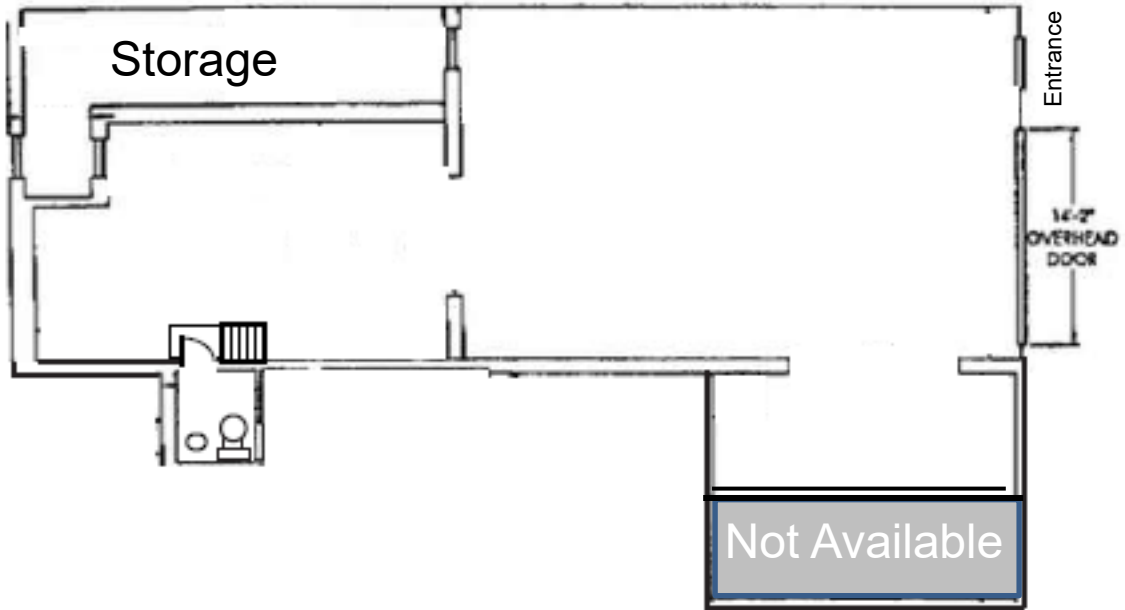
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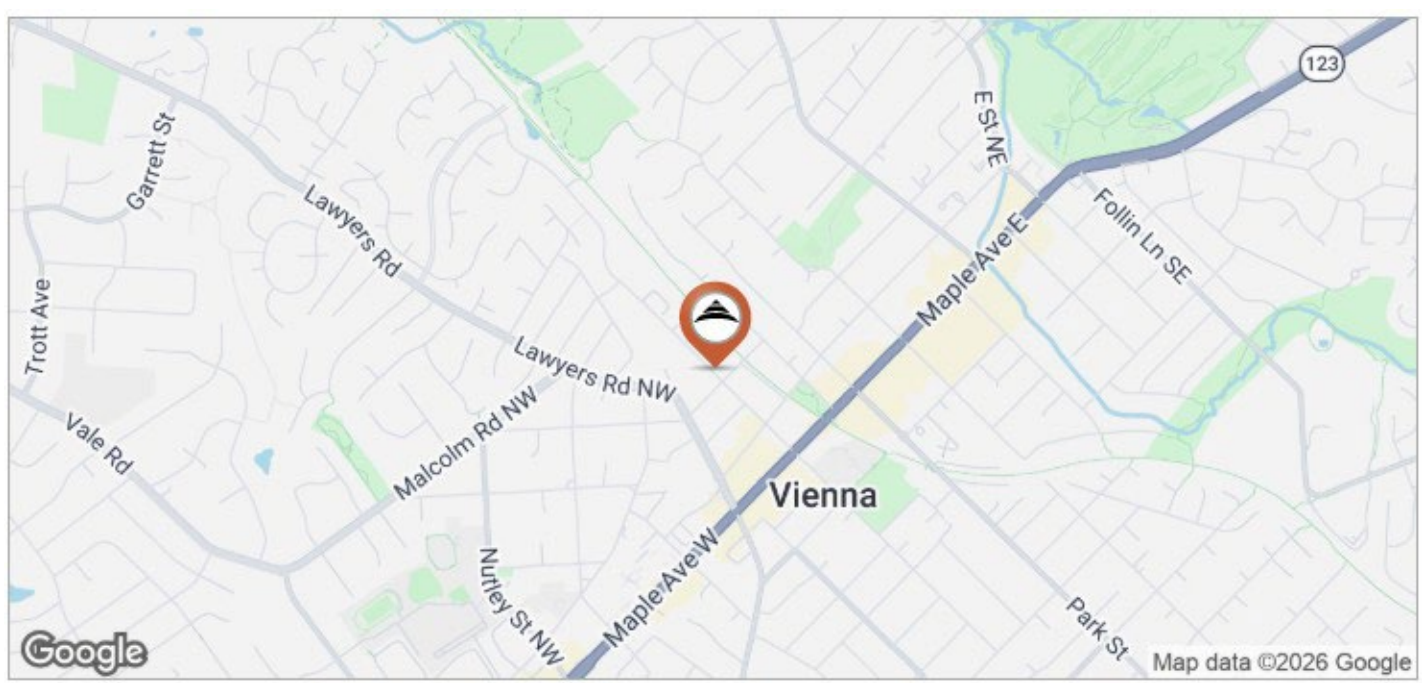
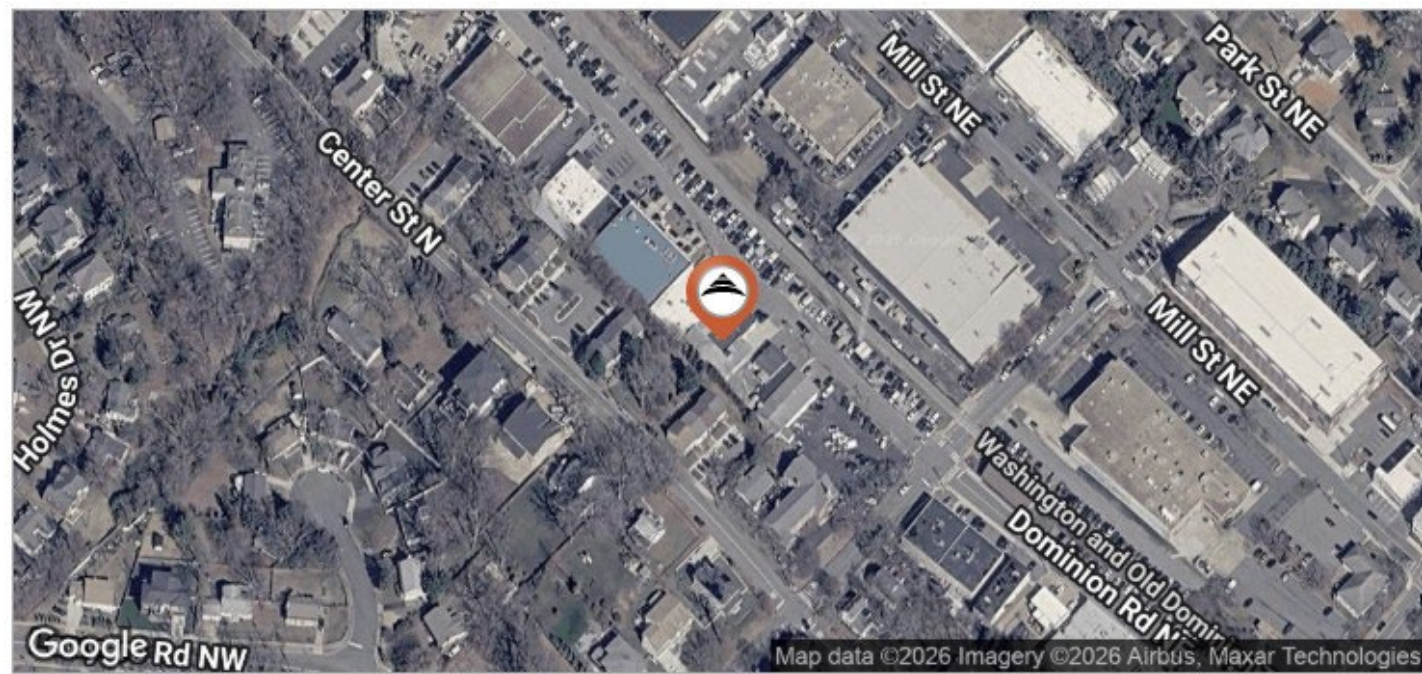
**Verity Commercial** | 1821 Michael Faraday Drive | Suite 208 | Reston, VA 20190 | [veritycommercial.com](http://veritycommercial.com)

Floor Plan



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