



OFFERING SUMMARY

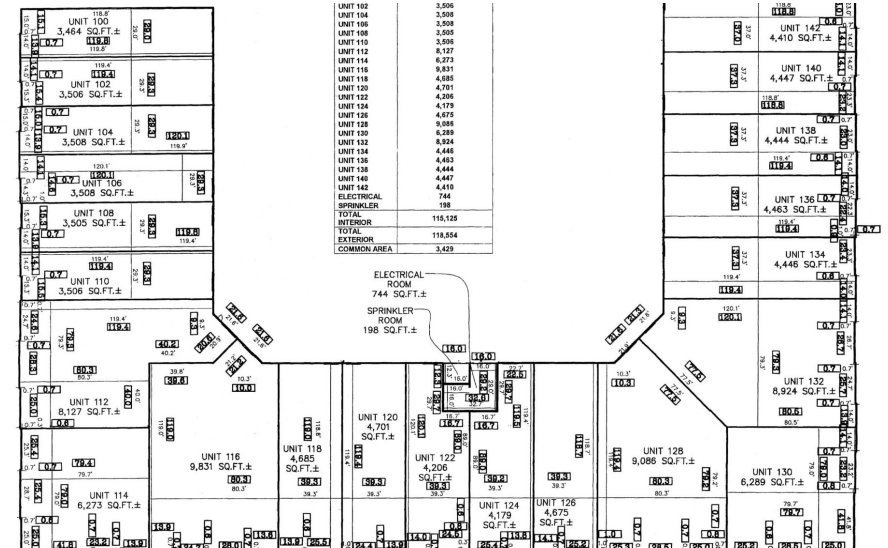
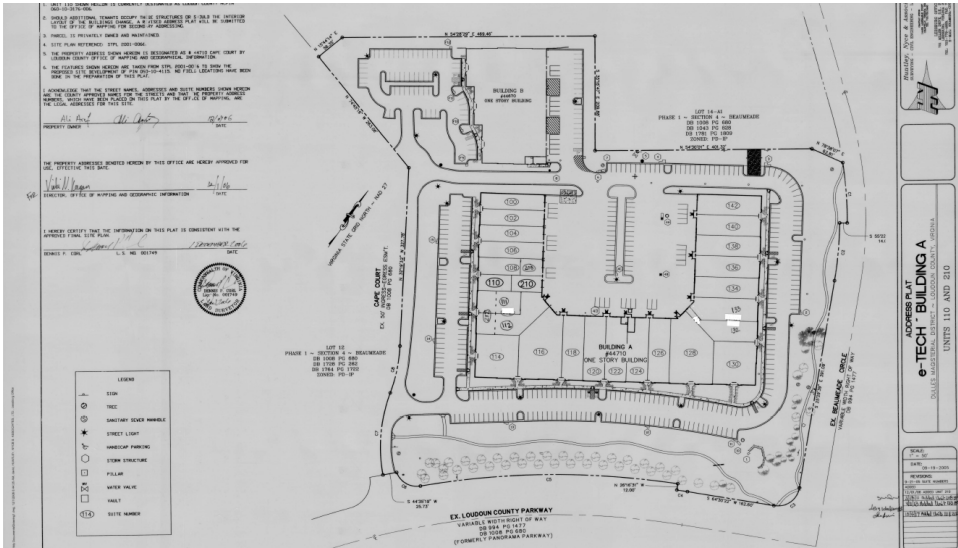
Sale Price:	\$763,600
Lease Rate:	\$12.00/SF (NNN)
Available SF:	4,600 SF
Year Built:	2006
Price / SF:	\$166.00
Zoning:	PDIP '93 Revised

PROPERTY OVERVIEW

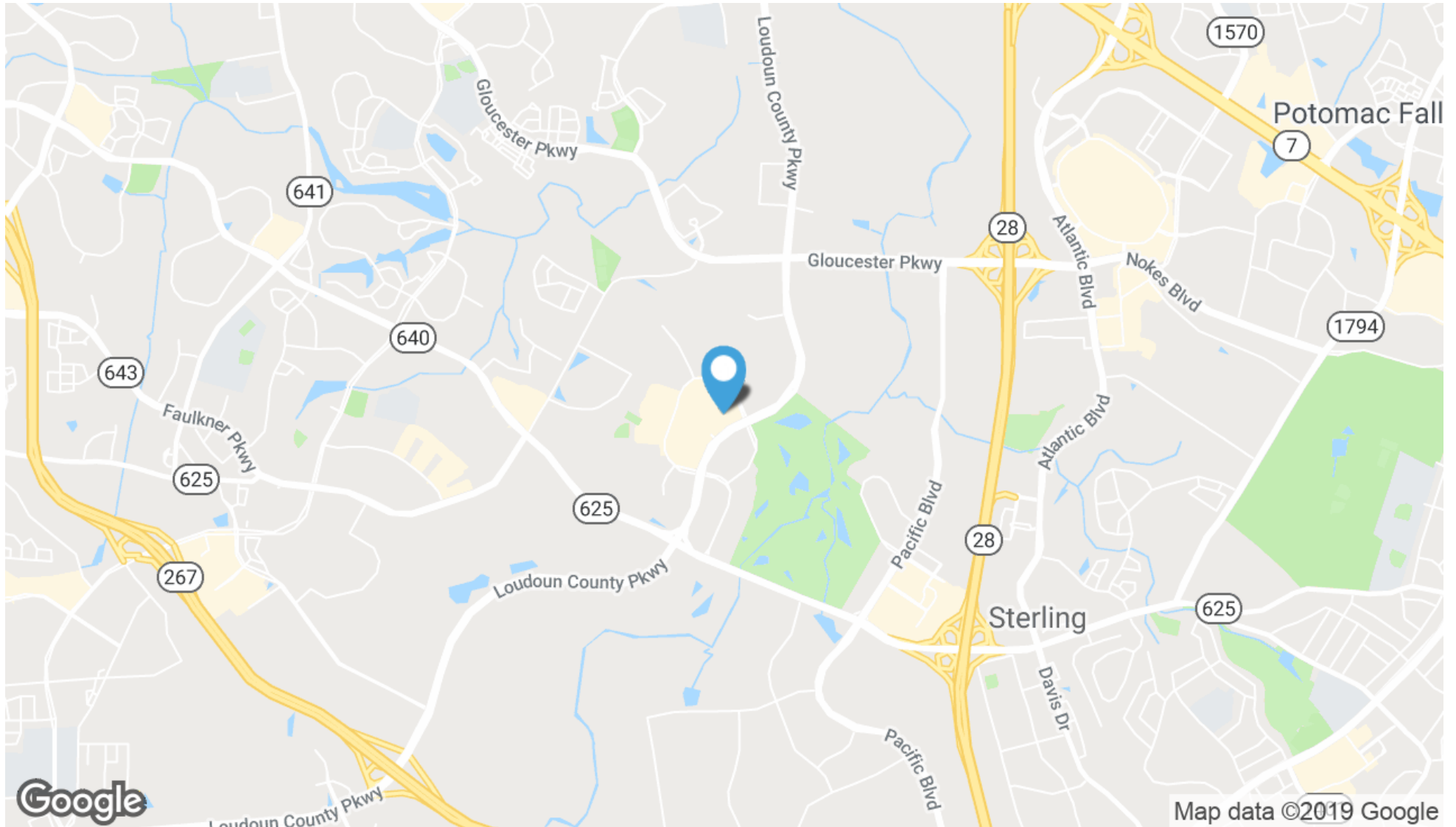
Great location fronting the Loudoun County Parkway within Beaumeade Corporate Park
 Minutes to Rt. 28, 7 and the Dulles Toll Road
 12' x 14' Dock
 24' Clear warehouse
 Ample parking

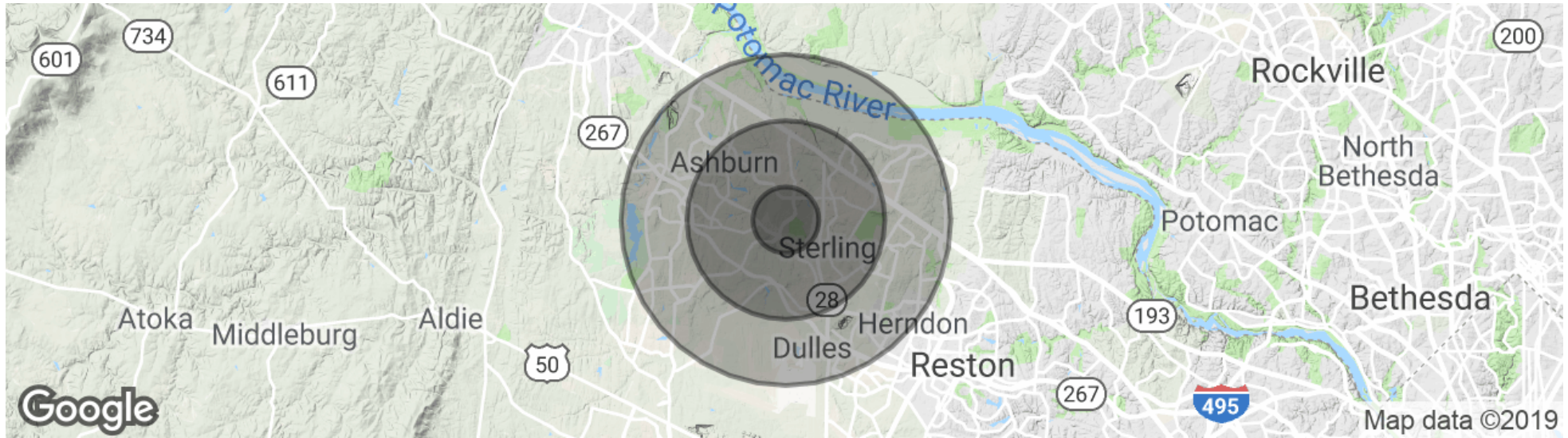
PROPERTY HIGHLIGHTS

- Annual taxes: \$6,362/year
- Condo Fees: \$612.79/mo
- Zoning: PDIP
- Myriad uses include Flex Industrial, Carry-Out Restaurant, Light Motor Vehicle Service / Repair, Office & more.
- Power: 700a 3p









POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,188	49,977	158,054
Median age	31.8	33.7	34.1
Median age (Male)	32.5	33.2	33.5
Median age (Female)	31.5	34.0	34.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,360	17,224	53,126
# of persons per HH	3.1	2.9	3.0
Average HH income	\$132,816	\$122,114	\$124,072
Average house value	\$510,970	\$535,255	\$577,856

* Demographic data derived from 2010 US Census