

SALE/LEASE

POTOMAC FALLS PROFESSIONAL CENTER

46169 Westlake Drive Sterling, Suite 120, VA 20165



PROPERTY DESCRIPTION

Beautiful move-in ready 2,188 SF office condo, located on the first floor with direct access from the lobby, this professional space offers both convenience and prestige.

The thoughtfully designed layout includes:

- Four private offices
- Spacious conference room
- Large reception/waiting area
- Kitchen

Ideal for a variety of businesses, including medical, dental, insurance, real estate, and more! Enjoy an unbeatable location with exterior building signage available, just off Route 7 and Cascades Parkway, with the post office right across the street and a vibrant mix of shops, restaurants, and amenities just moments away.

A rare opportunity to elevate your business in a prime, highly accessible setting. Don't miss out—schedule a tour today!

OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr Plus Electric & Janitorial)
Sale Price:	\$448,540
Available SF:	2,188 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,155	31,655	64,874
Total Population	14,570	92,750	186,808
Average HH Income	\$160,848	\$182,866	\$196,144

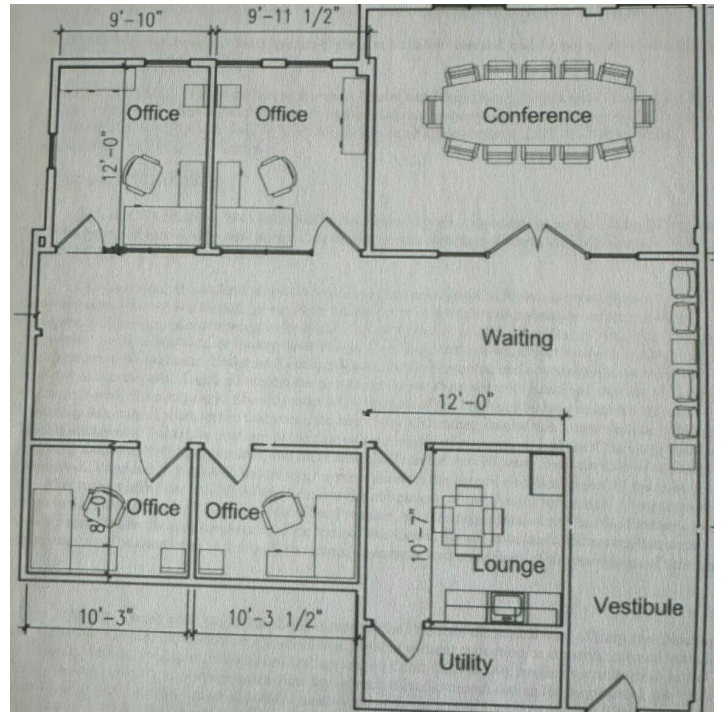
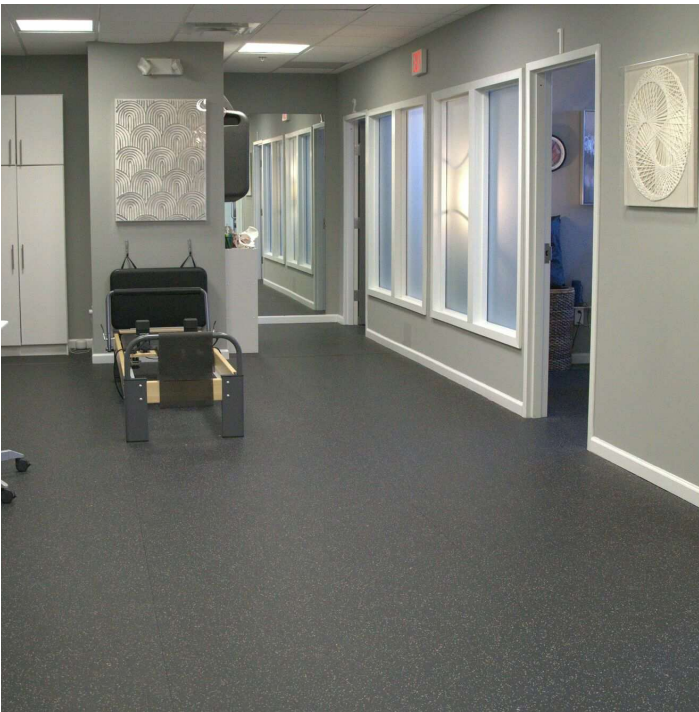
Mercedes Taylor
(703) 994-9570



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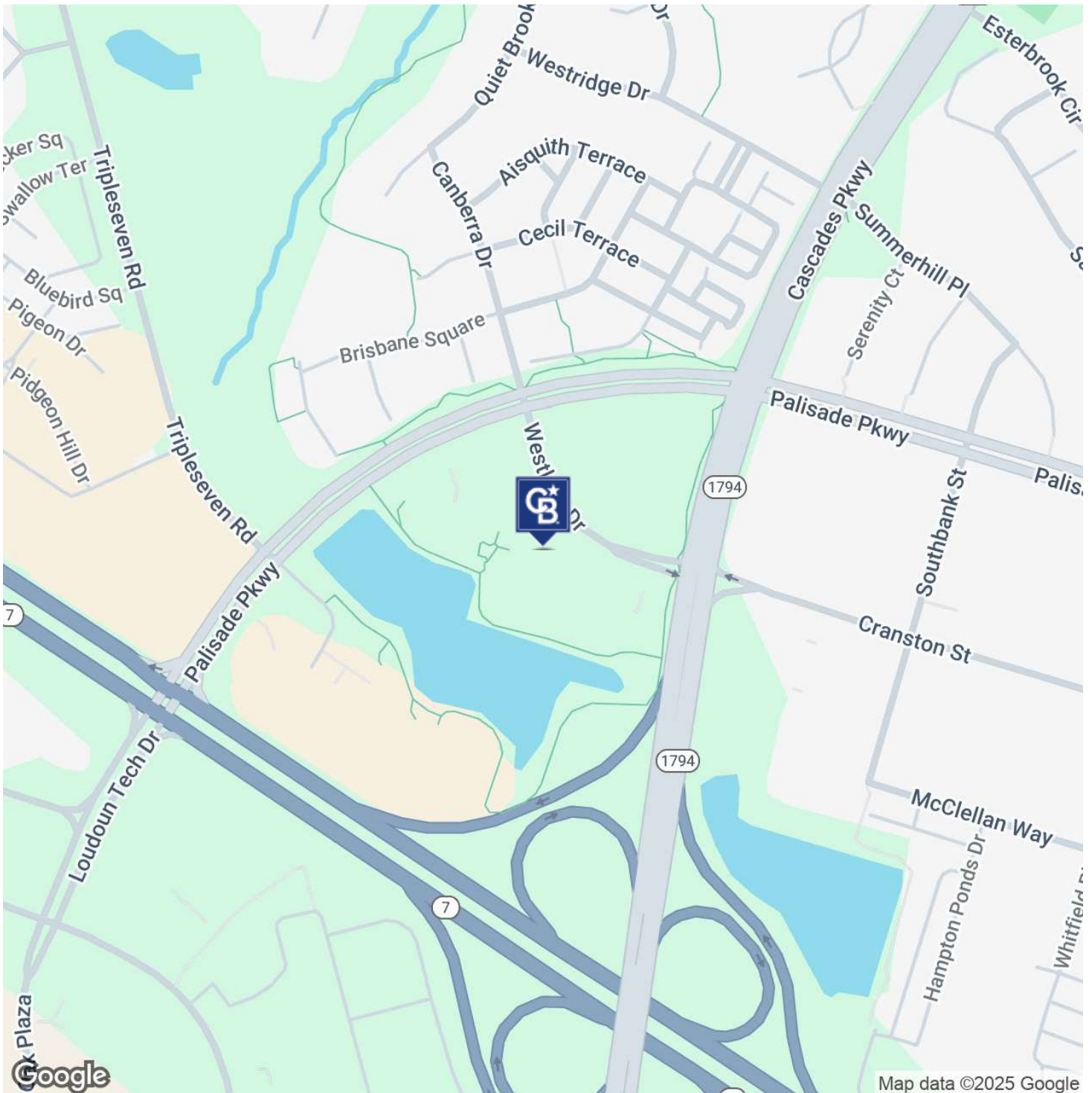
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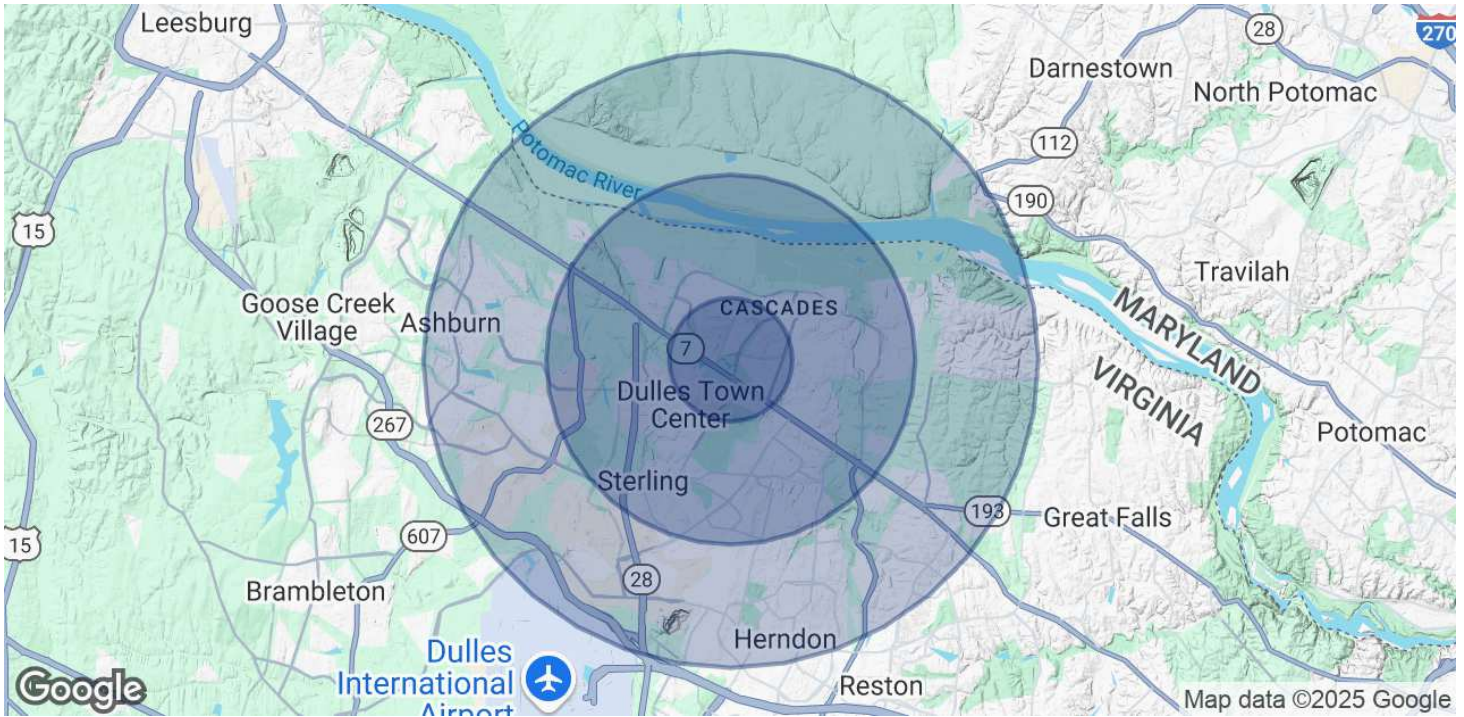
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,570	92,750	186,808
Average Age	37	39	39
Average Age (Male)	37	39	39
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,155	31,655	64,874
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$160,848	\$182,866	\$196,144
Average House Value	\$625,675	\$658,071	\$715,862

Demographics data derived from AlphaMap

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