



Little River Veterinary Clinic

4000 Burke Station Road Fairfax, VA 22032

Veterinarian/ Medical/ Retail Property For Lease

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PROPERTY DESCRIPTION

ONE Street Commercial Properties is proud to present a turnkey medical office totaling 2,380 square feet, ideal for animal care providers or related medical users seeking a plug-and-play opportunity in Fairfax County. The space features an existing specialty layout that allows an incoming tenant to minimize upfront build-out costs and expedite occupancy, making it well suited for both owner-users and expanding practices. Situated within a well-established and easily accessible submarket, the property offers strong visibility, convenient client access, and close proximity to surrounding residential neighborhoods that support a consistent customer base.

PROPERTY HIGHLIGHTS

- Turnkey space with existing veterinary layout
- Burke submarket, Fairfax County location
- Access to Route 652, Route 123, Route 286 & I-495
- Dense surrounding residential base and nearby amenities

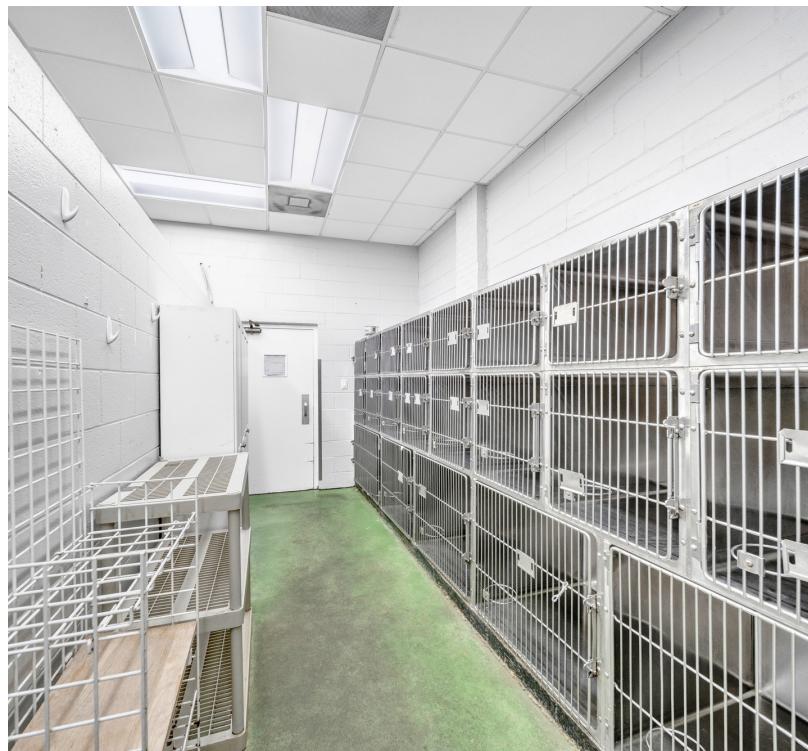
OFFERING SUMMARY

Lease Rate:	Subject to Offer
Available SF:	2,380 SF
Lot Size:	20,672 SF
Vehicle Count Per Day	40,000

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	345	1,233	3,891
Total Population	961	3,443	10,836
Average HH Income	\$226,968	\$229,682	\$212,575

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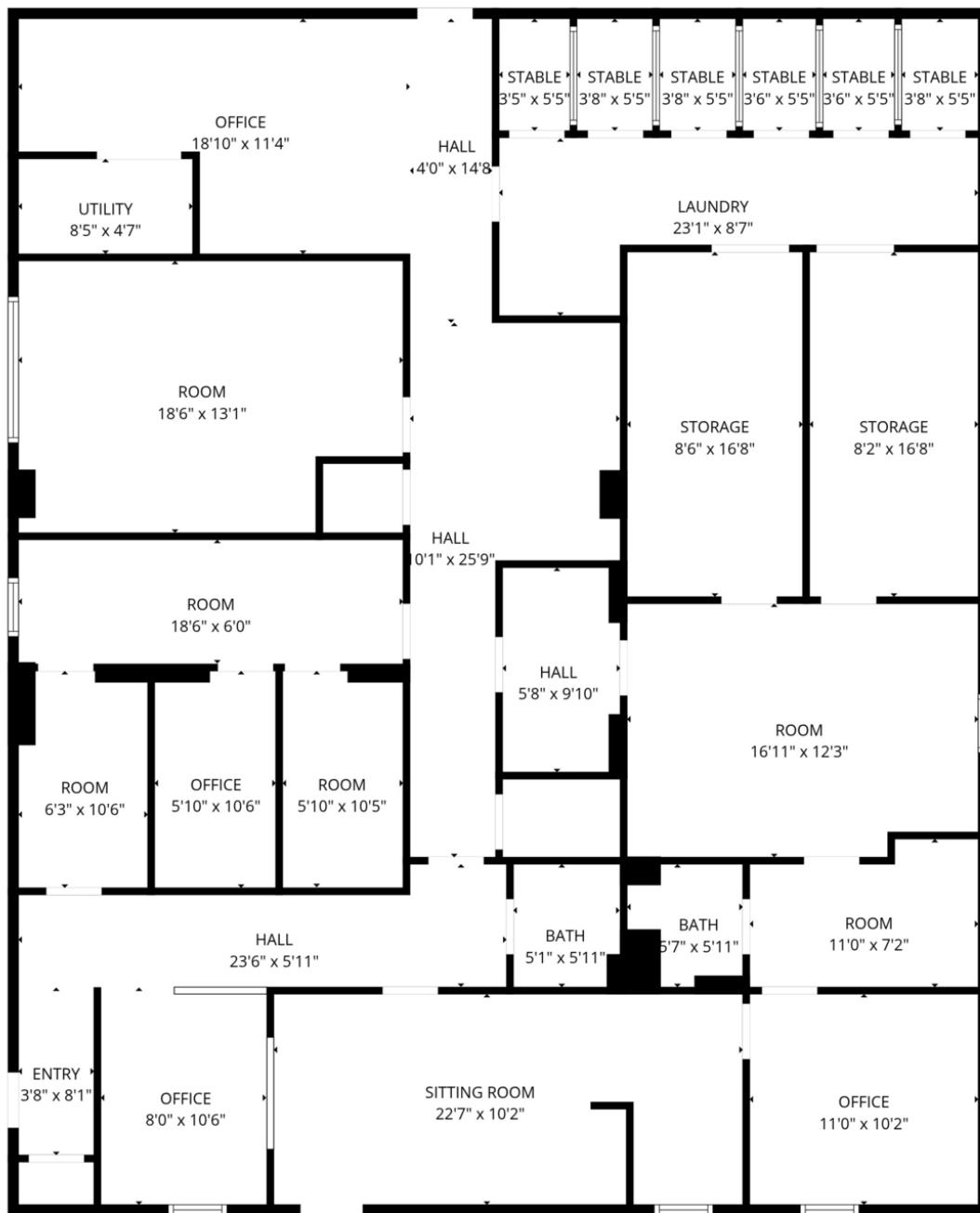


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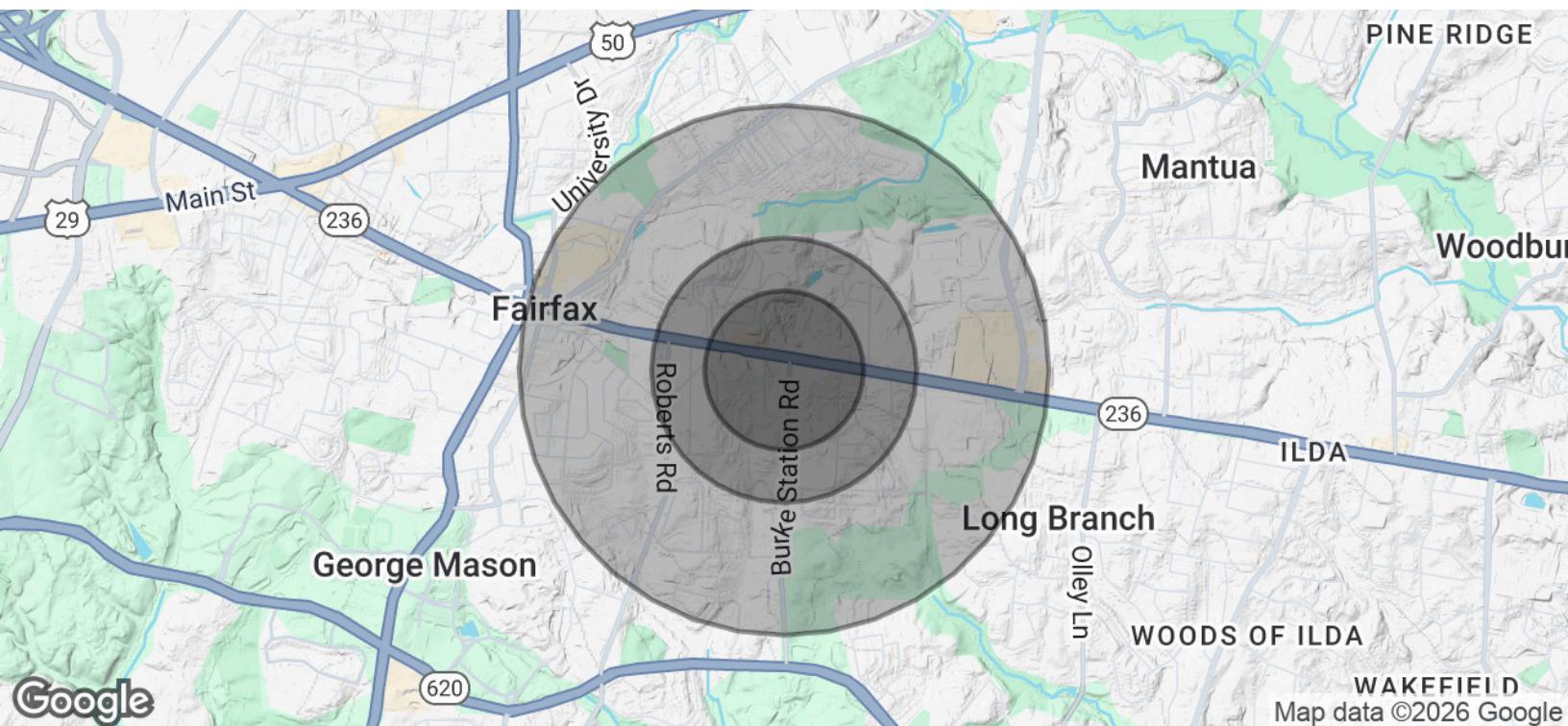
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	961	3,443	10,836
Average Age	41	41	42
Average Age (Male)	39	40	41
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	345	1,233	3,891
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$226,968	\$229,682	\$212,575
Average House Value	\$887,524	\$875,656	\$821,182

TRAFFIC COUNTS

40,000/day

Demographics data derived from AlphaMap

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