



PRIME MERRIFIELD LOCATION

GROUND FLOOR-COMMERCIAL CONDOMINIUM WITH 18' CEILINGS FOR SALE

2841 HARTLAND RD STE 101, FALLS CHURCH, VA 22043



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PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

Ground Floor Commercial condominium with approximately 3,080 SF plus approx. 500 SF steel mezzanine. Approximately 18' high ceiling in 1600 SF of the suite. Class A Office Building that backs to I-495, within a few blocks of Mosaic District and Dunn Loring Metro.

OFFERING SUMMARY

Sale Price:	\$699,500
Monthly Condo Fees:	\$1,604.55

DEMOGRAPHICS	1 MILE	3 MILES	4 MILES
Total Households	9,222	53,352	94,835
Total Population	20,593	144,165	256,966
Average HH Income	\$162,884	\$205,343	\$207,570

PROPERTY HIGHLIGHTS

- Ground Floor Commercial Condo Approx. 3,080 SF with 18' high ceilings in approx. 1,600 SF.
- Plus Approx. 500 SF steel mezzanine.
- Grand 4 story atrium lobby in building.
- 4 doors into the suite including exterior double door loading access.
- Approximately 3 blocks to the shops and restaurants in Mosaic District including Target, Ted's Bulletin, and Angelika Film Center
- Less than a mile to Dunn Loring Metro - and its many restaurants and shops including Harris Teeter.
- Easy access to I-495, I-66, Rt. 29/Lee Hwy, Route 50 and approx. 1.8 miles to Inova Hospital.
- Zoning C-3



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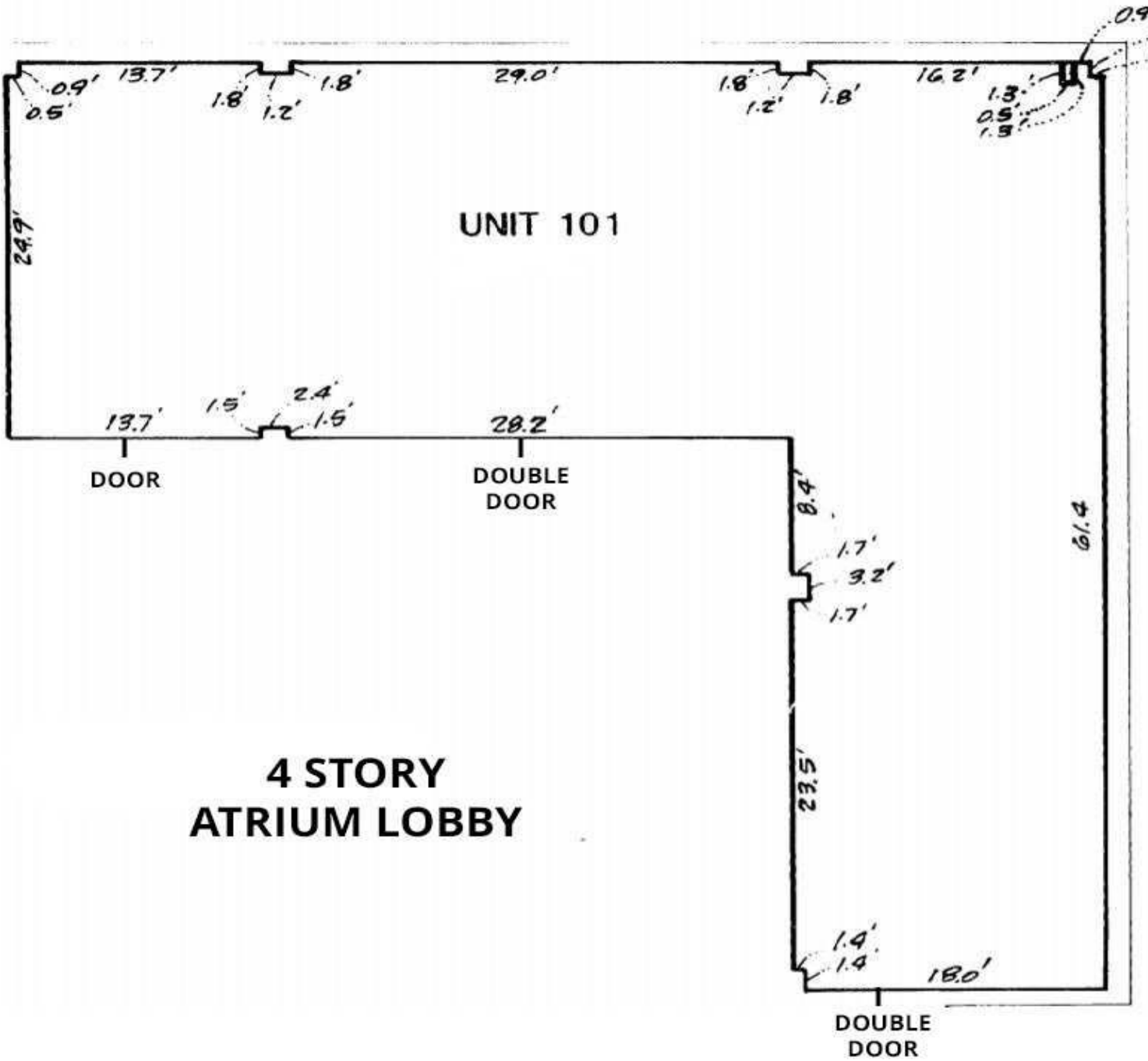
ADDITIONAL PHOTOS



GROUND FLOOR- COMMERCIAL CONDOMINIUM WITH 18' CEILINGS FOR SALE

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UNIT 101 | 3,080 SF



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GROUND FLOOR-COMMERCIAL CONDOMINIUM BUILDING WITH 18' CEILINGS FOR SALE

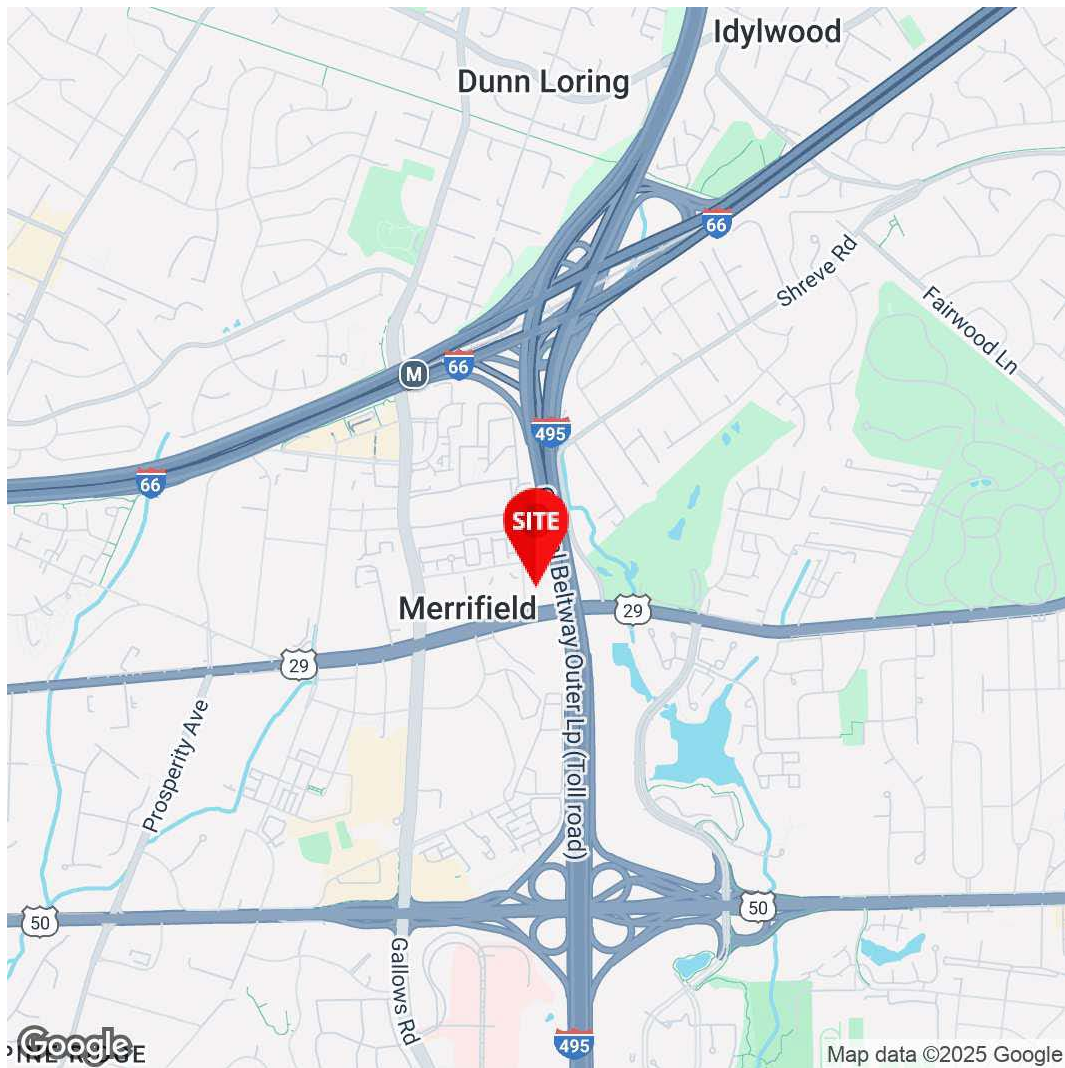
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RETAILER MAP



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