

# FOR LEASE

ST. LUKE'S

20209 Sentara Way | Carrollton, VA 23314



**S.L. NUSBAUM**  
REALTY CO.



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# EXECUTIVE SUMMARY

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## OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (Full Service)
Est. OPEX (2020):	\$8.00 PSF
Building Size:	51,086 SF
Available SF:	12,096 SF

SPACES	LEASE RATE	SPACE SIZE
Second Floor Suite	\$28.00 SF/yr	12,096 SF

## PROPERTY HIGHLIGHTS

- 12,096 LSF of medical office shell space available for lease
- Beautiful, two-story medical office building with modern brick architecture
- Ample surface parking available
- Urgent Care and Advanced Imaging on site
- Generous landlord contribution to tenant's construction costs
- Full service lease includes janitorial, excluding infectious/regulated medical waste



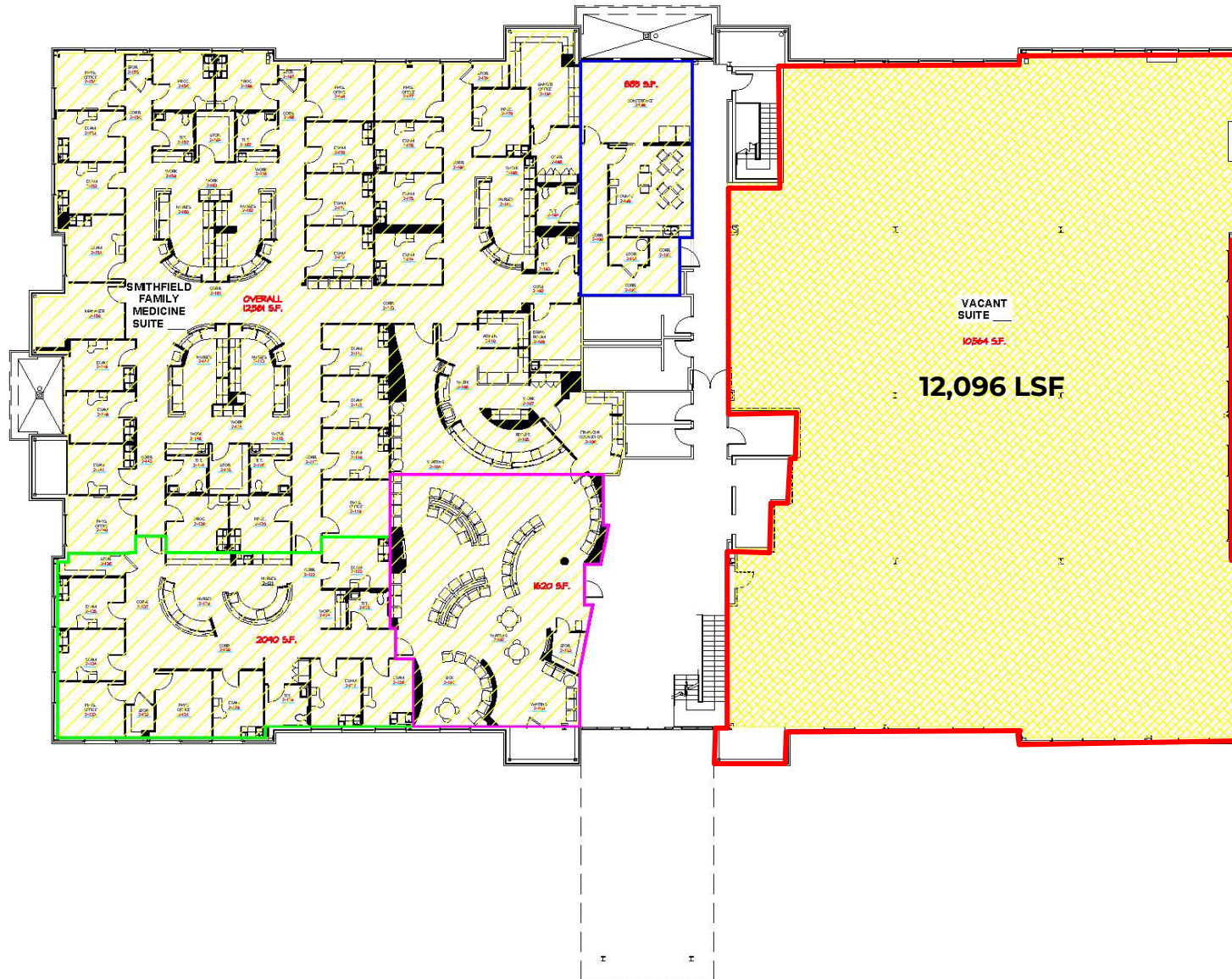
# SECOND FLOOR PLAN

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COMMON AREA  
---- SF

SUITE ----  
VACANT  
10,564 USF  
----- RSF

SUITE ----  
SMITHFIELD  
FAMILY  
MEDICINE  
12,581 USF  
----- RSF

# LOCATION MAP

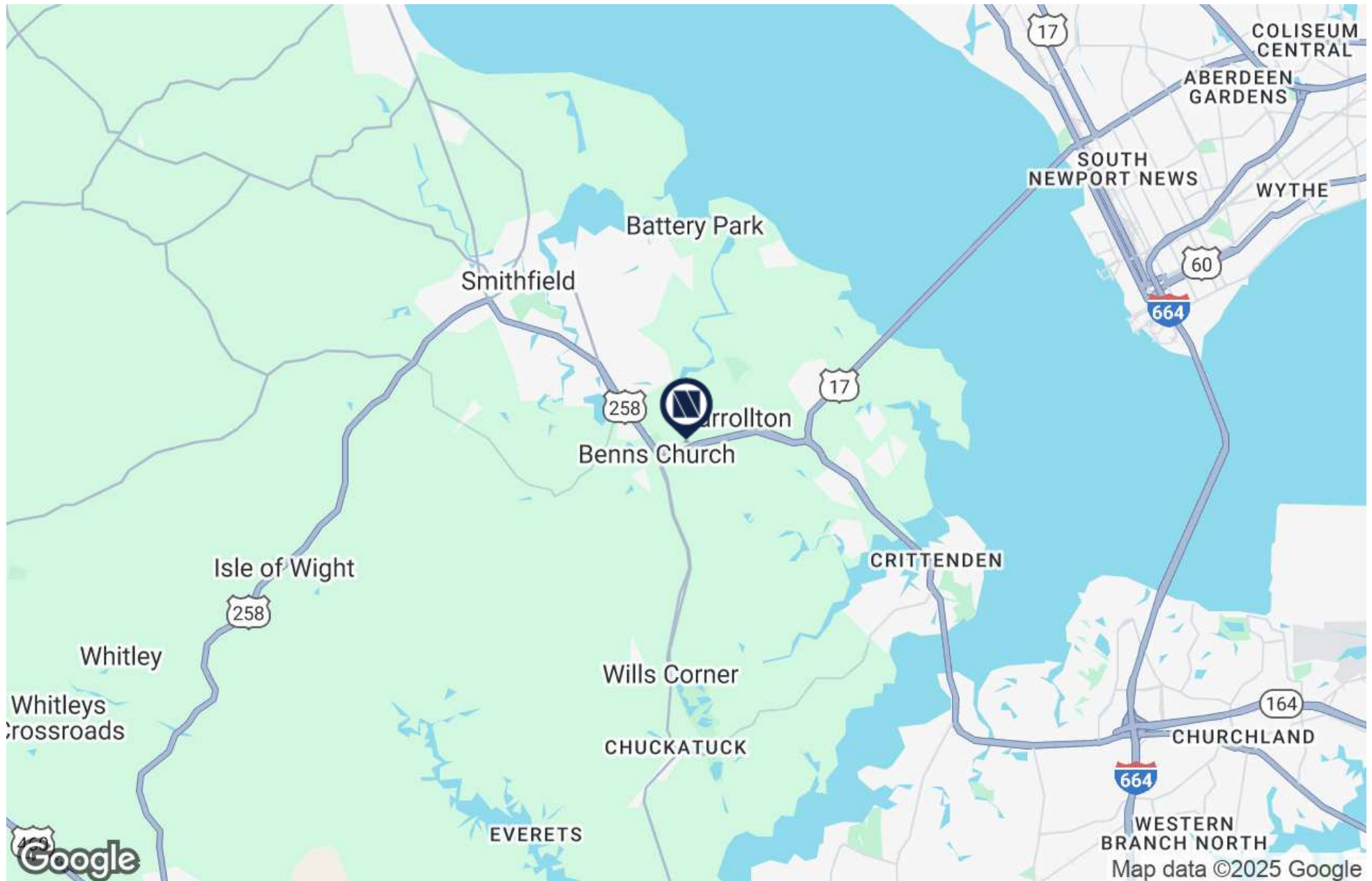
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# DEMOGRAPHICS MAP & REPORT

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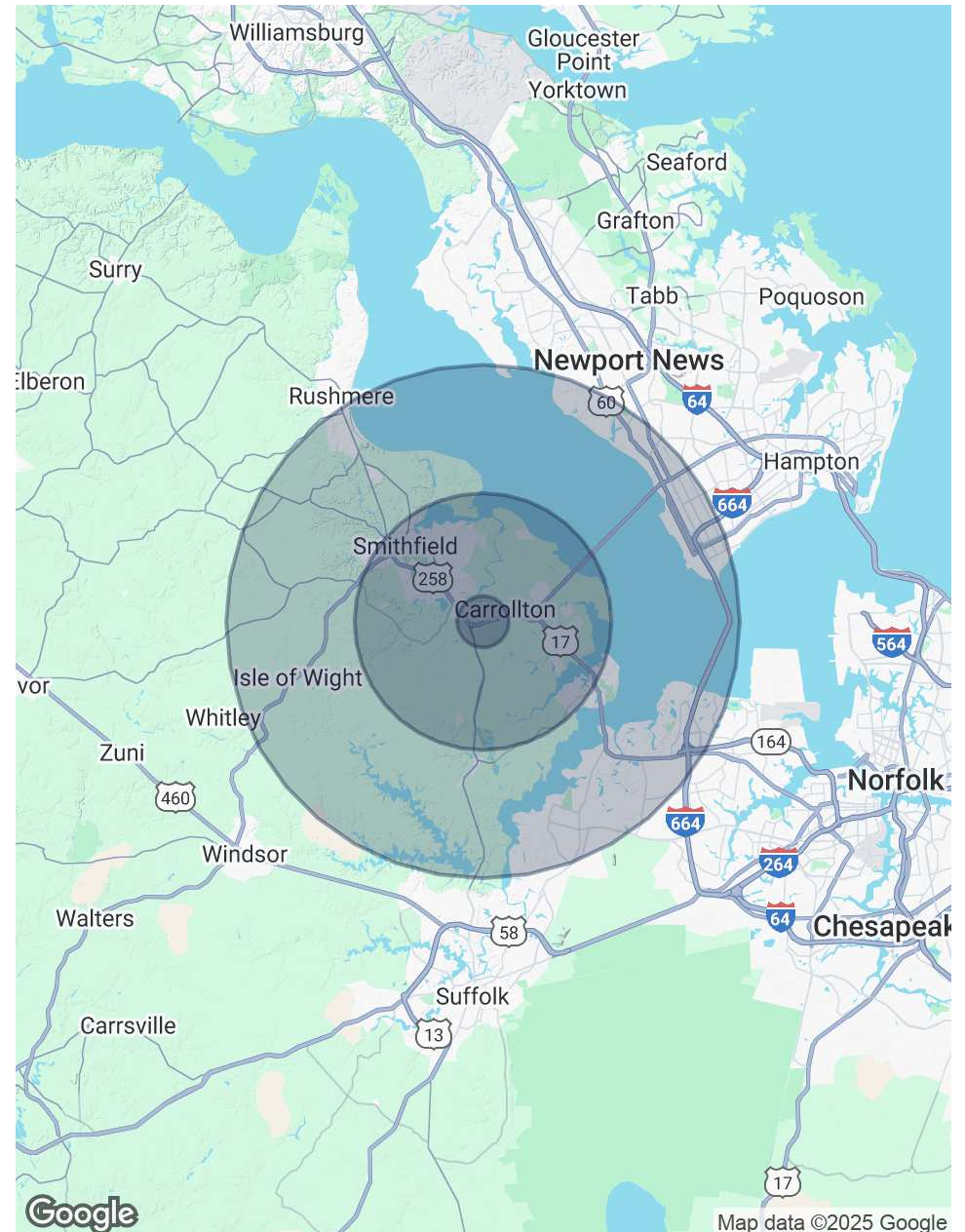
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,174	18,023	44,668
Average Age	40.8	42.9	41.8
Average Age (Male)	40.4	42.7	41.9
Average Age (Female)	41.5	43.4	42.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	417	7,123	16,961
# Of Persons Per HH	2.8	2.5	2.6
Average HH Income	\$91,469	\$83,283	\$90,257
Average House Value	\$346,420	\$317,481	\$324,855

2020 American Community Survey (ACS)



# CONTACT INFORMATION

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## **COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.**

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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