

7700 LITTLE RIVER TURNPIKE



7700 LITTLE RIVER TURNPIKE, ANNANDALE, VA 22003

**OFFERING SUMMARY**

Lease Rate:	\$25.00 - 27.00 SF/yr (Full Service)
Available SF:	1,584 - 4,200 SF
Building Size:	64,582 SF
Zoning:	C3
Traffic Count:	41,000
Total Population:	22,075
Median Income:	\$82,028
Parking:	150

PROPERTY OVERVIEW

Premier Annandale location with excellent accessibility to I-495. Full service office building located in the heart of Annandale's bustling business and residential district. Surrounded by numerous retail centers with national tenants as well as other Class A office space. Located off exit 52 of the Capital Beltway, minutes from Tyson's Corner and Washington DC.

*****Qualified Candidates receive first month Rent free*****

PROPERTY HIGHLIGHTS

- Retail first floor office space available with parking lot access
- Mixed use property for retail • office • medical
- Recent renovation of bathrooms, hallways, lighting and main foyer.
- Free surface parking
- Up to 4200 contiguous s/f available
- Move in ready suites

FOR MORE INFORMATION, CONTACT

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AVAILABLE SPACES - 7700 LITTLE RIVER TURNPIKE, ANNANDALE, VA 22003



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 102	Available	1,759 SF	Full Service	\$27.00 SF/yr
Suite 201	Available	2,145 SF	Full Service	\$25.00 SF/yr
Suite 305	Available	2,800 SF	Full Service	\$25.00 SF/yr
Suite 601	Available	2,627 SF	Full Service	\$25.00 SF/yr
Suite 602	Available	1,584 SF	Full Service	\$25.00 SF/yr

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LOCATION MAPS - 7700 LITTLE RIVER TURNPIKE, ANNANDALE, VA 22003



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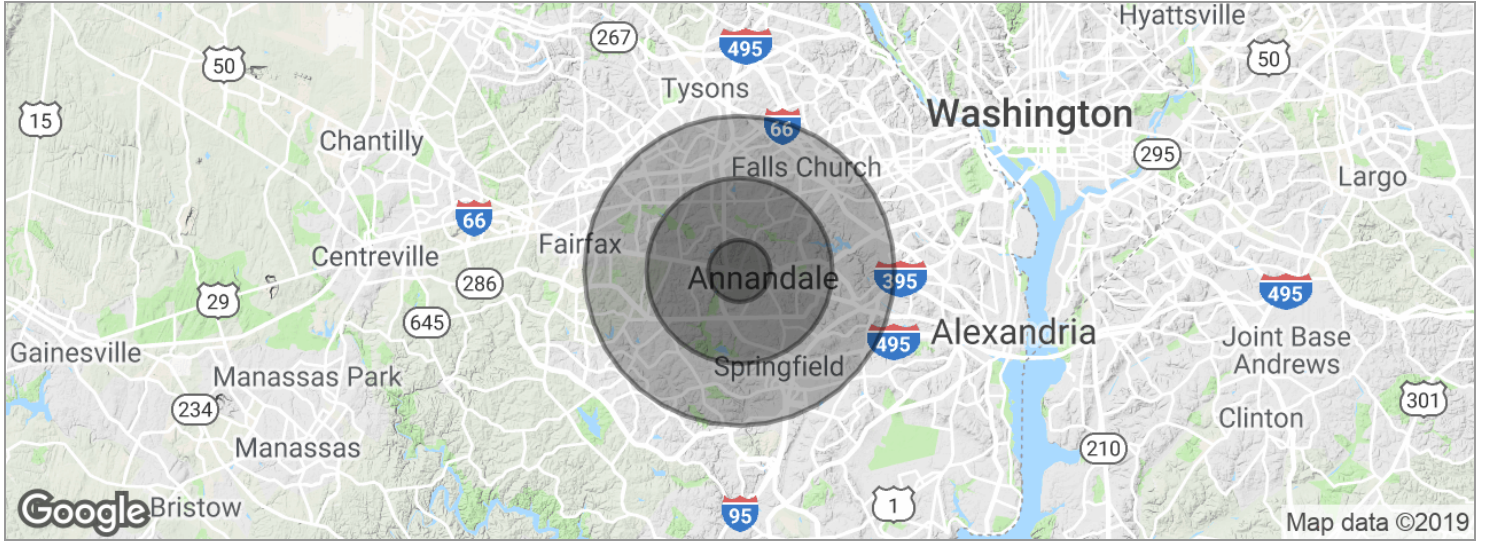


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DEMOGRAPHICS MAP - 7700 LITTLE TURNPIKE, ANNANDALE, VA 22003



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	22,075	119,023	346,128
Median age	34.9	38.5	38.4
Median age (male)	34.3	38.1	37.6
Median age (Female)	36.2	38.6	39.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	8,096	42,783	125,211
# of persons per HH	2.7	2.8	2.8
Average HH income	\$82,028	\$108,359	\$118,018
Average house value	\$493,633	\$511,790	\$530,826

* Demographic data derived from 2010 US Census

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