



Summary

Available SF: 2,498 SF

Lease Rate: Negotiable

Base Rent + NNN: Negotiable

Property Highlights

- Former F45 in highly desirable market of South Riding with rare availability
- ~7 years left on sublease term
- Recently built out gym with Male and Female bathrooms and showers.
- All showings must be done through the listing agent, Jennifer Burke 703-969-9519. Please do not disturb the tenant.

Demographics	2 Mile	5 Mile	10 Mile
Total Households:	7,718	51,245	243,229
Total Population:	25,600	160,359	697,755
Average HH Income:	\$196,175	\$184,189	\$163,585

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Jennifer Burke
703.435.4007 x 118
jburke@veritycommercial.com

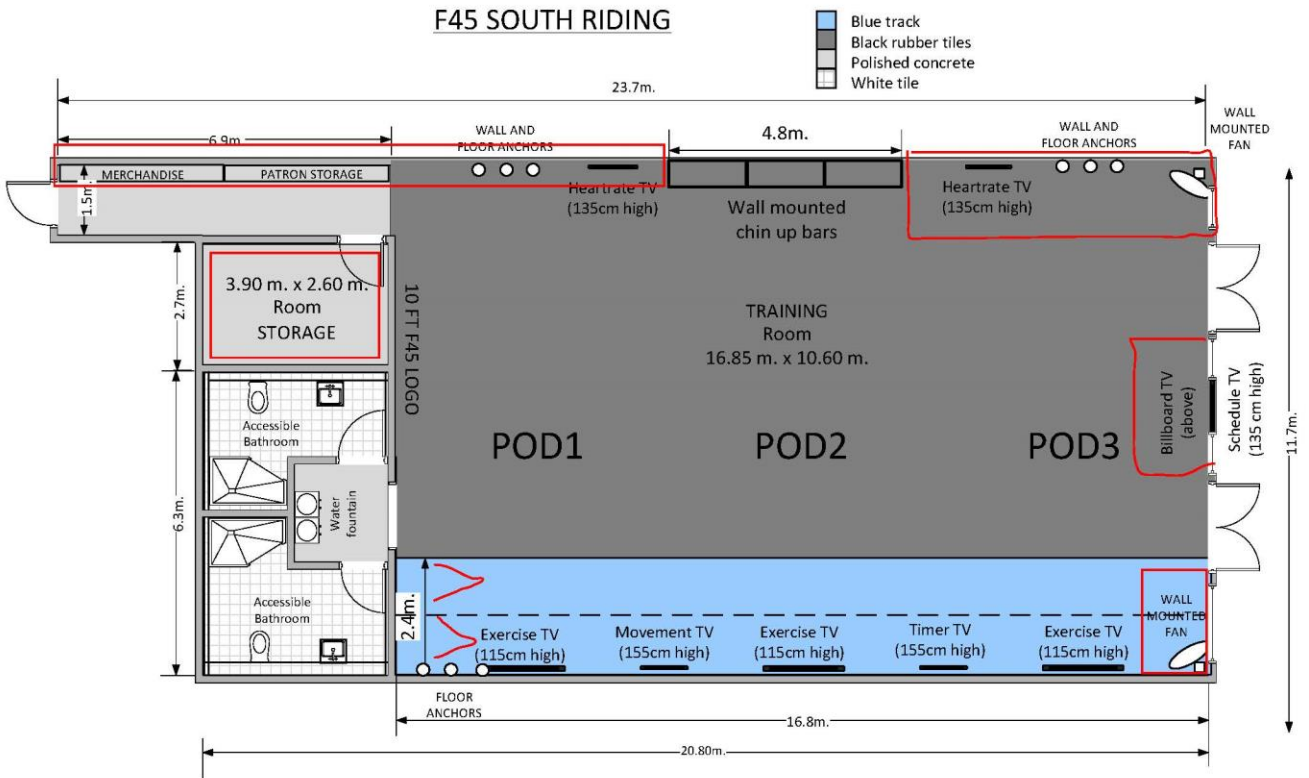
Photos



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Floor Plan



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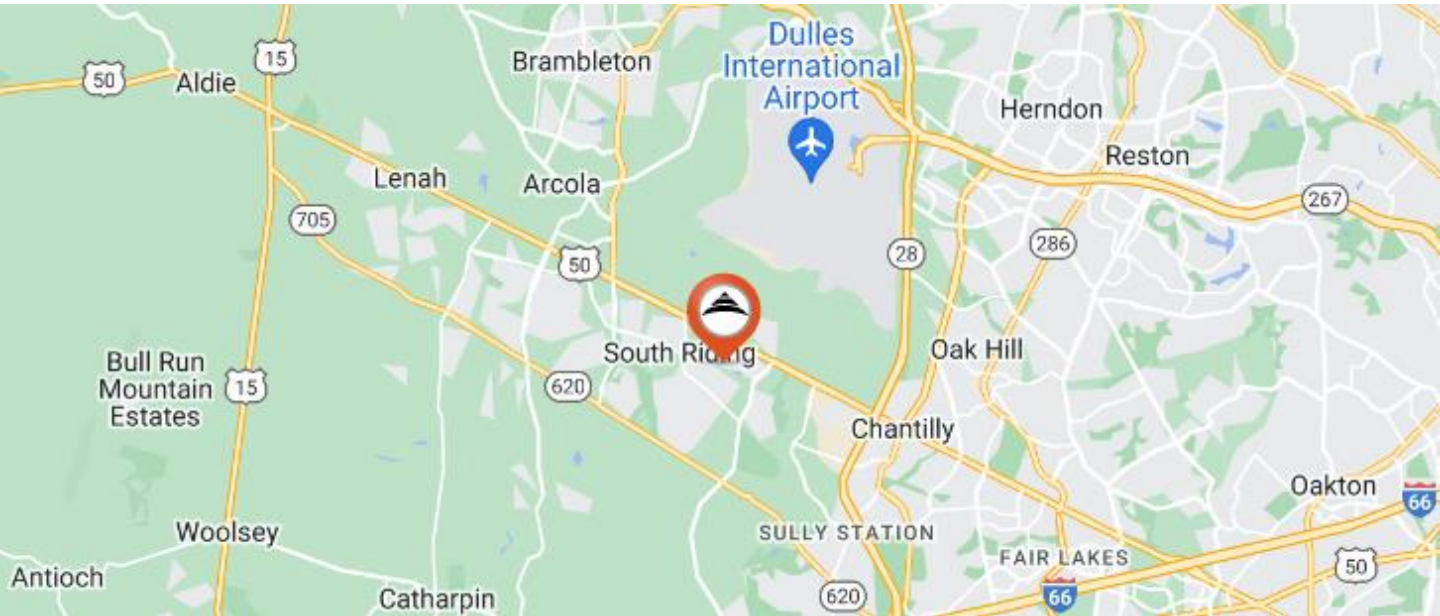
Retail Map



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Maps



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