



FREE-STANDING COMMERCIAL BUILDING

ON APPROX. 1.5 ACRES ON COLUMBIA PIKE



FREE-STANDING COMMERCIAL BUILDING ON 1.5 ACRES

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Great opportunity to own or lease a free-standing commercial building with abundant parking on a main east-west thoroughfare Columbia Pike.

PROPERTY HIGHLIGHTS

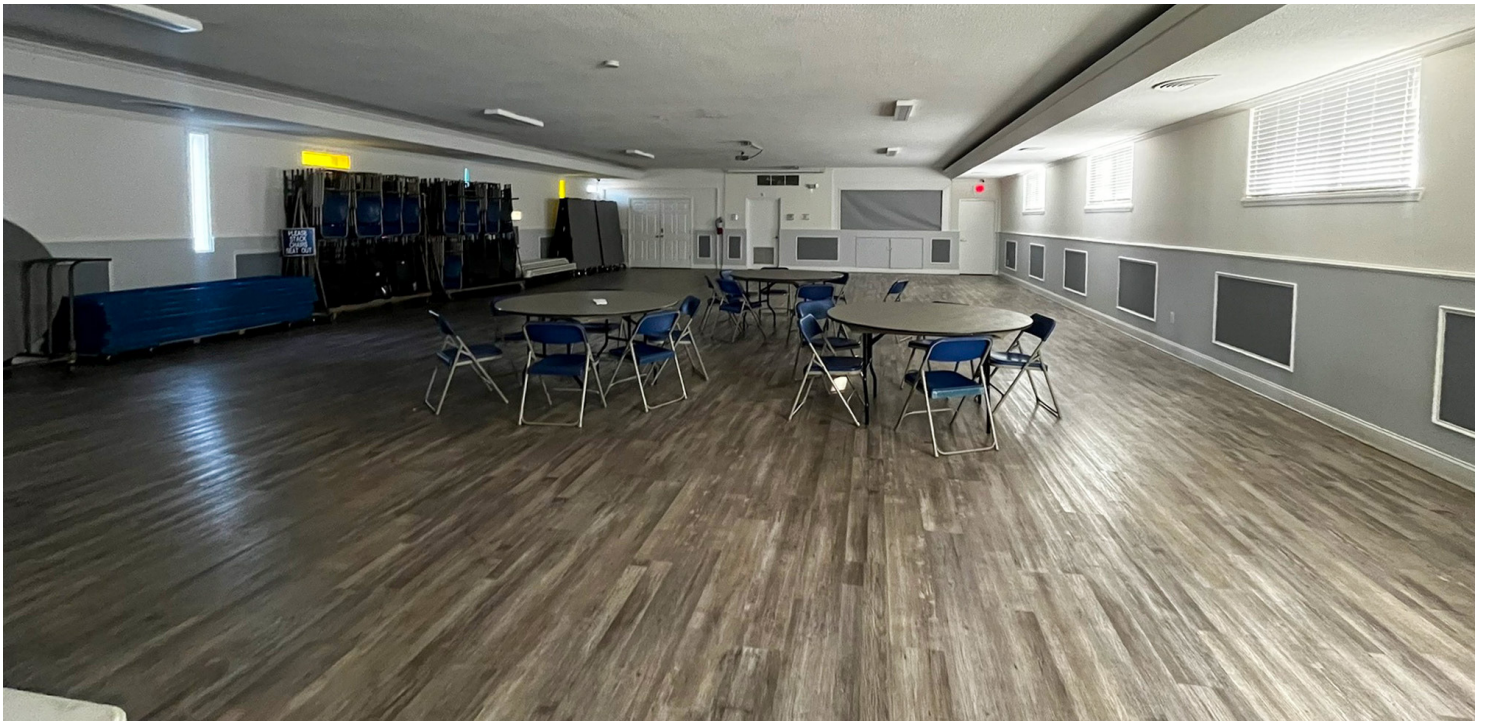
- Located on Columbia Pike, a high-traffic commercial corridor: daily volume exceeds 28,000 cars.
- Two story brick commercial totaling approximately 8,544 SF
- Zoning: R-2
- Abundant parking, approximately 60 spaces.
- Functional layout featuring open space on both levels
- Large Kitchen on the first floor
- New flooring
- Remodeled bathroom
- Current certificate of occupancy states **Assembly and Educational** use.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	8,544 SF
Lot Size:	1.47 Acres
Building Size:	8,544 SF

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ADDITIONAL PHOTOS



6911 COLUMBIA PIKE, ANNANDALE, VA 22003

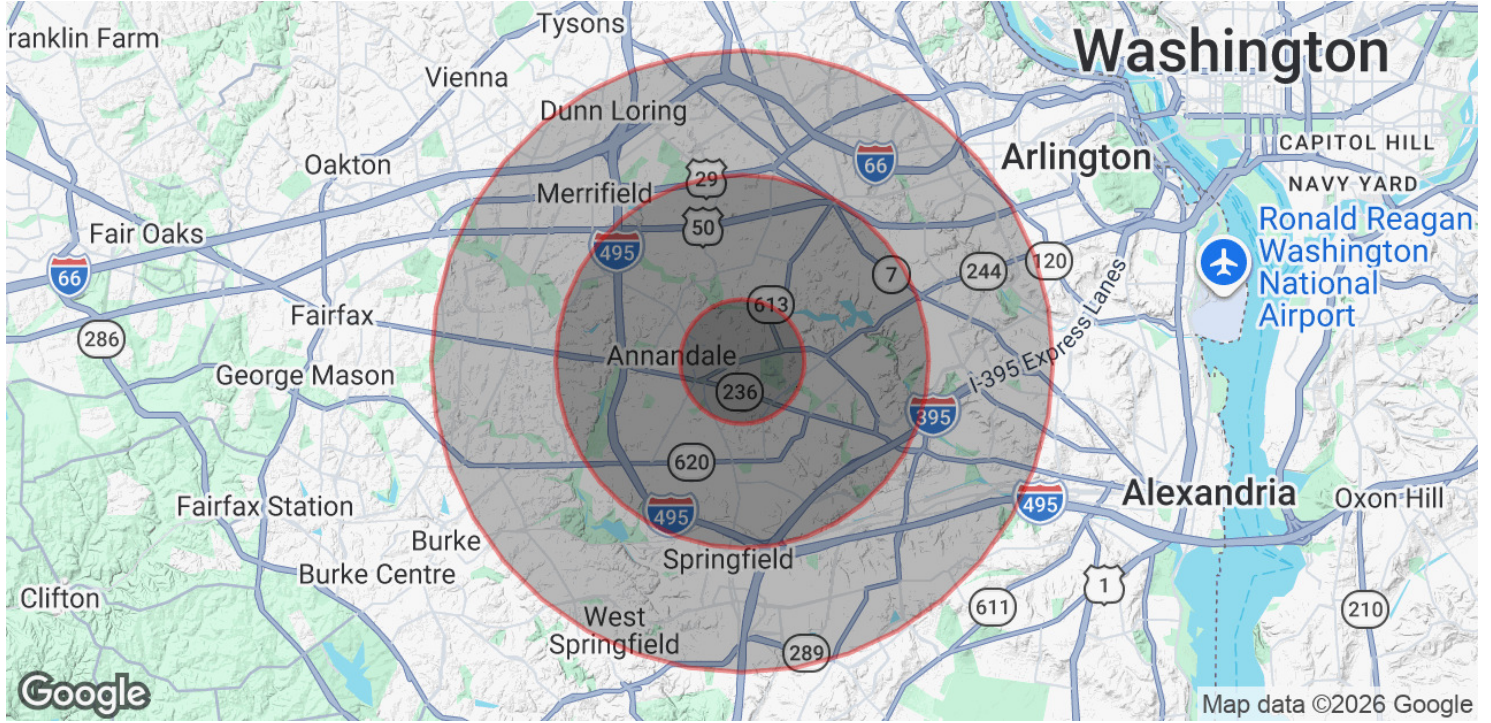
PRIME FREE- STANDING BUILDING ON 1.5 ACRES

ADDITIONAL PHOTOS



PRIME FREE- STANDING BUILDING ON 1.5 ACRES

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,979	157,950	439,609
Average Age	42	39	39
Average Age (Male)	41	38	38
Average Age (Female)	44	40	40

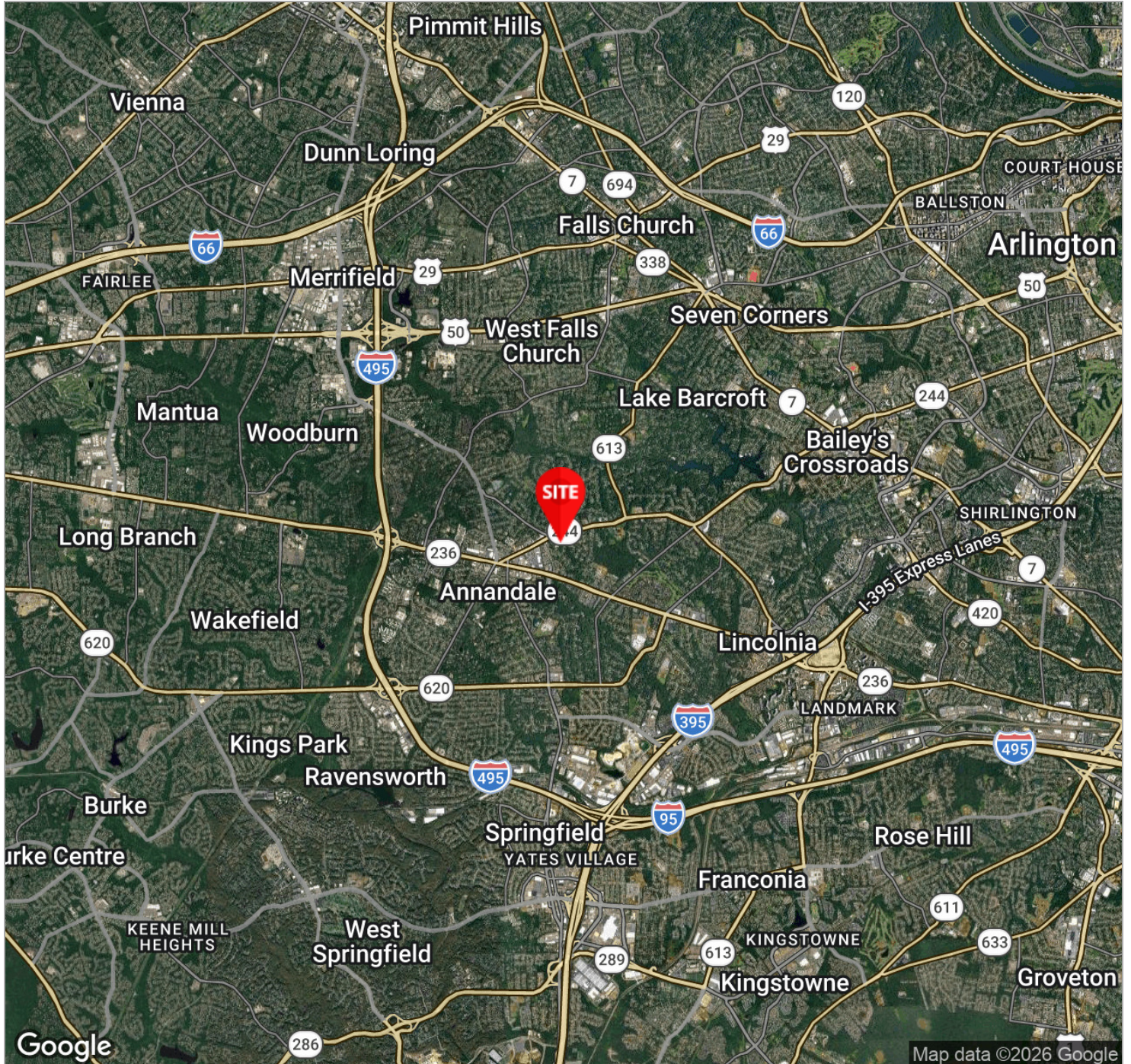
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,939	54,168	166,304
# of Persons per HH	3	2.9	2.6
Average HH Income	\$170,738	\$149,607	\$169,485
Average House Value	\$768,555	\$705,122	\$740,090

Demographics data derived from AlphaMap

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LOCATION MAPS



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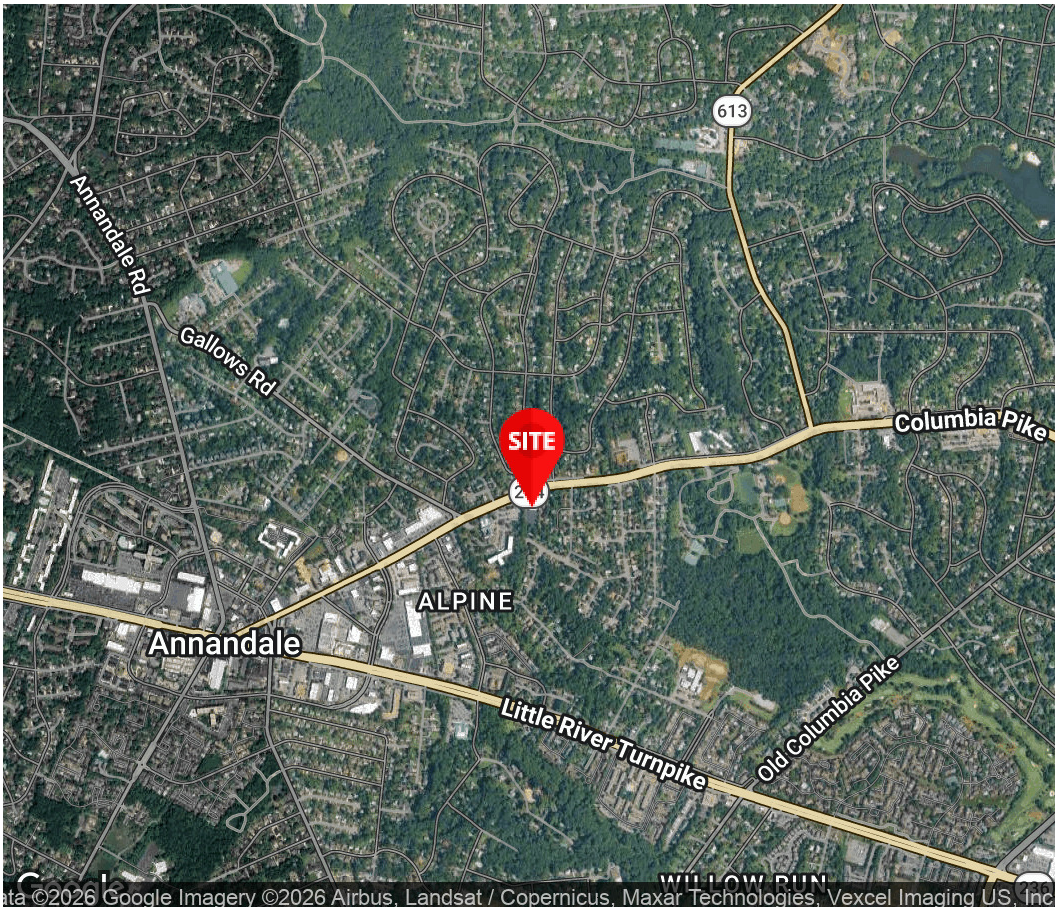
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