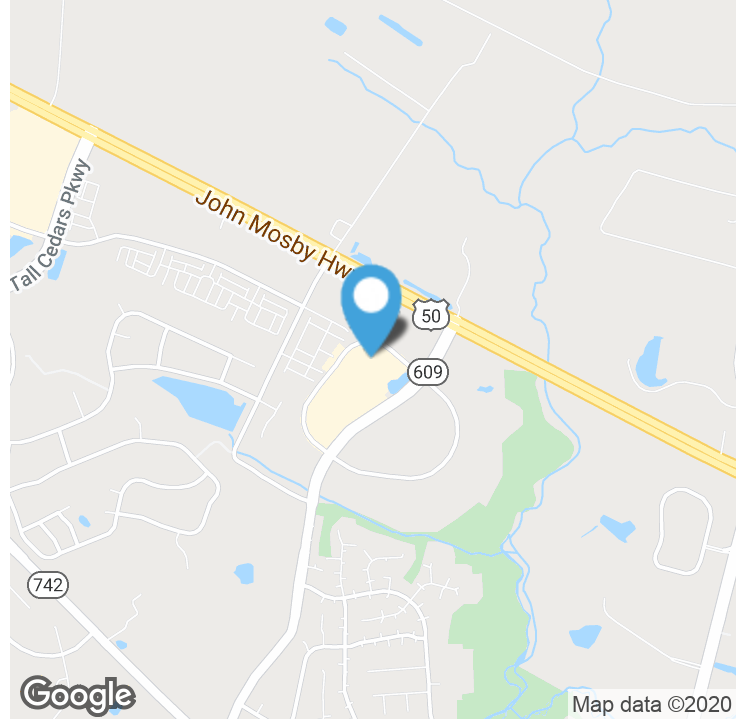


Executive Summary



**OFFERING SUMMARY**

Sale Price:	\$425,000
Lease Rate:	\$21/SF + utilities
Building Size:	1,800 SF
Price / SF:	\$236.11

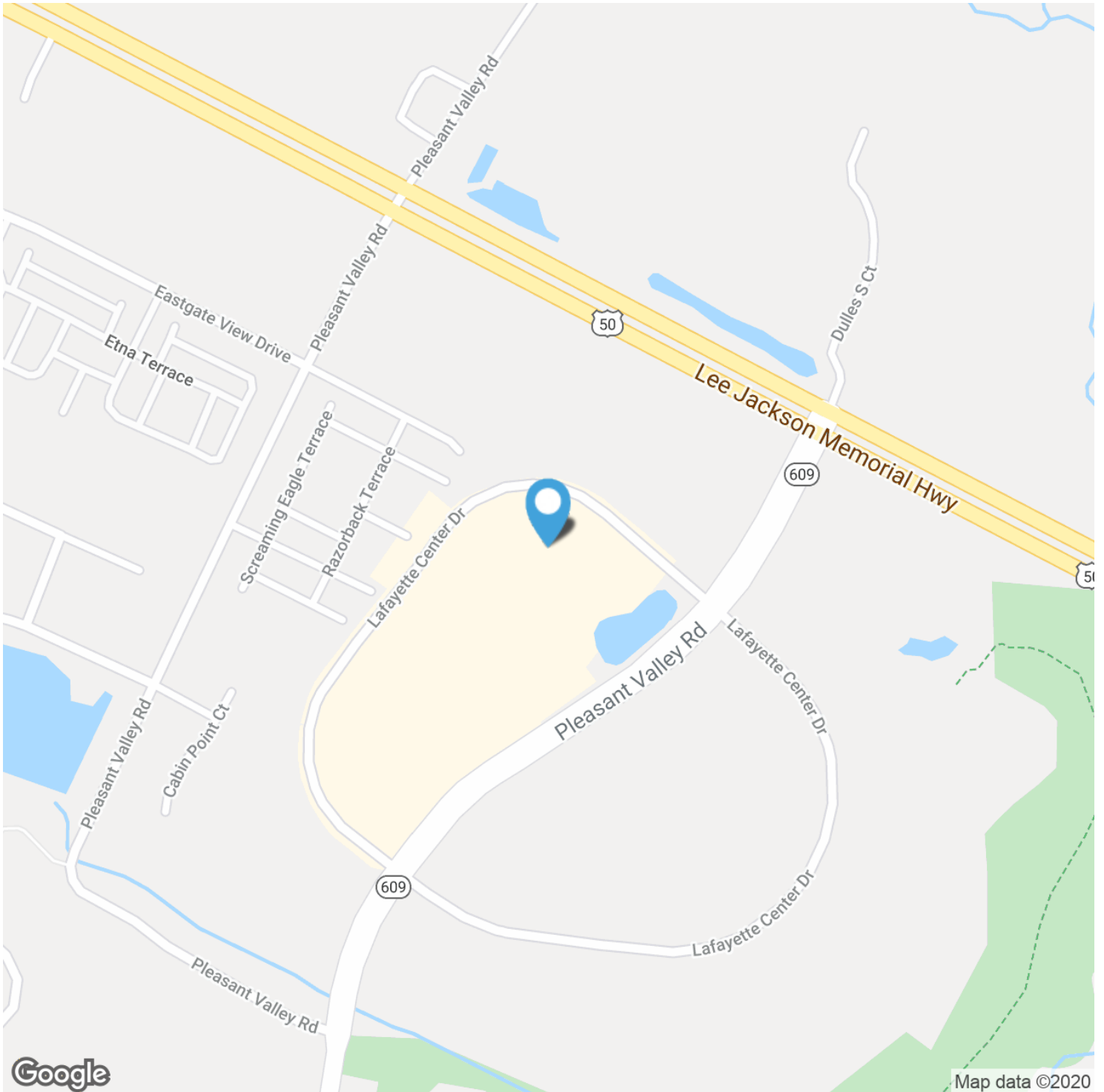
**PROPERTY HIGHLIGHTS**

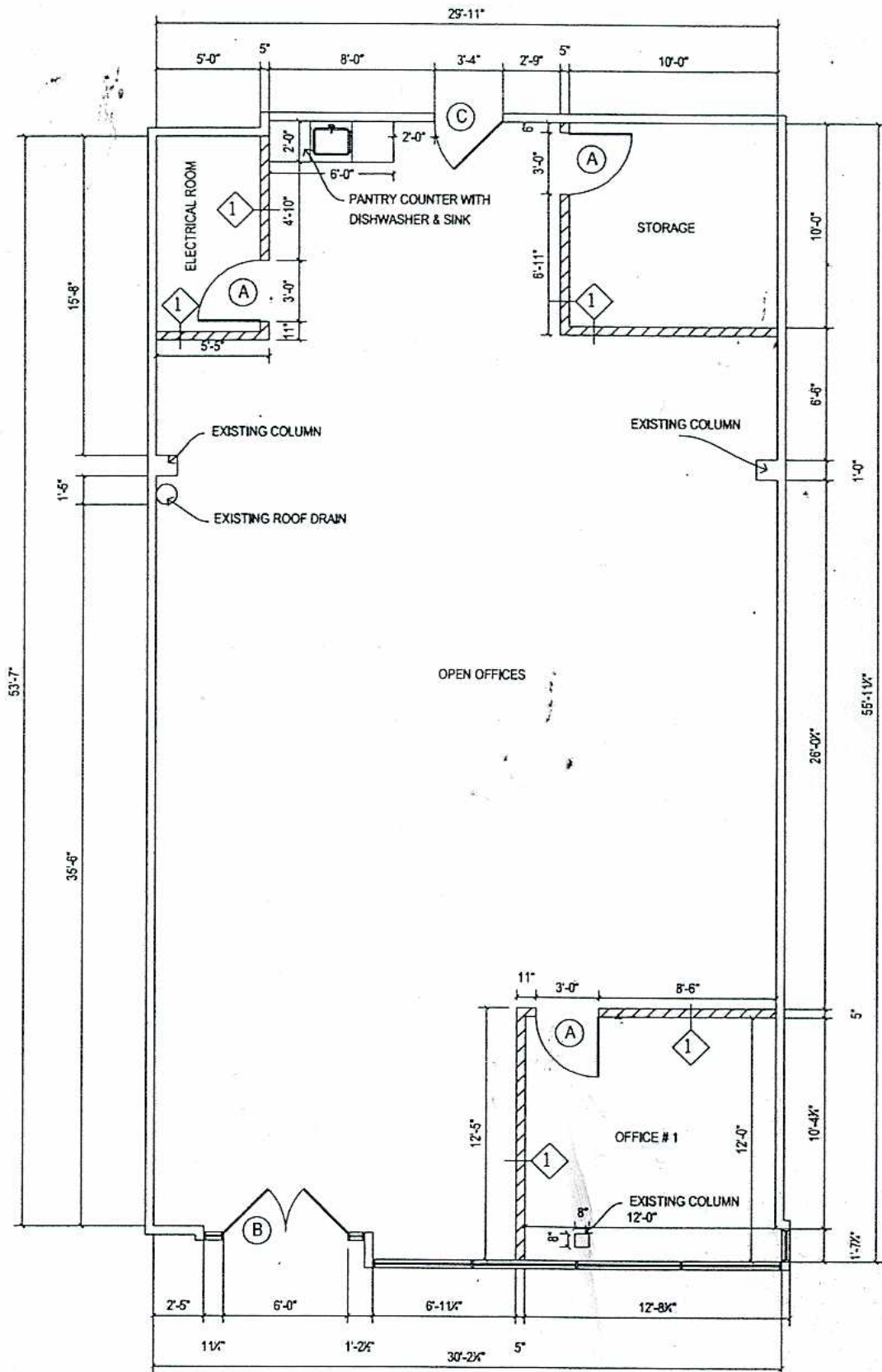
- Class A Office/Retail Space in The Ponds off Pleasant Valley Road
- I-3/I-4 Zoning Allows Multiple Uses for Tenants
- Built-Out for Tenant Use
- Open Area and 2 offices. One large office in front with floor to ceiling windows.
- Great Location with Direct Access from Street
- Building Signage Available
- Convenient to Route 50 & 28.

Additional Photos



Location Maps

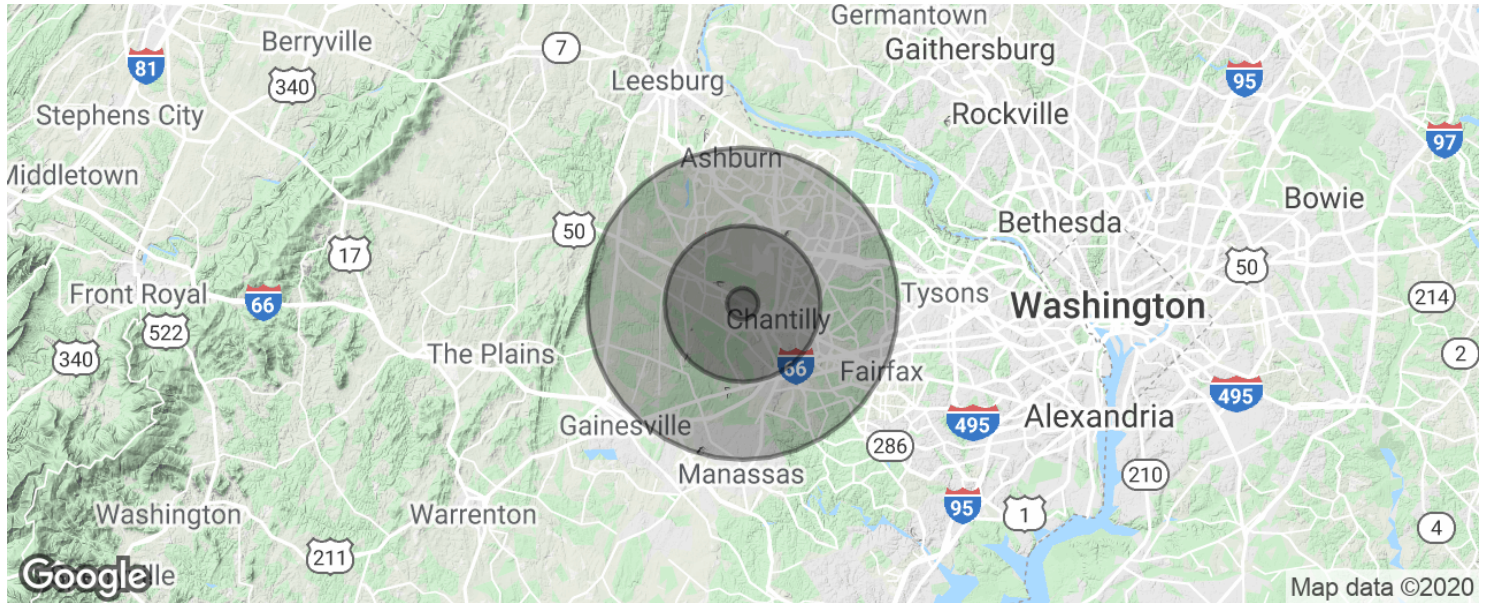




### FLOOR PLAN

SCALE : 1/4" = 1'-0"

Demographics Map & Report



**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	2,914	117,880	598,520
Median age	34.5	34.1	34.6
Median age (Male)	32.6	33.9	34.2
Median age (Female)	36.5	34.6	35.0

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	876	37,458	209,671
# of persons per HH	3.3	3.1	2.9
Average HH income	\$144,029	\$140,670	\$124,879
Average house value	\$552,681	\$533,349	\$538,452

\* Demographic data derived from 2010 US Census

Advisor Bio 1



**JENNIFER BURKE**

Commercial Agent

jennifer.burke@Inf.com

Direct: 703.873.5734 | Cell: 703.969.9519

VA #0225206100 // DC #SP98378158 MD #670881

**PROFESSIONAL BACKGROUND**

Hello, I'm Jennifer. I started in Real Estate during college with my grandmother, Julie Burke, an Entrepreneur in multi-family and residential brokerage. Throughout college, she taught me about managing and creating return for real estate assets. After graduating from George Mason, I started working as a commercial broker and have worked since then on all types of transactions from leasing office to investment sales on both sides of the transaction. Thanks to my clients and mentors, I was able to earn Long & Foster's Rookie of the Year in 2015 and in 2017 joined Long & Foster's Gold Team, Founder's Club as a top producer.

**EDUCATION**

George Mason University Bachelor's of Science

**LONG & FOSTER COMMERCIAL**

8227 Old Courthouse Suite 200

Vienna, VA 22182

703.506.2850