

Ground Floor Office Condo Centreville, VA

PROPERTY STATUS



Property Overview

Three-story freestanding medical office condominium in Centreville, VA. This unit is on the corner at street level with its own external access, facing Braddock Rd. Professional 1200 SF office suite with waiting area, lobby, multiple exam rooms, storage room, offices, and a private restroom. Xray room is lead lined if new owner needs it. Great window line with southern exposure for great daylight.

1200 SF Office space is very functional and can serve multiple uses including but not limited to

Property Highlights

- Private External Entrance at Street Level
- Private Restroom
- Professional Lobby w/Waiting Area
- Ample Parking
- Location close to shops, restaurants, and major commute arteries I-66, Rt 29, and Rt 28
- Exam Rooms, Offices, Storage Space
- Wonderful light from a prominent position in the building with a good windowline.

Property Details

Price:	\$460,000
Price / SF:	\$383.33
Floors:	3
Available SF:	1200
Lot Size:	2.27 Acres
Year Built:	2004
Building Class:	C
Parking:	Surface
Parking Ratio:	4.5/1000

Ed Martin, CCIM - Principal Broker

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KELLER WILLIAMS SOLUTIONS

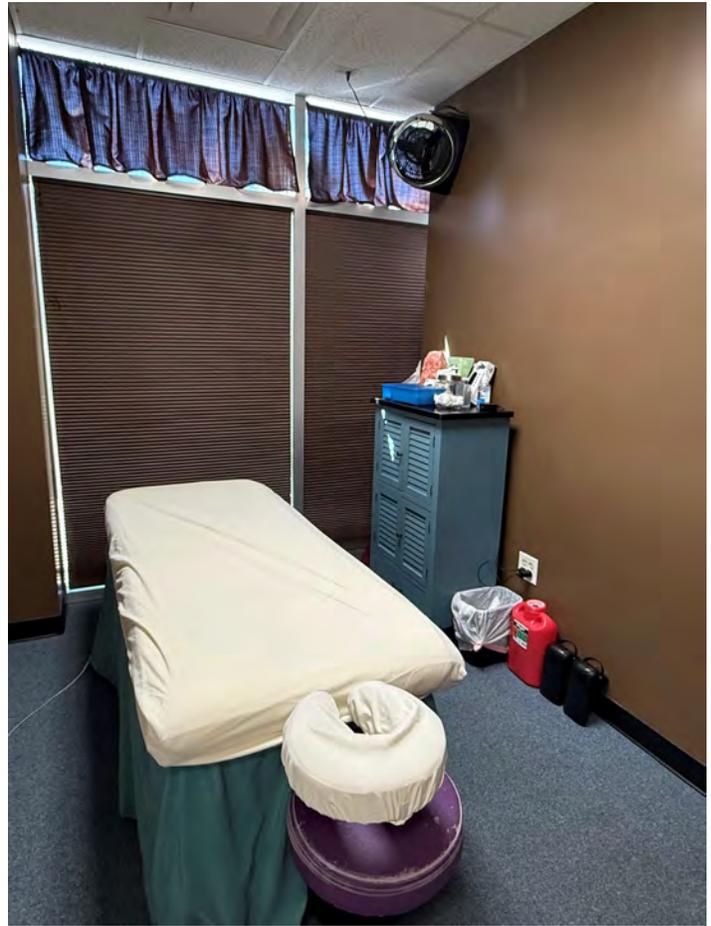
8100 Ashton Ave #103

Manassas, VA 20109

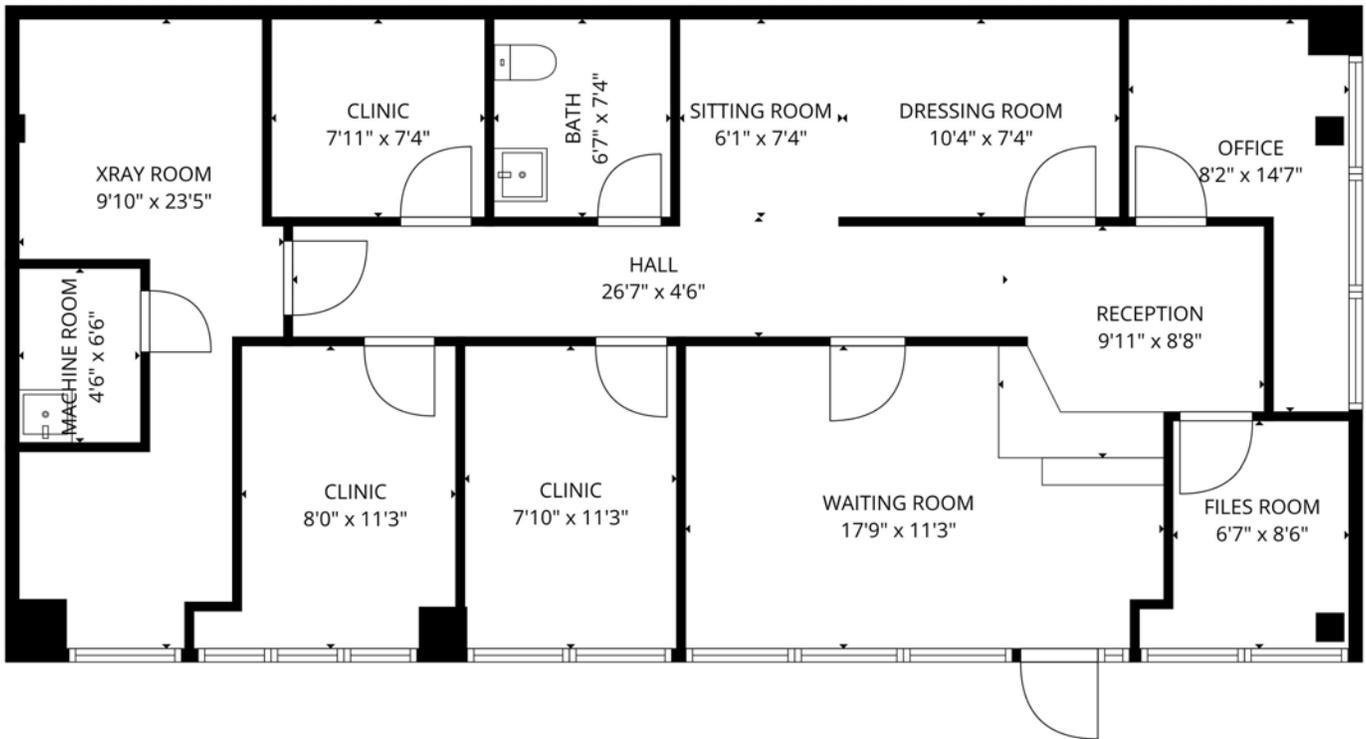
Each Office is Independently
Owned and Operated



Property Photos



Property Photos



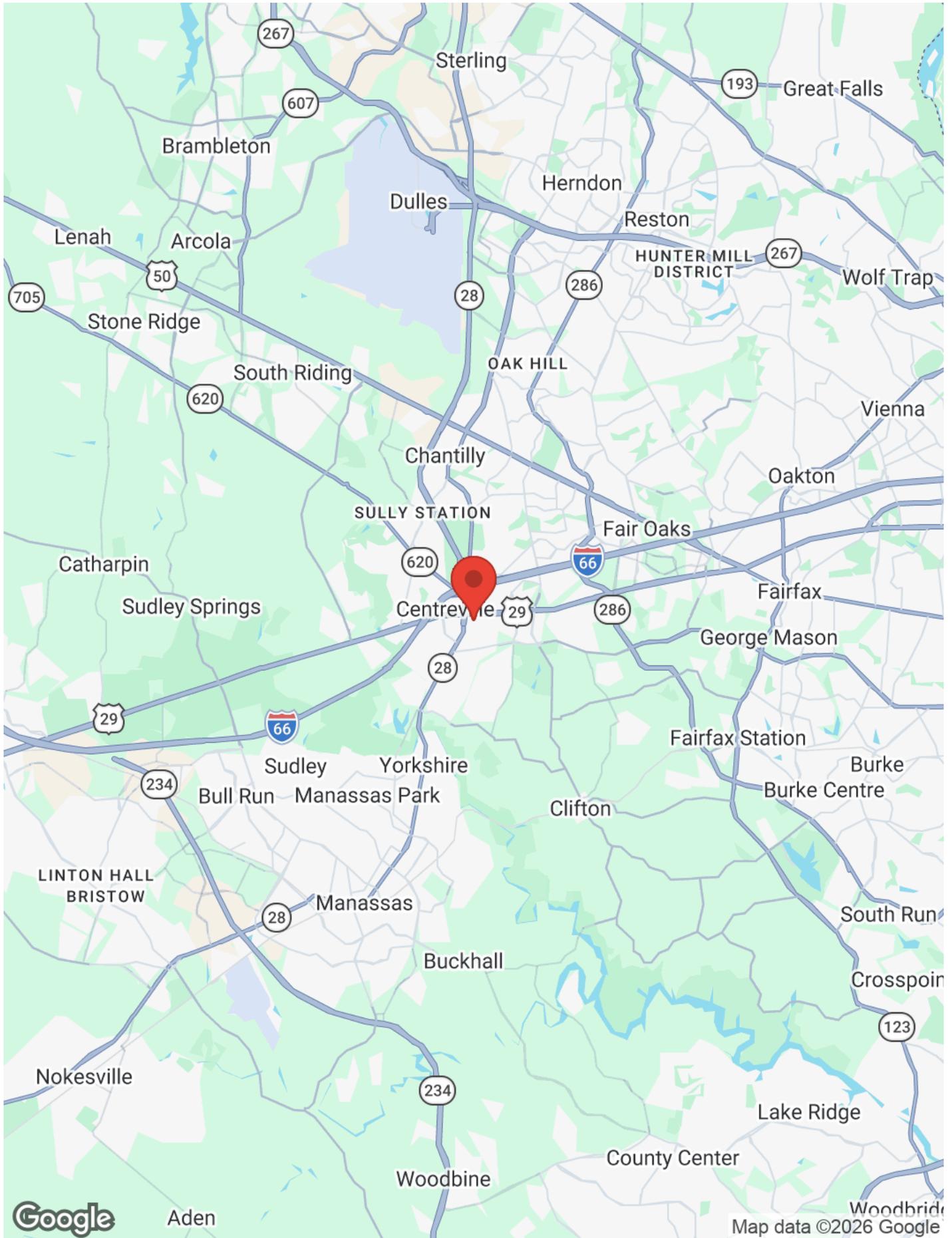
TOTAL: 1158 sq. ft
1st floor: 1158 sq. ft
EXCLUDED AREAS: WALLS: 73 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

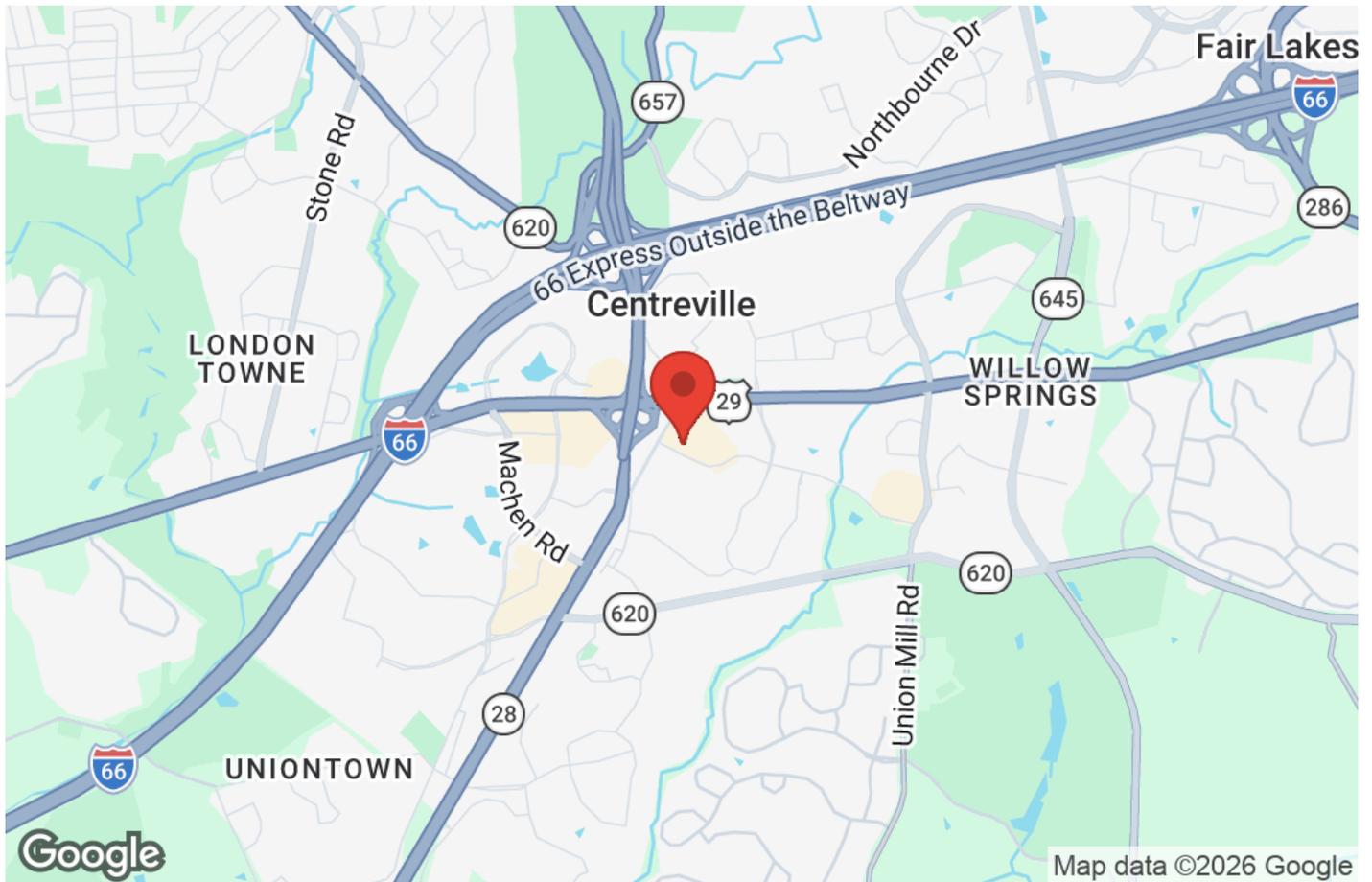
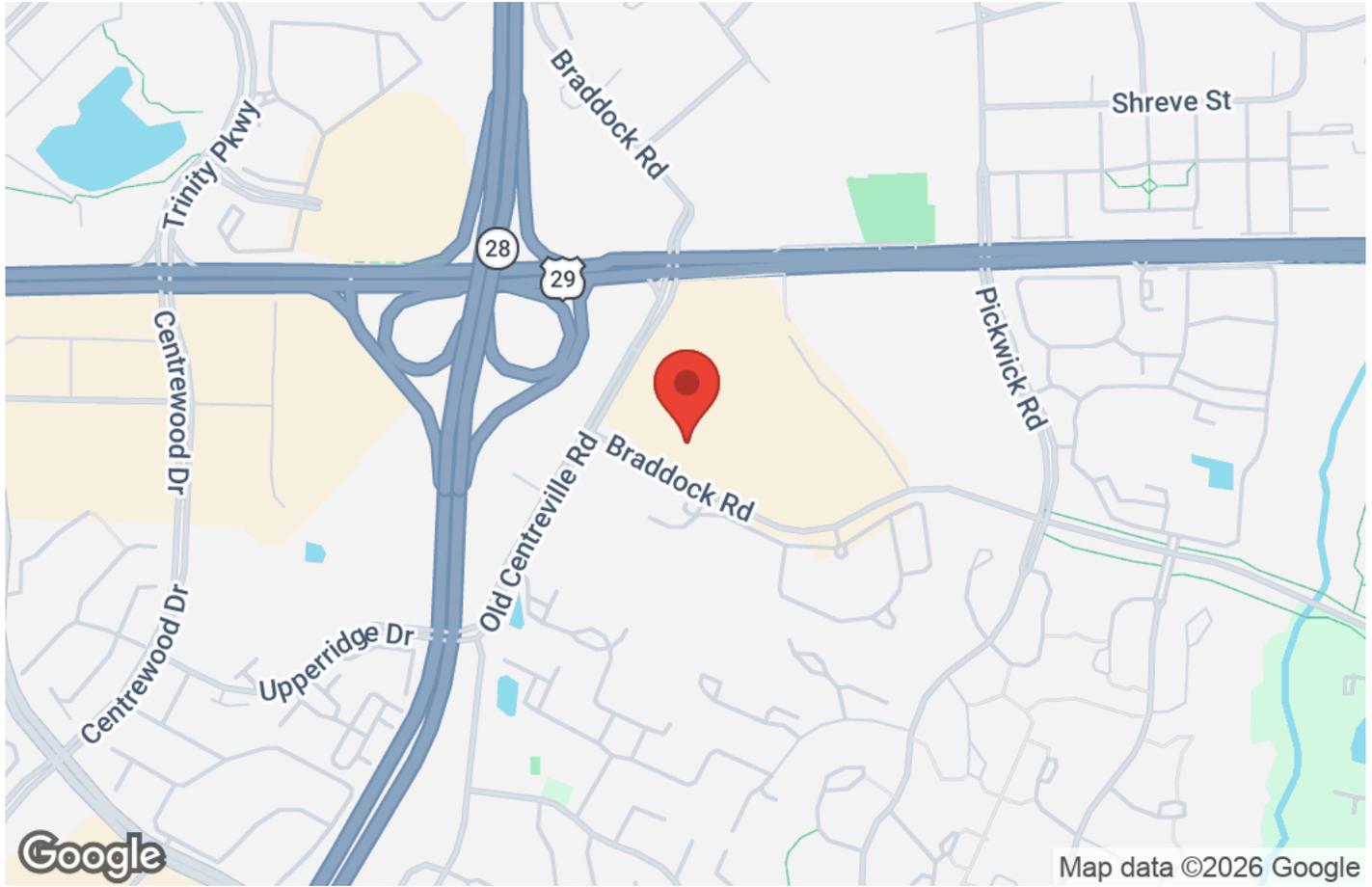
Property Photos



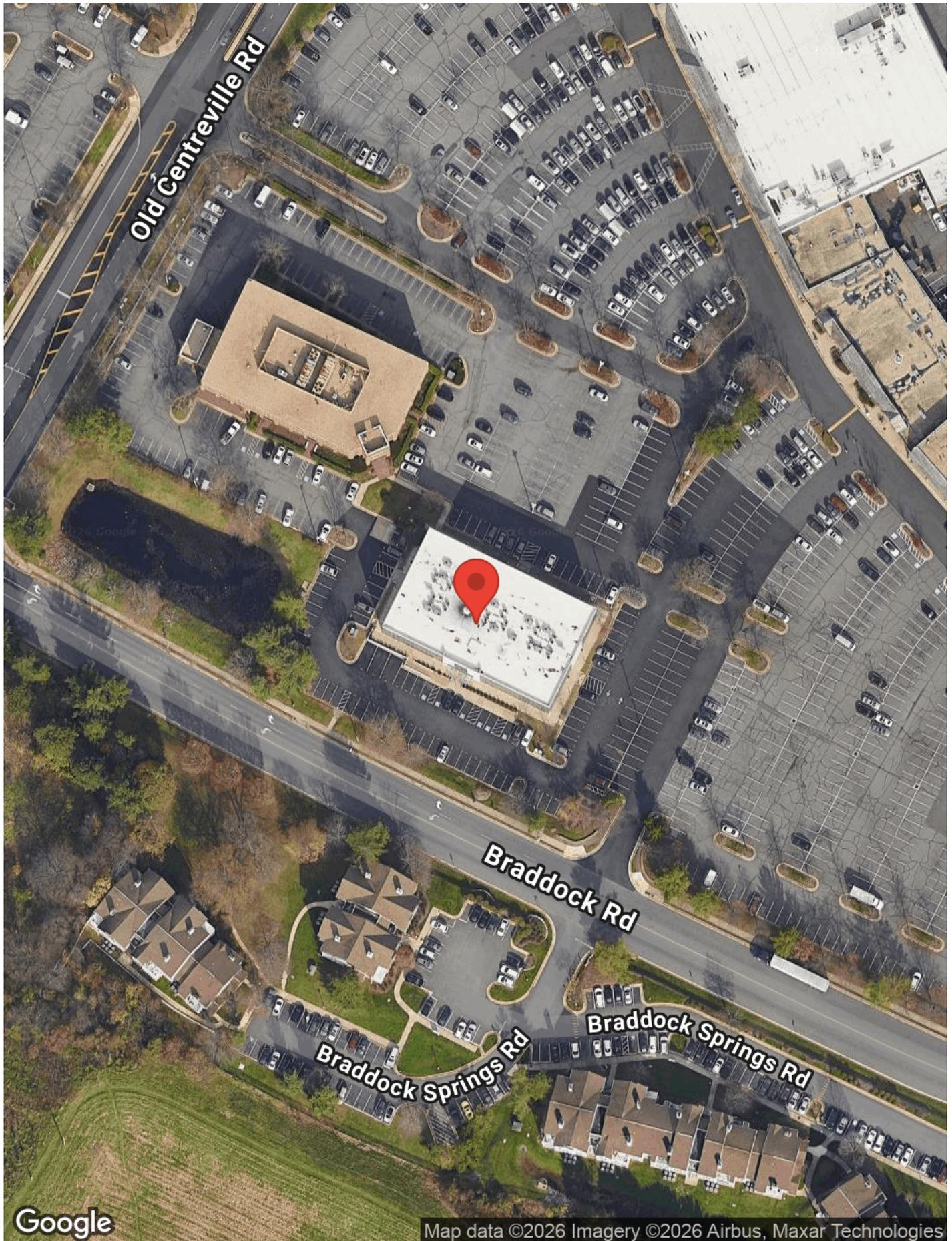
Regional Map



Location Maps



Aerial Map



Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

Business Map



 Saint Anthony of Padua American National Catholic Church

A The Church of the Ascension (The Old Stone Church)

 Re/Max Realty

New Gate Dry Cleaners and Alterations

 7-Eleven

 Lucky Strike Centreville

Sunoco Ultra Service Center

 IHOP

 Jiffy Lube Multicare

Momo Bakery

 Papa John's Pizza

 Brick's Pizza

 Shilla Patisserie Cafe

 Wendy's

Advance Auto Parts

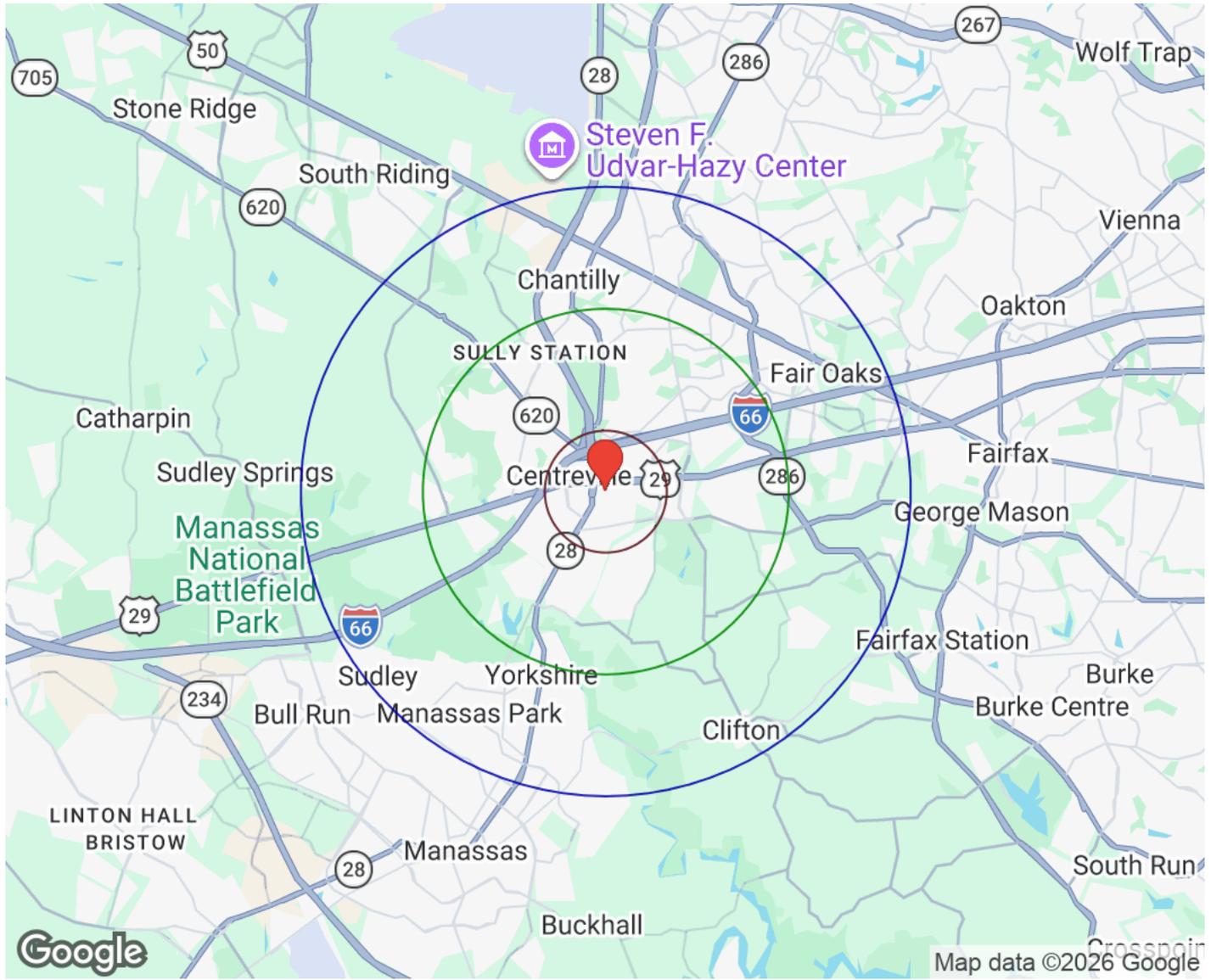
 Chase Bank

 Glory Days Grill

 Navy Federal Credit Union

 McDonald's

Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	12,052	50,115	105,548
Female	12,174	51,350	107,527
Total Population	24,227	101,465	213,075

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	8,981	44,046	88,170
Black	2,302	8,655	19,177
Am In/AK Nat	24	81	149
Hawaiian	15	61	85
Hispanic	4,414	14,743	42,807
Asian	7,634	30,135	55,101
Multiracial	787	3,460	7,074
Other	73	284	511

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,446	36,050	76,689
Occupied	9,210	35,200	74,874
Owner Occupied	4,812	25,625	50,039
Renter Occupied	4,398	9,575	24,835
Vacant	236	851	1,815

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	4,147	17,796	38,188
Ages 15 - 24	3,345	13,710	28,845
Ages 25 - 54	11,394	43,085	91,805
Ages 55 - 64	2,767	13,480	26,585
Ages 65+	2,574	13,393	27,652

Income	1 Mile	3 Miles	5 Miles
Median	\$126,173	\$160,033	\$146,495
Under \$15k	362	1,190	2,392
\$15k - \$25k	216	661	1,477
\$25k - \$35k	268	699	1,564
\$35k - \$50k	370	1,154	2,738
\$50k - \$75k	983	2,354	6,490
\$75k - \$100k	1,171	3,557	8,699
\$100k - \$150k	2,248	6,849	15,073
\$150k - \$200k	1,468	5,653	12,382
Over \$200k	2,124	13,081	24,059

Professional Bio



Ed Martin, CCIM

Principal Broker

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Ed Martin has been involved in Real Estate Brokerage since 2004. Ed has a background as an executive for large organizations, and through this experience he has developed the historical perspective of a user. Ed continually looks at things through a strategy to execution frame for his clients. With a focus on Business Owners and Investors, he brings a broad knowledge base and business experience that allows his clients (Sellers/Landlords, or Buyers/Tenants) to benefit from having deep expertise on their team. Ed's strong attention to detail, creativity, and his full-service approach gives his clients an advantage when negotiating and structuring a transaction. Ed is a CCIM, which gives him the capabilities to perform a complete financial analysis and take a deeper look into the transactions he participates in. This allows Ed to provide a high level of Decision Support to his clients. Ed serves as the Commercial Director and Principal Broker for the Keller Williams Manassas, VA Market Center. Ed also has a Masters in Business Administration. In 2012, Ed was named a top 100 IT leader by Computerworld Magazine.

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Exclusively Listed by

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