

SALE / LEASE

REDWOOD SQUARE CONDOMINIUM

6134 Redwood Square Ctr Ste 102 Centreville, VA 20121



PROPERTY DESCRIPTION

This inviting entry-level space, boasts plentiful natural lighting and spacious design. The open floor plan includes a private office, ADA-compliant restroom, and a kitchen. Enjoy the comfort of an independently controlled HVAC unit while enhancing your businesses' visibility with exterior building signage.

****Seller financing is available for those who qualify****

LOCATION DESCRIPTION

Strategically positioned with convenient proximity to routes 28, 29, and 66, this space offers seamless accessibility for both employees and clients.

OFFERING SUMMARY

Sale Price:	\$350,000
Lease Rate:	\$25.50 SF/yr (Plus Electric & Janitorial)
Available SF:	1,181 SF
Building Size:	24,000 SF
Zoning:	C-2
APN:	0652-19-0102

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,024	30,672	72,276
Total Population	25,246	92,807	214,718
Average HH Income	\$119,241	\$142,165	\$136,124

Mercedes Taylor
703 994 9570

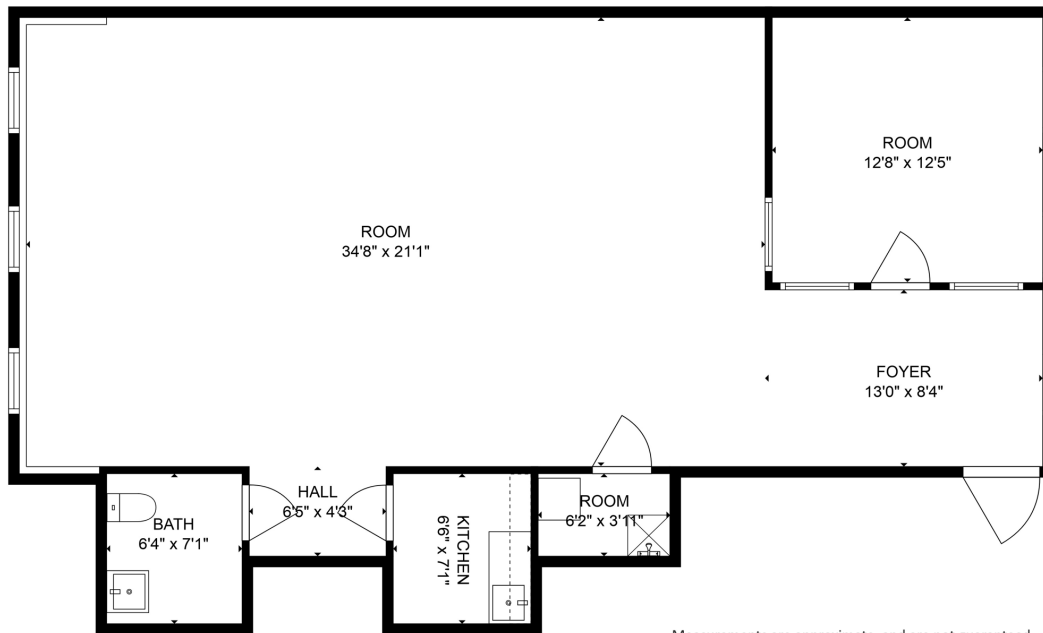


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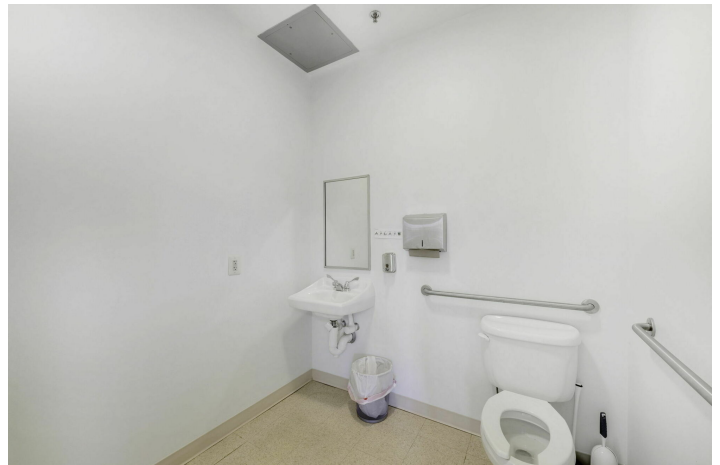


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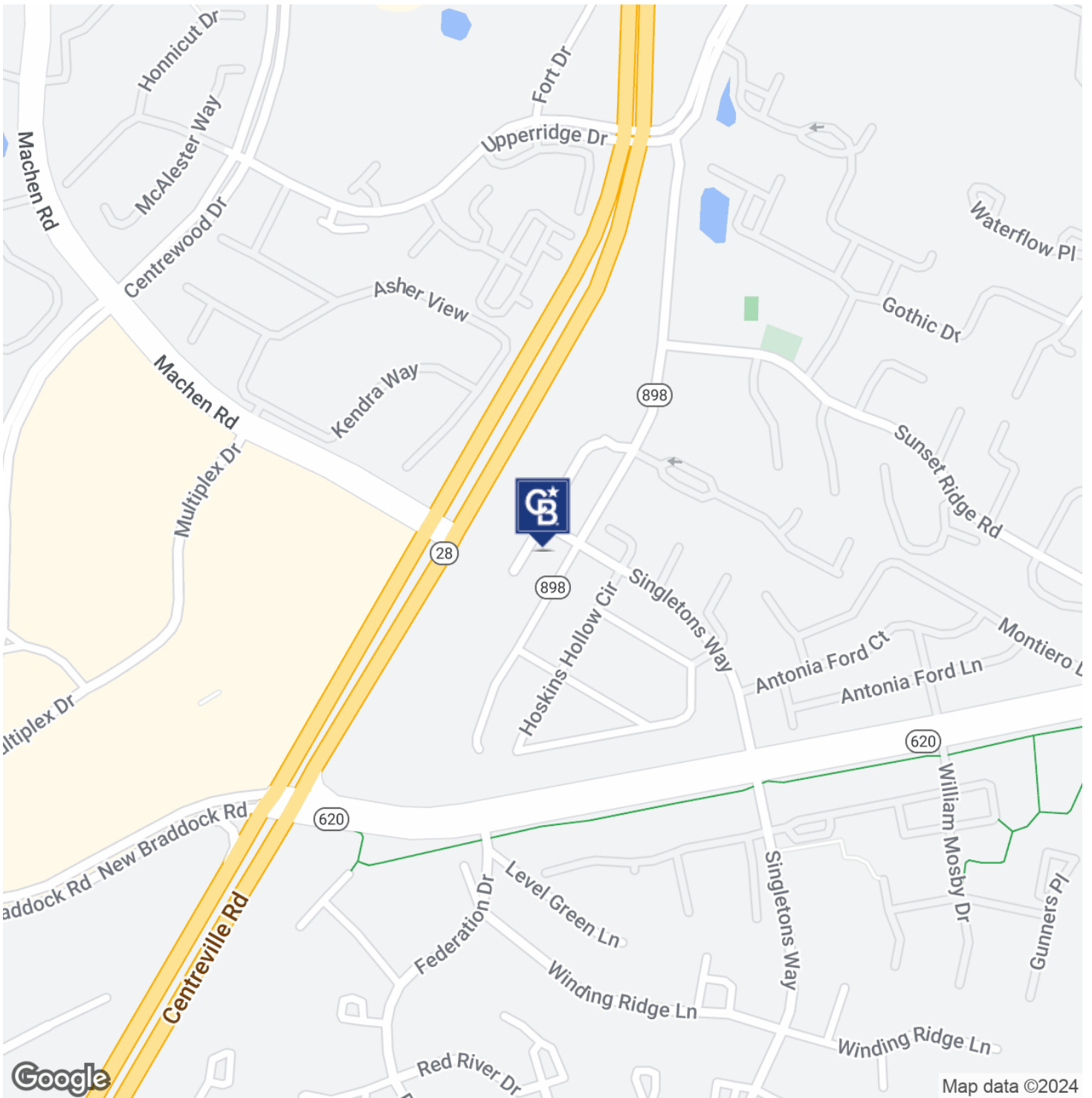


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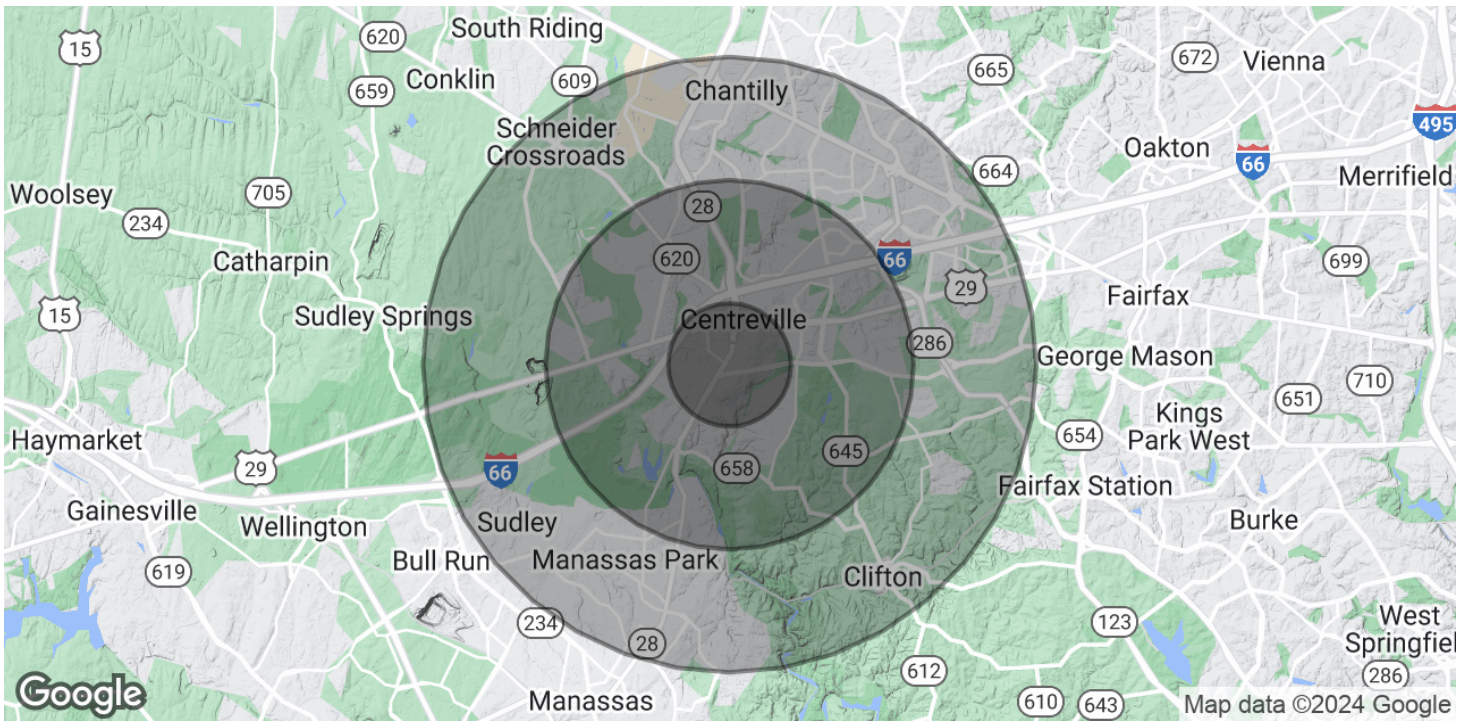


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,246	92,807	214,718
Average Age	36.6	37.7	37.4
Average Age (Male)	34	36.4	36.6
Average Age (Female)	38.6	38.5	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,024	30,672	72,276
# of Persons per HH	2.8	3	3
Average HH Income	\$119,241	\$142,165	\$136,124
Average House Value	\$340,612	\$461,642	\$437,130

* Demographic data derived from 2020 ACS - US Census

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