

21495 RIDGETOP CIR #205

21495 RIDGETOP CIR #205, STERLING, VA 20166



OFFICE BUILDING FOR SALE



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Sterling, VA. This property presents a versatile and adaptable space that is ideal for office and office building investors seeking a strategic foothold in the bustling Sterling area. With its spacious layout, upscale finishes, and great windowline providing abundant natural light, this property offers a compelling environment for businesses to thrive. The glass-enclosed conference room, flexible work areas, and industrial office design further enhance the appeal for potential tenants. Strategically situated in Sterling, this property is perfectly positioned for investment success, making it an attractive prospect for savvy investors looking to capitalize on the strengths of this prime location.

PROPERTY HIGHLIGHTS

- Industrial office design with upscale finishes
- Great windowline providing plenty of natural light
- Glass-enclosed conference room
- Flexible work areas
- Strategic location in Sterling, VA
- Convenient access to Route 7 and Route 28
- Minutes away from Dulles International Airport
- Close proximity to Dulles Town Center
- Ideal for office and office building investors

OFFERING SUMMARY

Sale Price:	\$459,000
Number of Units:	1
Building Size:	2,074 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	439	1,010	4,011
Total Population	1,144	2,661	11,121
Average HH Income	\$116,125	\$129,506	\$156,764

Cihan Baysal, CCIM

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REAL ESTATE

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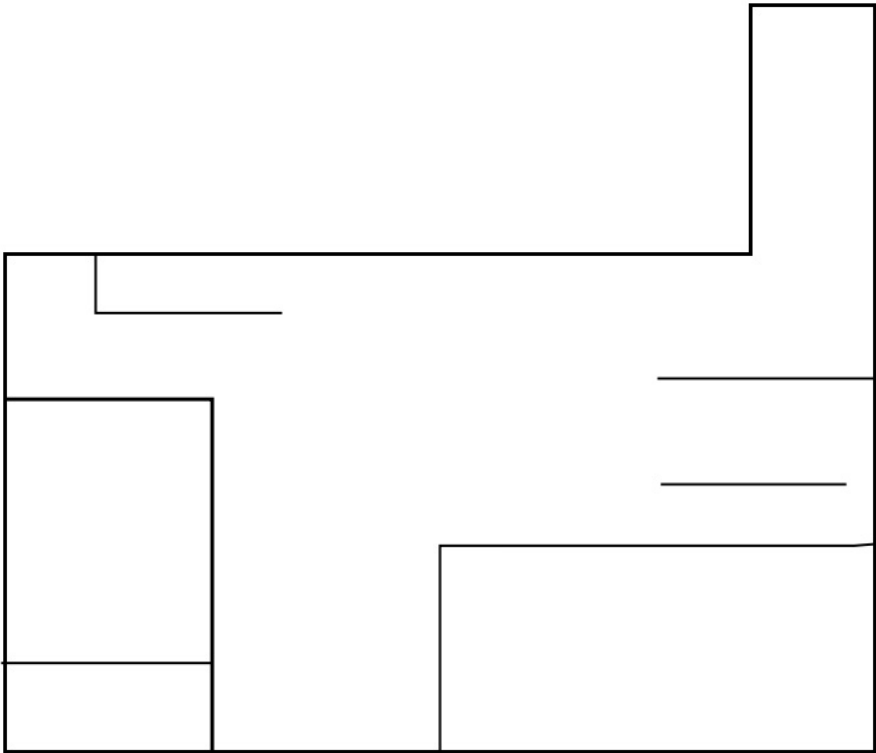
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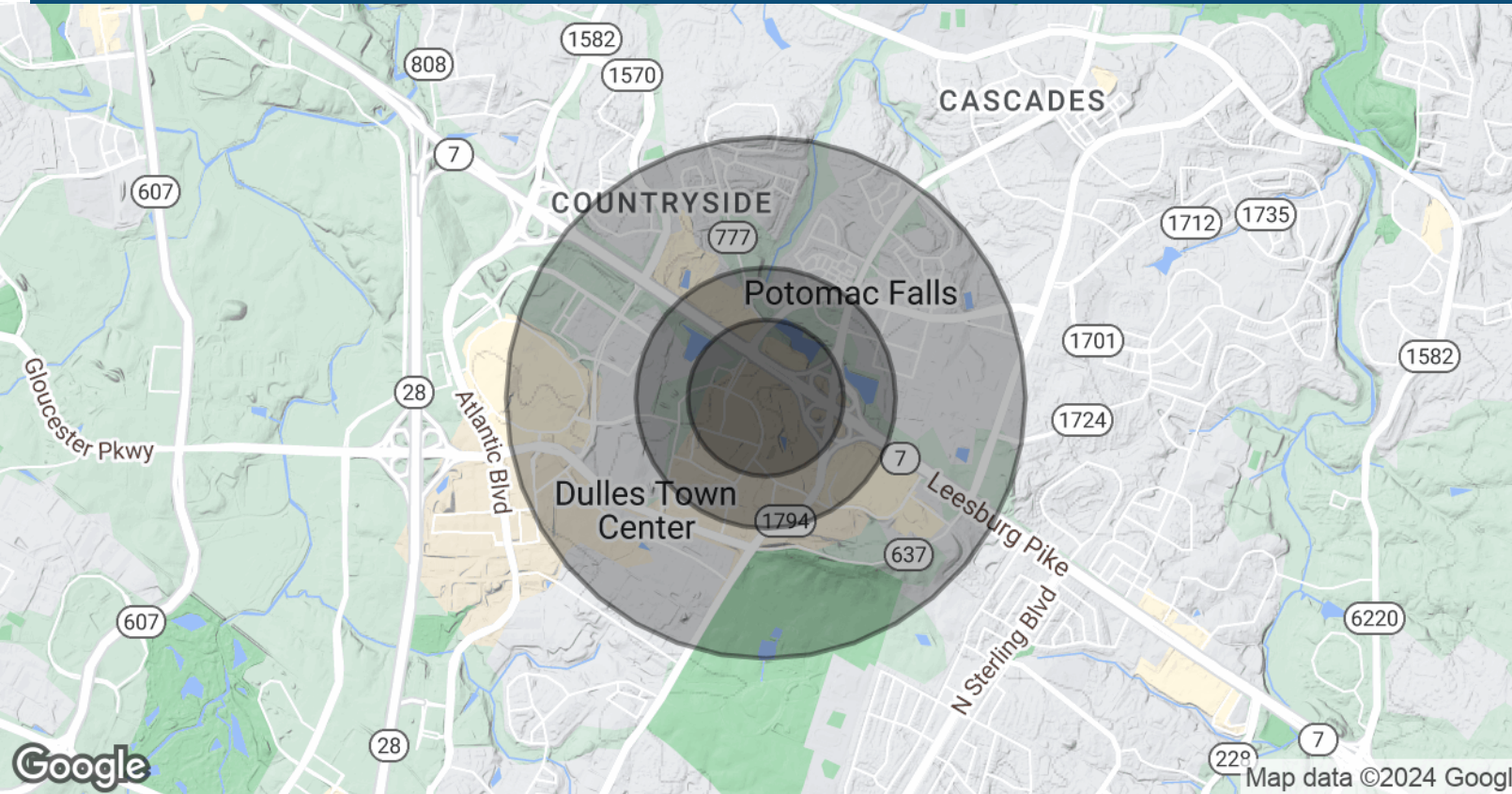


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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	1,144	2,661	11,121
Average Age	34	36	37
Average Age (Male)	34	35	36
Average Age (Female)	35	36	38

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	439	1,010	4,011
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$116,125	\$129,506	\$156,764
Average House Value	\$629,324	\$627,725	\$634,249

Demographics data derived from AlphaMap

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