



Summary

Available SF: 2,491 SF
 Lease Rate: Negotiable
 NNN: Negotiable

Property Highlights

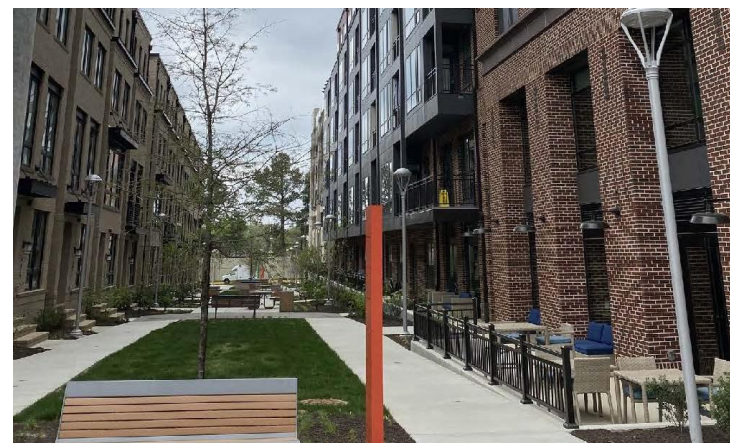
- The space is currently operated as F45.
- Located right off the toll road around a lot of new construction and housing.
- On the lower level of a high-end apartment building with rents ranging from \$1,815-4,248/mo.
- The space was beautifully finished and is turn-key for a small gym concept. Built out with bathrooms and showers.
- All showings must be done through the listing agent, Jennifer Burke 703-969-9519. Please do not disturb the tenant.

Demographics

	2 Mile	5 Mile	10 Mile
Total Households:	20,618	57,929	166,811
Total Population:	65,725	181,549	502,304
Average HH Income:	\$105,074	\$129,308	\$151,246

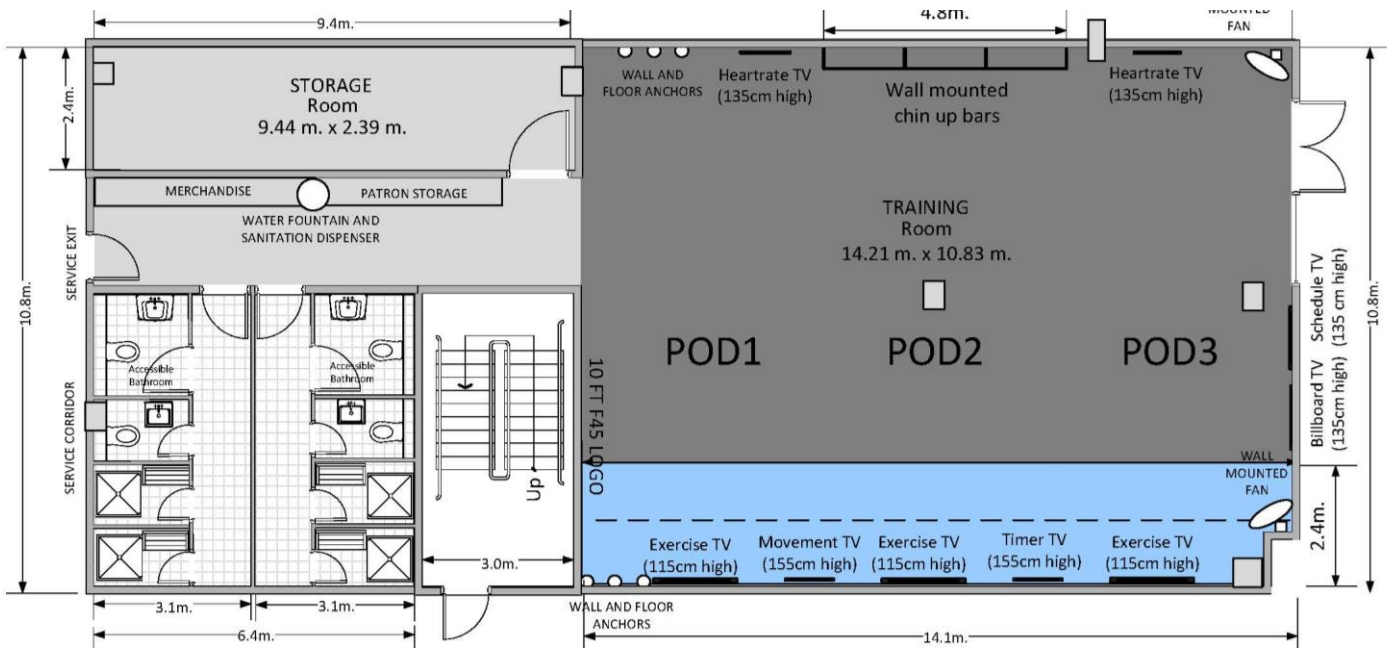
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Floor Plan



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Retail Map



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