

FOR LEASE

GLENDALE PLAZA OFFICE SPACE

4326 DALE BOULEVARD DALE CITY, VA 22193



LEASE RATE \$25.00 SF/YR

OFFERING SUMMARY

Lease Type:	Full Service
Available SF:	870 - 4,412 SF
Building Size:	49,723 SF
Zoning:	RPC
Market:	Washington DC
Submarket:	Woodbridge/I-95 Corridor
Parcel ID:	8192-41-7315

PROPERTY OVERVIEW

Second-floor office space is available at Glendale Plaza—an ideal size for small business owners or professionals needing space to meet with clients. The full-service lease rate includes all utilities. A secure entry system is now in place via ButterflyMX. Planned renovations include fresh paint, upgraded lighting, new carpet, and additional improvements. The shopping center is under new management.

LOCATION OVERVIEW

Glendale Plaza is ideally situated on Dale Boulevard in the heart of Dale City, at a signalized intersection. The property is located in a thriving residential community with over 120,000 residents within a 3 mile radius and an average household income of \$150,000. Office space is positioned above a mix of national and local retailers, including Pitkin's Ace Hardware and CVS.

PRESENTED BY:

CARMELA PATRICK
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703.330.1224
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Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

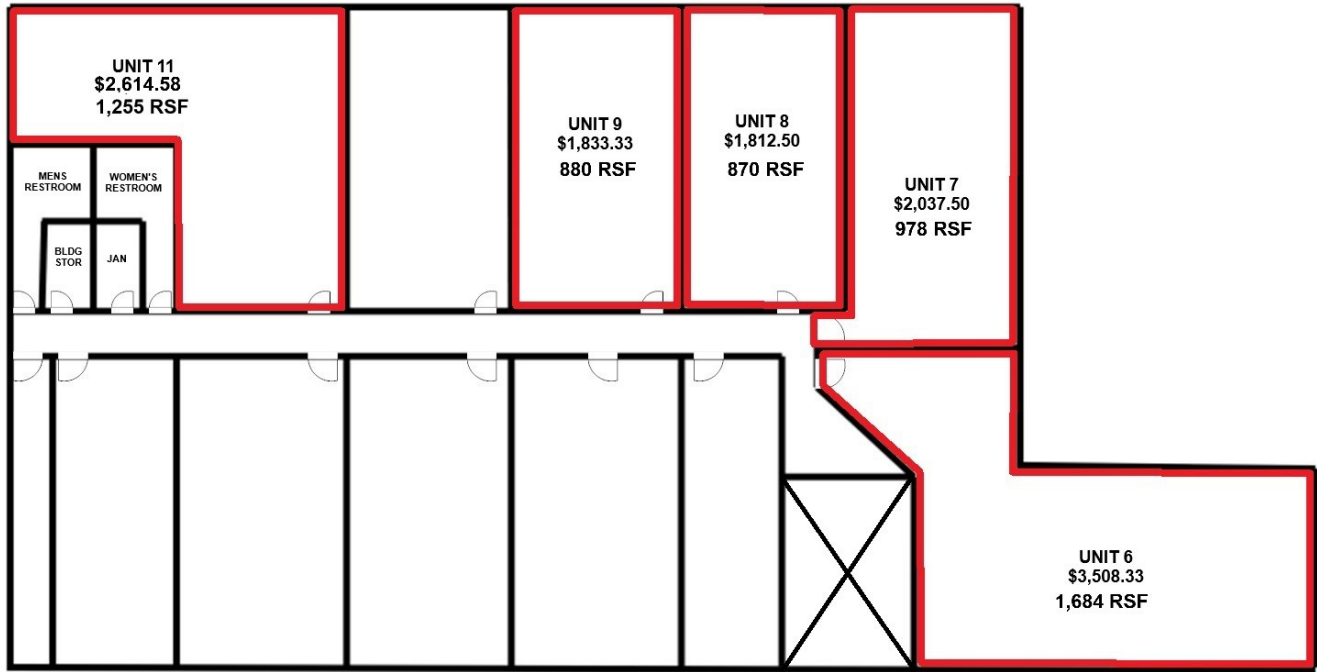
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LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 11	Available	1,255 SF	Full Service	\$25.00 SF/yr
Unit 9	Available	880 - 4,412 SF	Full Service	\$25.00 SF/yr
Unit 8	Available	870 - 4,412 SF	Full Service	\$25.00 SF/yr
Unit 7	Available	978 - 4,412 SF	Full Service	\$25.00 SF/yr
Unit 6	Available	1,684 - 4,412 SF	Full Service	\$25.00 SF/yr

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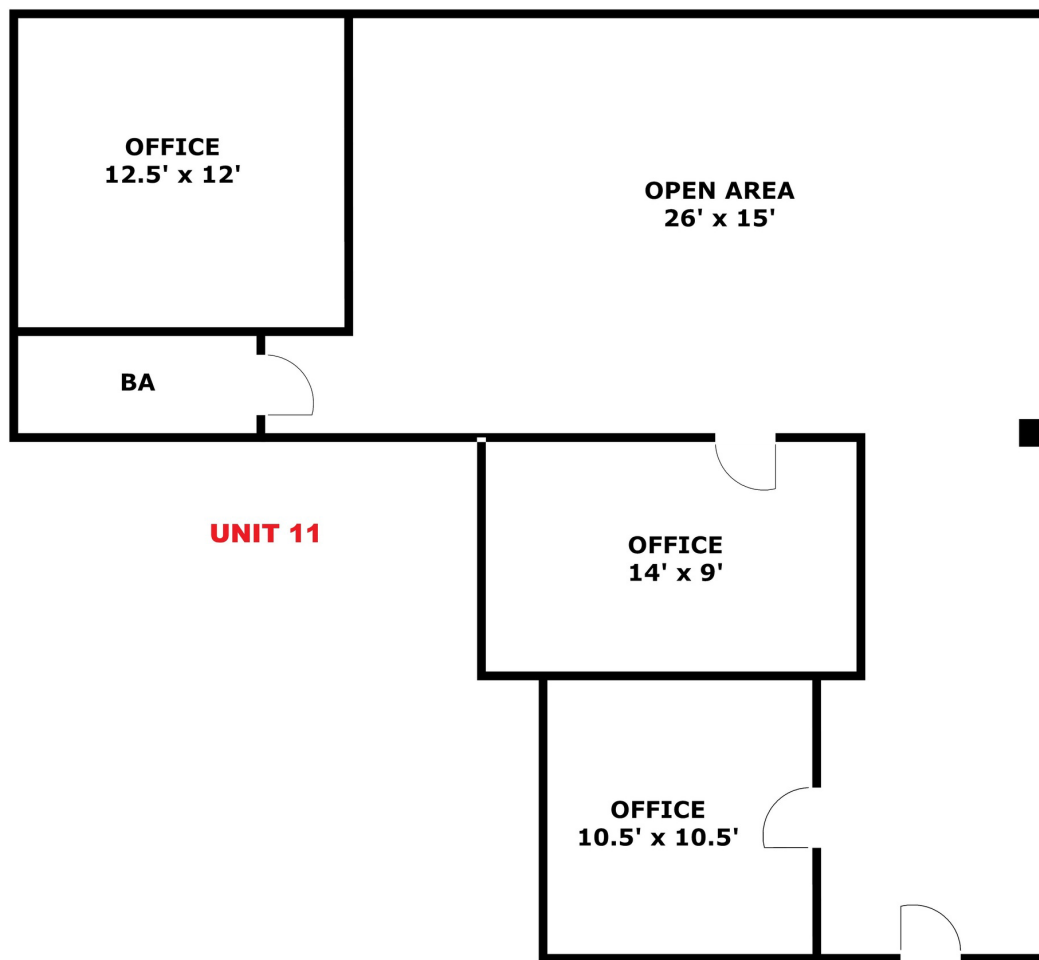
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FLOOR PLANS



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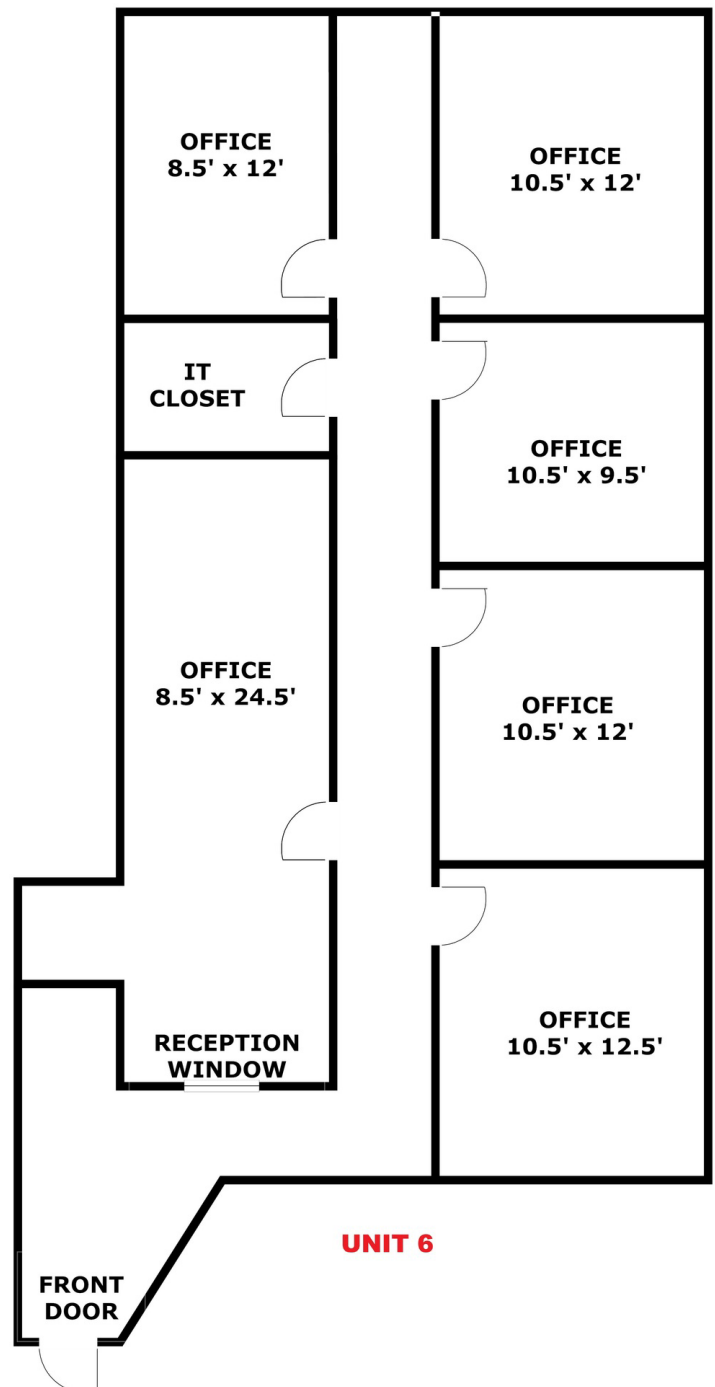
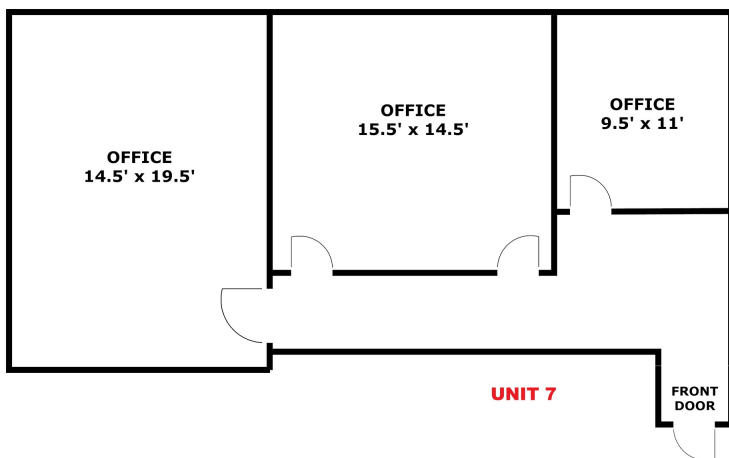
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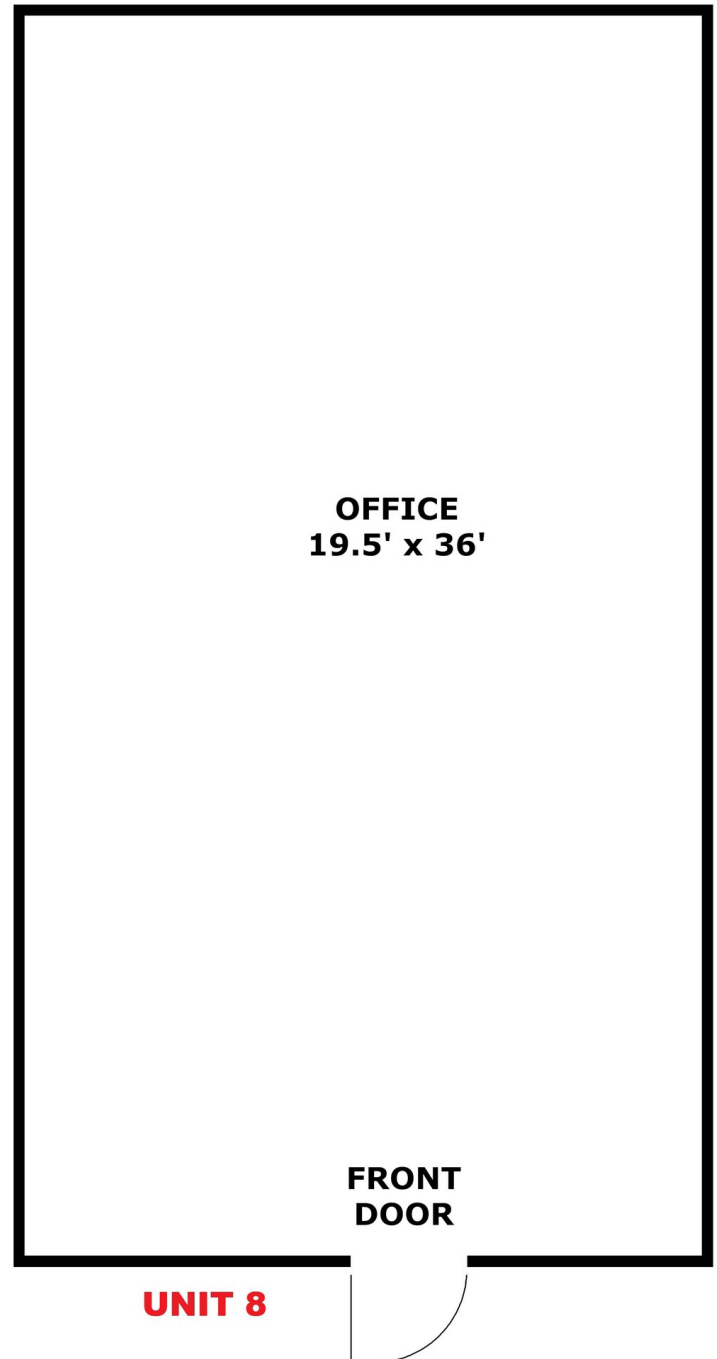
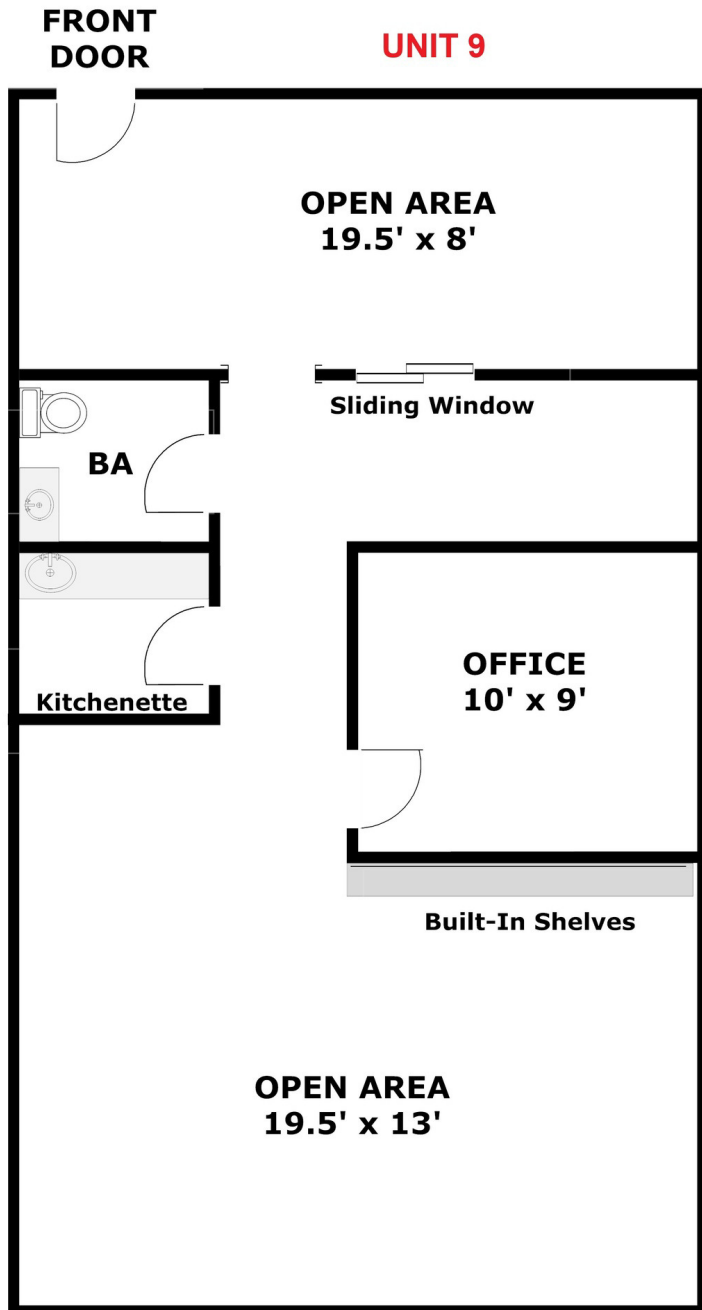
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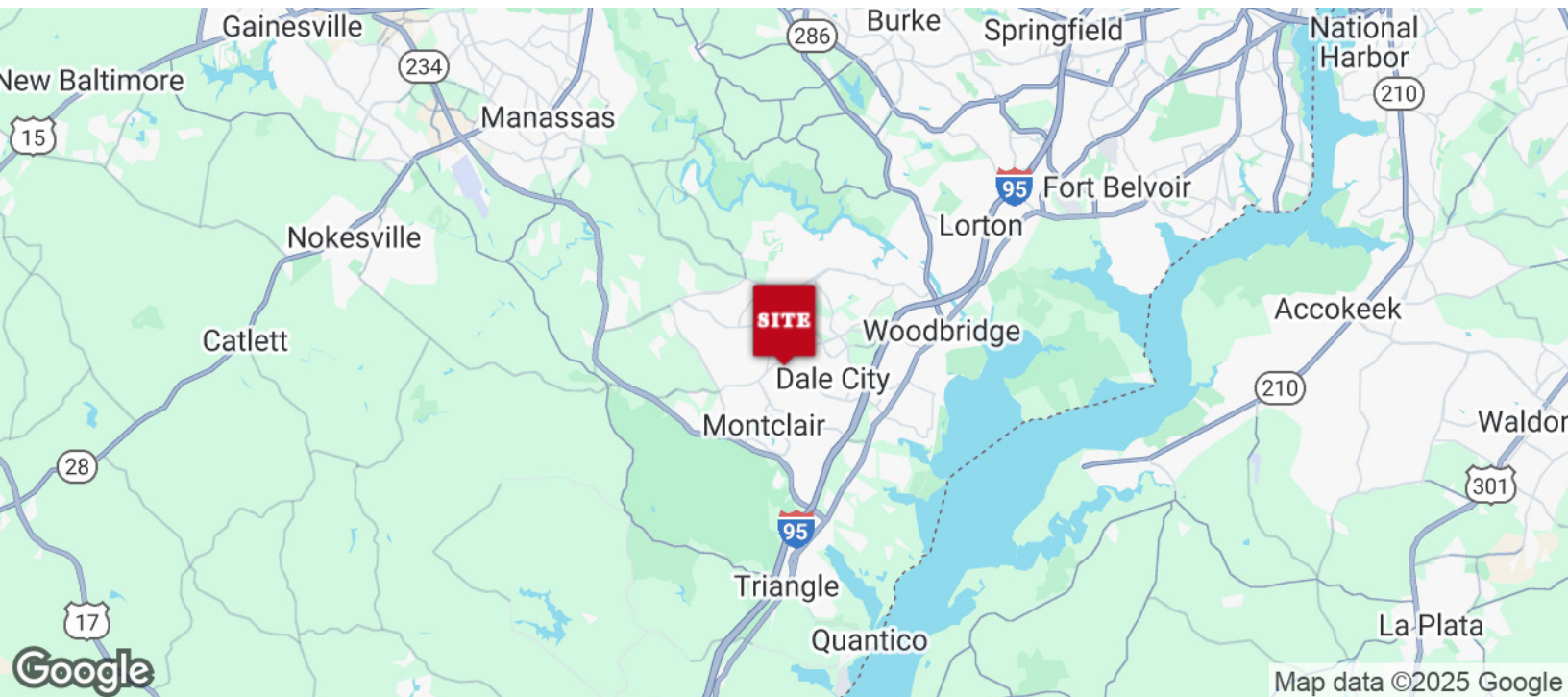
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LOCATION MAP



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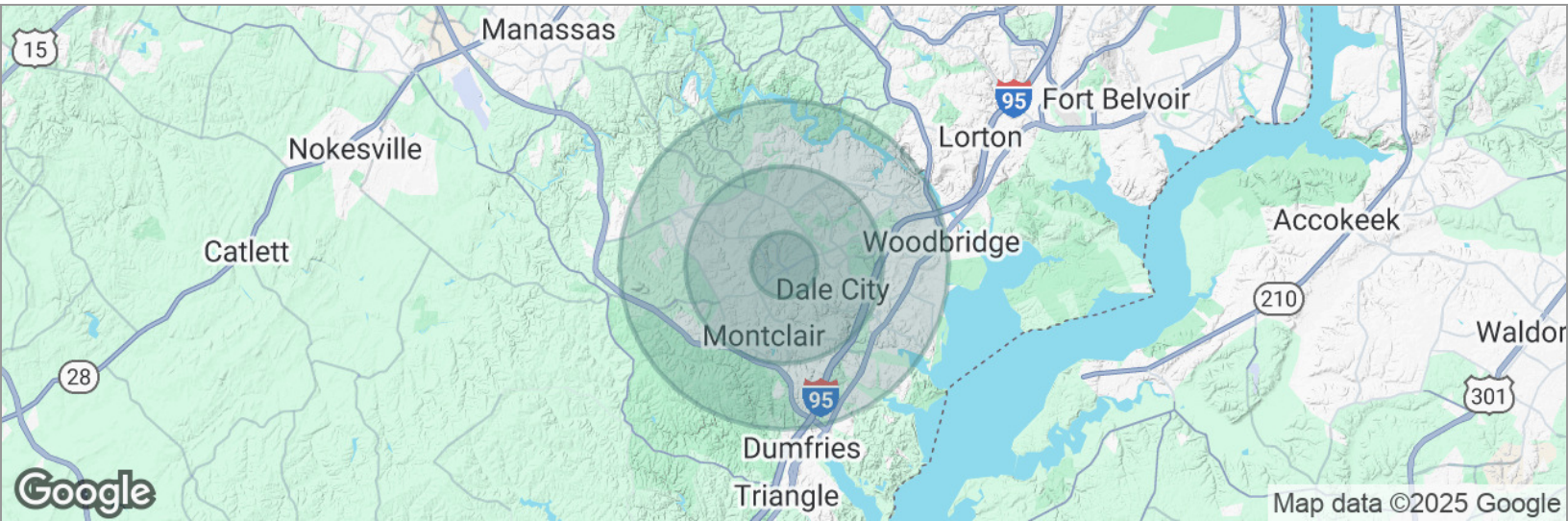
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	16,461	118,175	241,760
Median age	37	37	37
Median age (male)	36	36	36
Median age (Female)	37	38	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,115	35,744	76,496
# of persons per HH	3.2	3.3	3.2
Average HH income	\$123,086	\$159,755	\$151,014
Average house value	\$429,426	\$513,144	\$512,960

* Demographic data derived from 2020 ACS - US Census

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