

14641 LEE HWY 103

14641 Lee Hwy 103, Centreville, VA 20121



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2

Property Info & Disclaimer

3

Property Description

4

Property Photos

7

Demographic Analysis

18

Aerial & Location Report

20

Resume/Bio

TABLE OF CONTENTS

**14641 LEE
HWY 103**

PROPERTY INFORMATION

ANNUAL RENT

\$21.12/ per SQ. FT.

PROPERTY ADDRESS

Suite 103, 14641 Lee Hwy 103, Centreville, VA
20121

YEAR BUILT

2006

RENTABLE AREA

1,250 Sq. Ft.

14641 LEE HWY 103

14641 Lee Hwy 103
Centreville, VA 20121

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

PROPERTY OVERVIEW

Flexible Business Space with Excellent Accessibility. This street-level unit offers a versatile open layout with a dedicated private office, a restroom, and extra storage. The flexible I-5 Industrial General / Condo Office General zoning is ideal for numerous business models. Strategically located on Route 29, the unit provides easy access to Routes 66 and 28. Enjoy flexible lease terms and abundant on-site parking. Water is covered by the landlord, while the tenant is responsible for other utilities and NNN. Please note, pets are not permitted by the condo association.



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PROPERTY
PHOTOS



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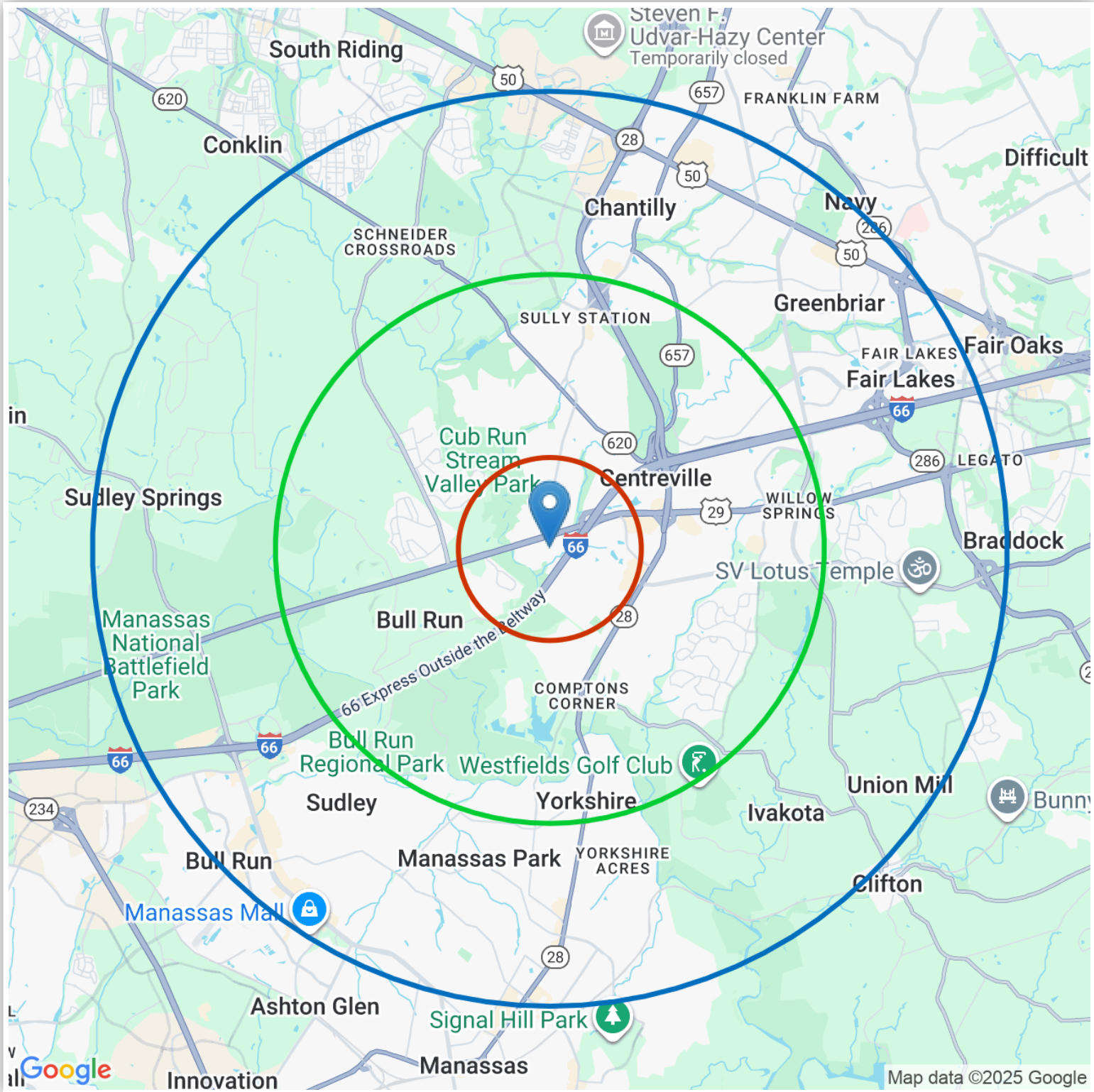
PROPERTY
PHOTOS



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LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

18,149

Population

36.1

Median Age



2.86

Average Household Size

6,518

Total Households

EDUCATION



2.24%

No High School Diploma



20.53%

High School Graduate



14.93%

Some College

32.73%

Bachelor's/ Grad

BUSINESS



EMPLOYMENT



2.8%

Unemployment Rate

INCOME



Households by Income

The largest group : \$100,000 - \$149,999 (22.4%) ■

The smallest group : \$25,000 - \$34,999 (1.64%) ■

Indicator	Value(%)	
< \$15,000	6.97	■
\$15,000 - \$24,999	1.94	■
\$25,000 - \$34,999	1.64	■
\$35,000 - \$49,999	4.61	■
\$50,000 - \$74,999	10.46	■
\$75,000 - \$99,999	13.49	■
\$100,000 - \$149,999	22.4	■
\$150,000 - \$199,999	16.88	■
\$200,000+	21.63	■



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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

88,941
Population

37.9 Median Age



2.96
Average Household Size

30,077
Total Households

EDUCATION

2.62%
No High
School
Diploma



25.36%

High School Graduate



12.5%

Some College



33.38%

Bachelor's/
Grad

BUSINESS



1,863
Total Businesses

19,482
Total Employees

EMPLOYMENT

3,207
Retail Trade
Employees

196
Manufacturing
Employees

1,851
Eating &
Drinking
Employees

3.1% Unemployment Rate

 **\$139,002**
Median Household Income

INCOME

 **\$64,451**
Per Capita Income

 **\$619,166**
Median Net Worth

Households by Income

The largest group : \$200,000+ (32.43%)

The smallest group : \$15,000 - \$24,999 (1.67%)

Indicator	Value(%)	
< \$15,000	4.02	<div><div></div></div>
\$15,000 - \$24,999	1.67	<div><div></div></div>
\$25,000 - \$34,999	2.01	<div><div></div></div>
\$35,000 - \$49,999	3.97	<div><div></div></div>
\$50,000 - \$74,999	9.06	<div><div></div></div>
\$75,000 - \$99,999	11.8	<div><div></div></div>
\$100,000 - \$149,999	20.81	<div><div></div></div>
\$150,000 - \$199,999	14.22	<div><div></div></div>
\$200,000+	32.43	<div><div></div></div>



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

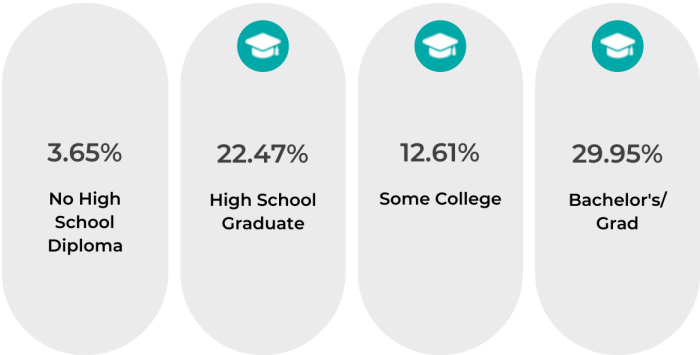
217,787
Population

37 Median Age

3.05
Average Household Size

70,472
Total Households

EDUCATION



BUSINESS

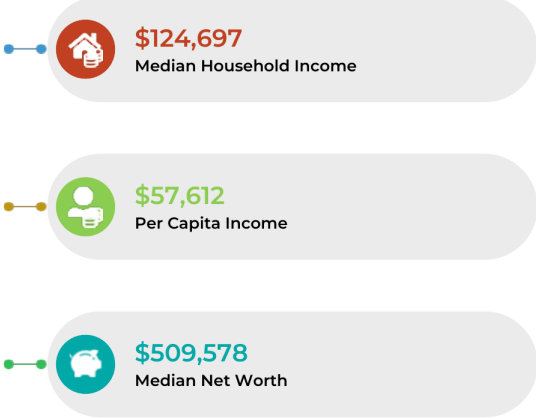
7,737
Total Businesses

95,460
Total Employees

EMPLOYMENT



INCOME



Households by Income

The largest group : \$200,000+ (28.28%)
The smallest group : \$15,000 - \$24,999 (2.17%)

Indicator	Value(%)	
< \$15,000	3.86	
\$15,000 - \$24,999	2.17	
\$25,000 - \$34,999	2.56	
\$35,000 - \$49,999	5.04	
\$50,000 - \$74,999	11.64	
\$75,000 - \$99,999	13.15	
\$100,000 - \$149,999	19.59	
\$150,000 - \$199,999	13.72	
\$200,000+	28.28	



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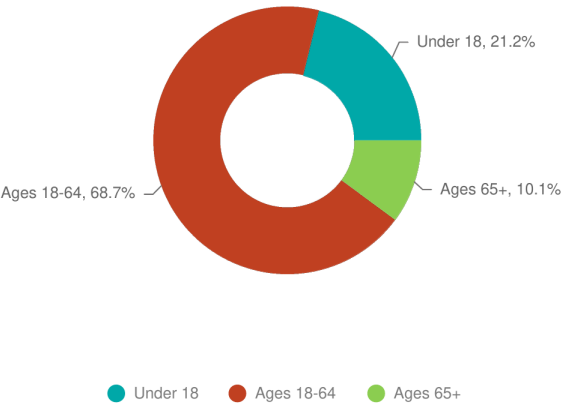
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INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS
1 Miles Ring

18,149	6,339	36.1
Population	Households	Median Age
2.86	\$119,051	\$471,872
Avg Size Household	Median Household Income	Median Home Value
134	98	84.5
Wealth Index	Housing Affordability	Diversity Index

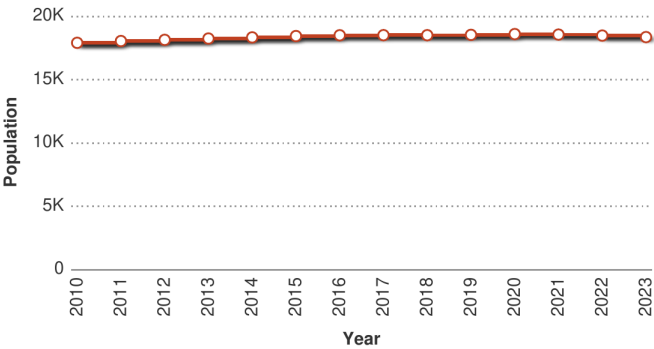
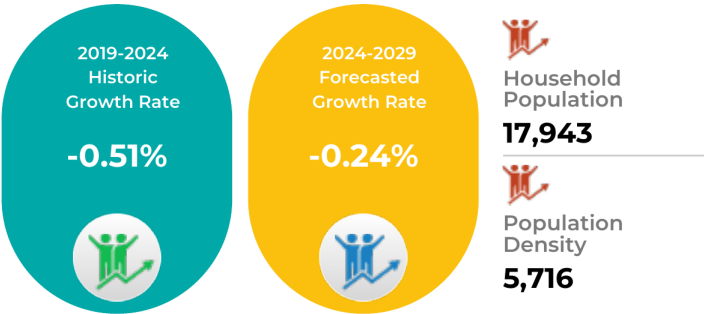
POPULATION BY AGE



POPULATION BY GENERATION

1.71%	14.26%	21.21%
Greatest Gen: Born 1945/Earlier	Baby Boomer: Born 1946 to 1964	Generation X: Born 1965 to 1980
30.5%	22.93%	9.39%
Millennial: Born 1981 to 1998	Generation Z: Born 1999 to 2016	Alpha: Born 2017 to Present

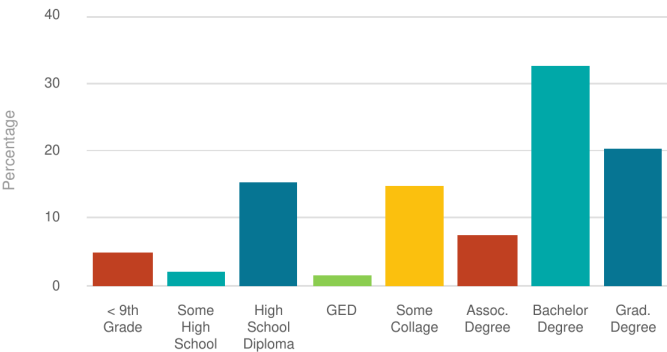
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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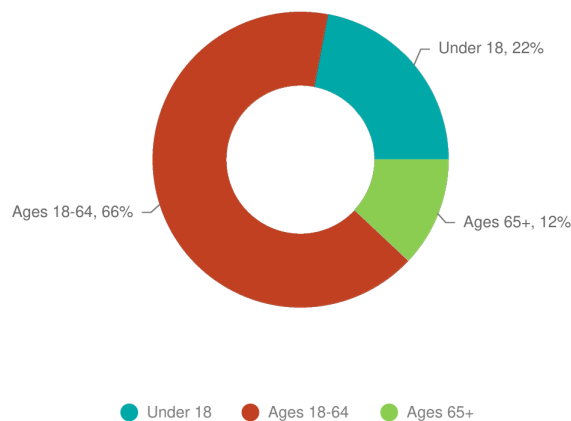
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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

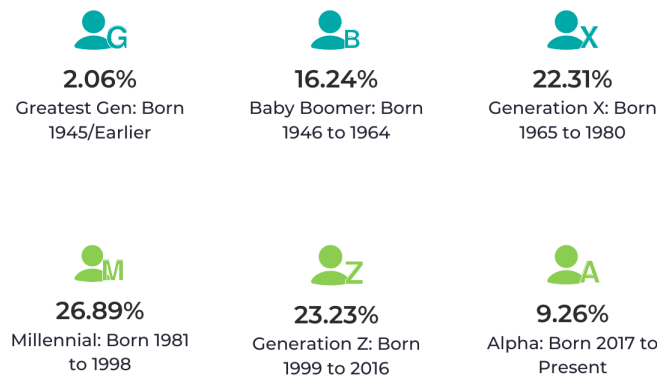
POPULATION TRENDS AND KEY INDICATORS
3 Miles Ring

88,941	30,033	37.9
Population	Households	Median Age
2.96	\$139,002	\$649,612
Avg Size Household	Median Household Income	Median Home Value
180	83	80.2
Wealth Index	Housing Affordability	Diversity Index

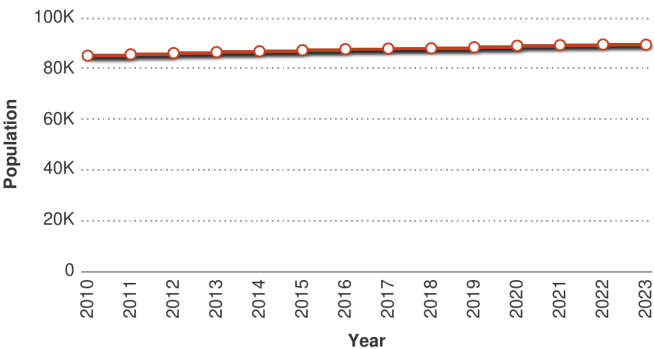
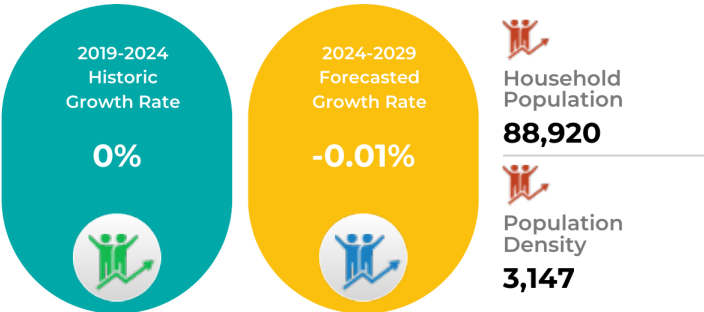
POPULATION BY AGE



POPULATION BY GENERATION



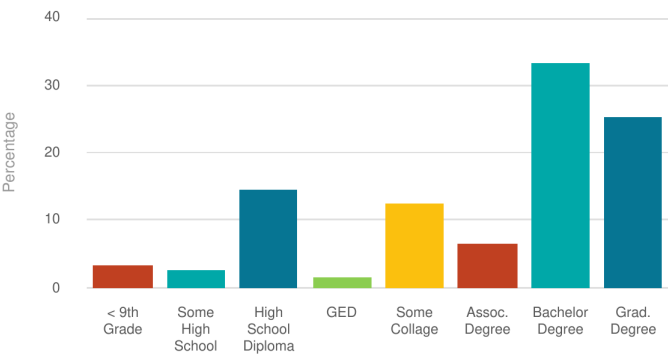
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION

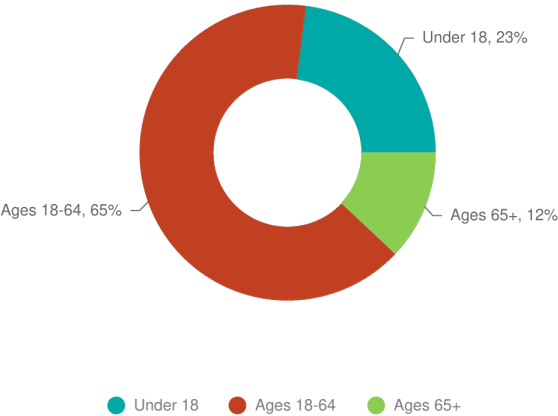


INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

217,787	71,195	37
Population	Households	Median Age
3.05	\$124,697	\$621,453
Avg Size Household	Median Household Income	Median Home Value
163	78	84.8
Wealth Index	Housing Affordability	Diversity Index

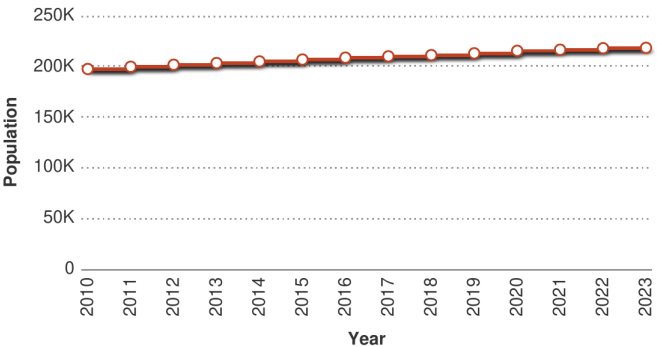
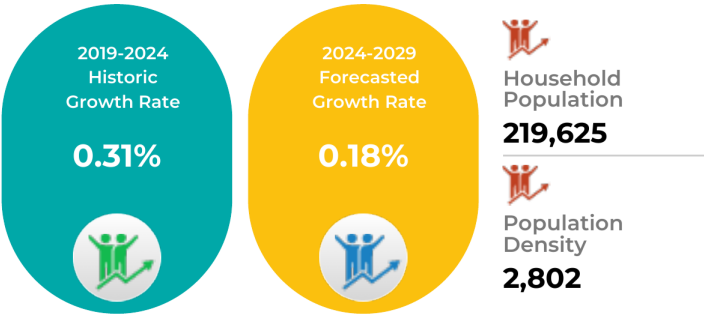
POPULATION BY AGE



POPULATION BY GENERATION

2.37%	14.95%	21.86%
Greatest Gen: Born 1945/Earlier	Baby Boomer: Born 1946 to 1964	Generation X: Born 1965 to 1980
26.81%	24.11%	9.91%
Millennial: Born 1981 to 1998	Generation Z: Born 1999 to 2016	Alpha: Born 2017 to Present

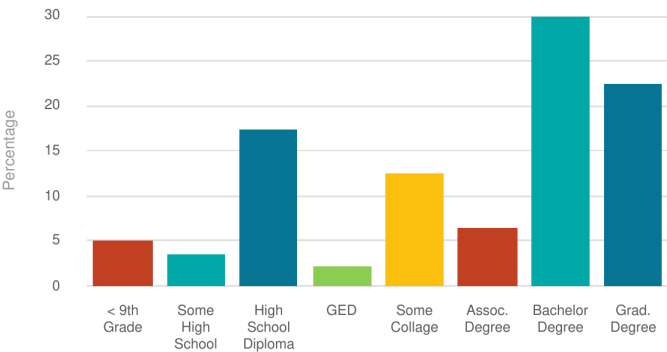
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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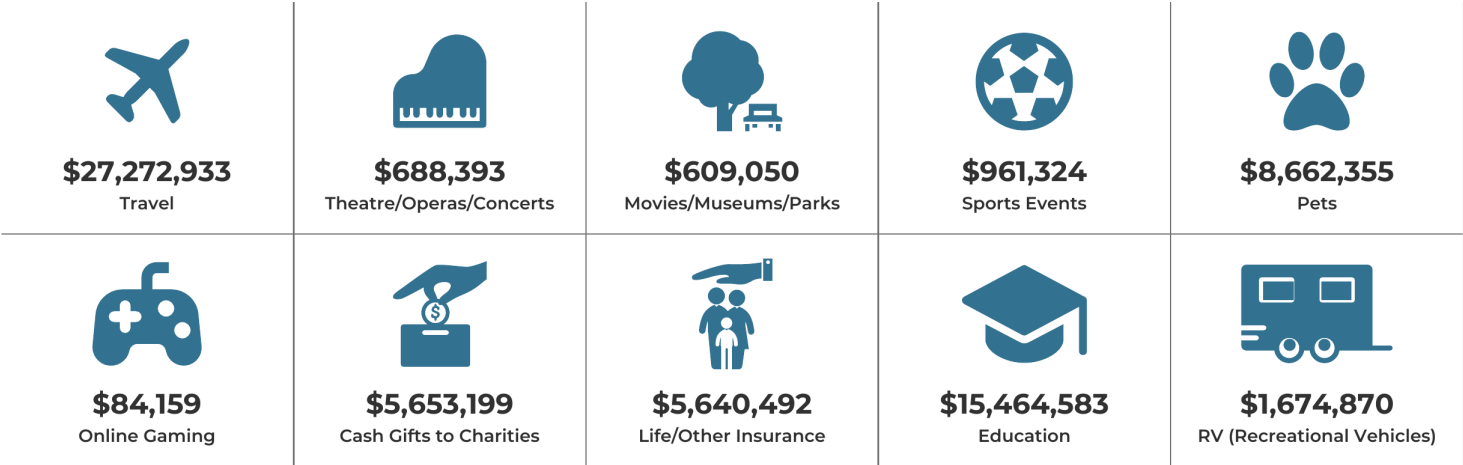
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Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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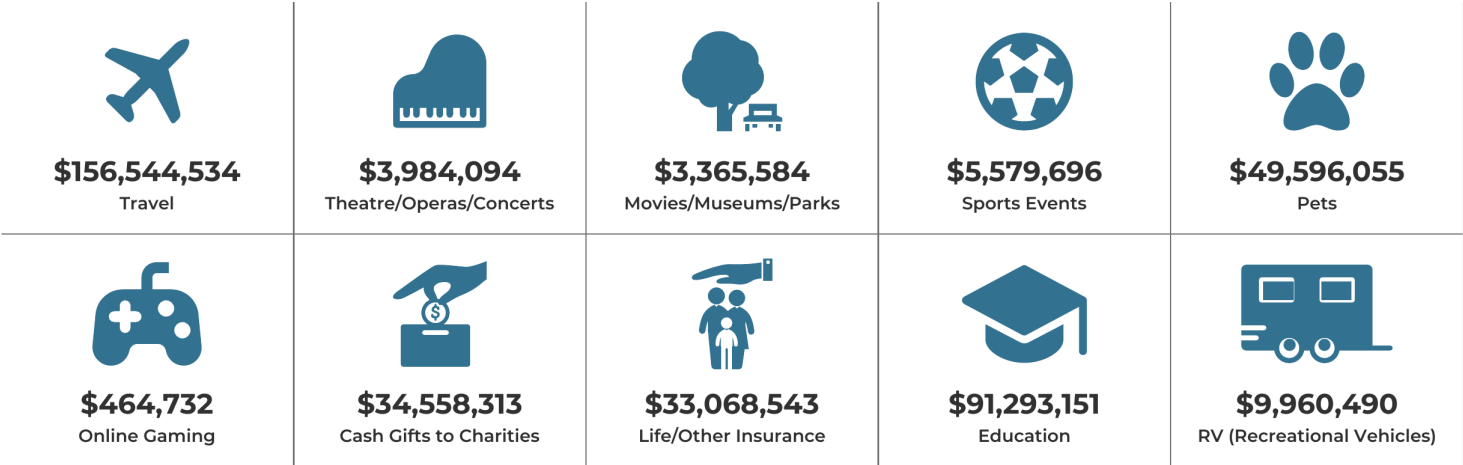
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Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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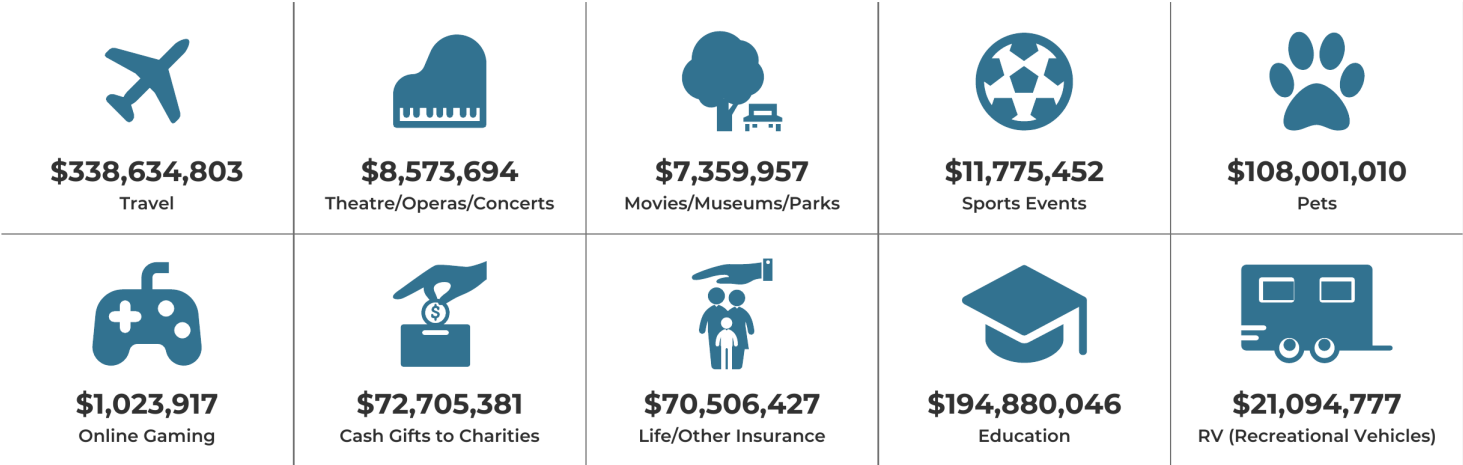
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Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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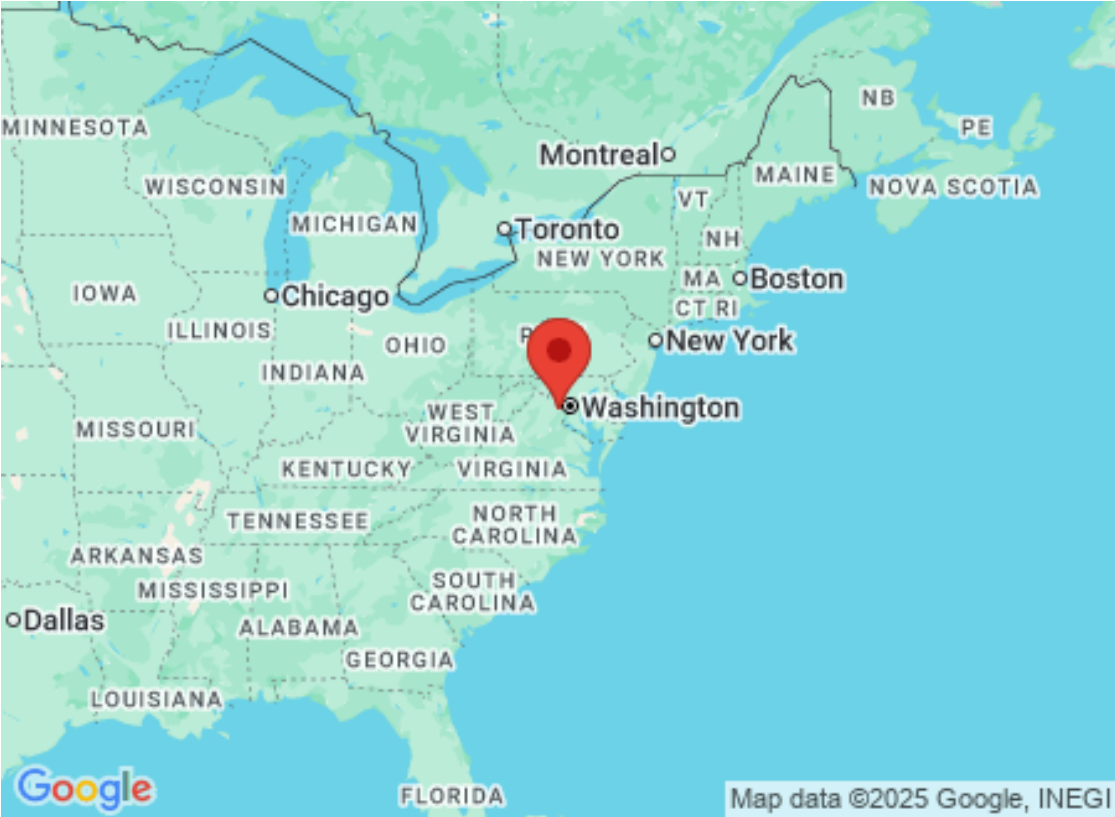
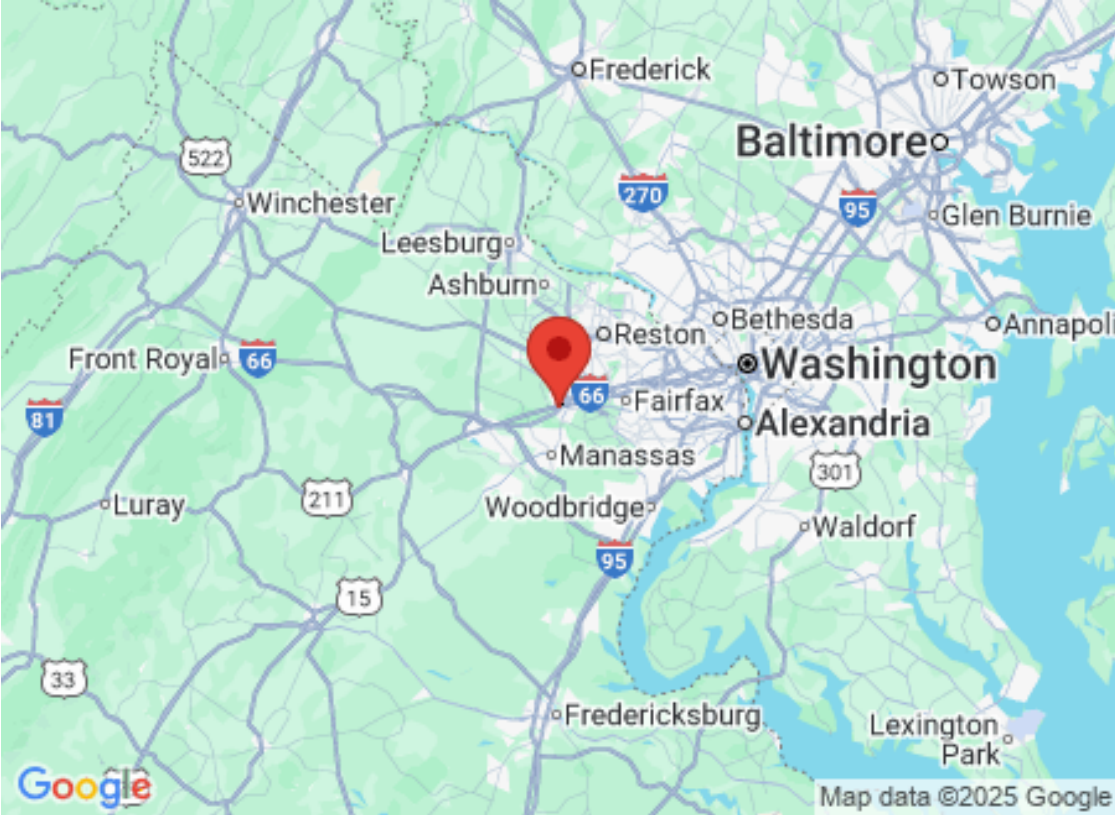
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Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)
- Segment 15 (Unclassified)

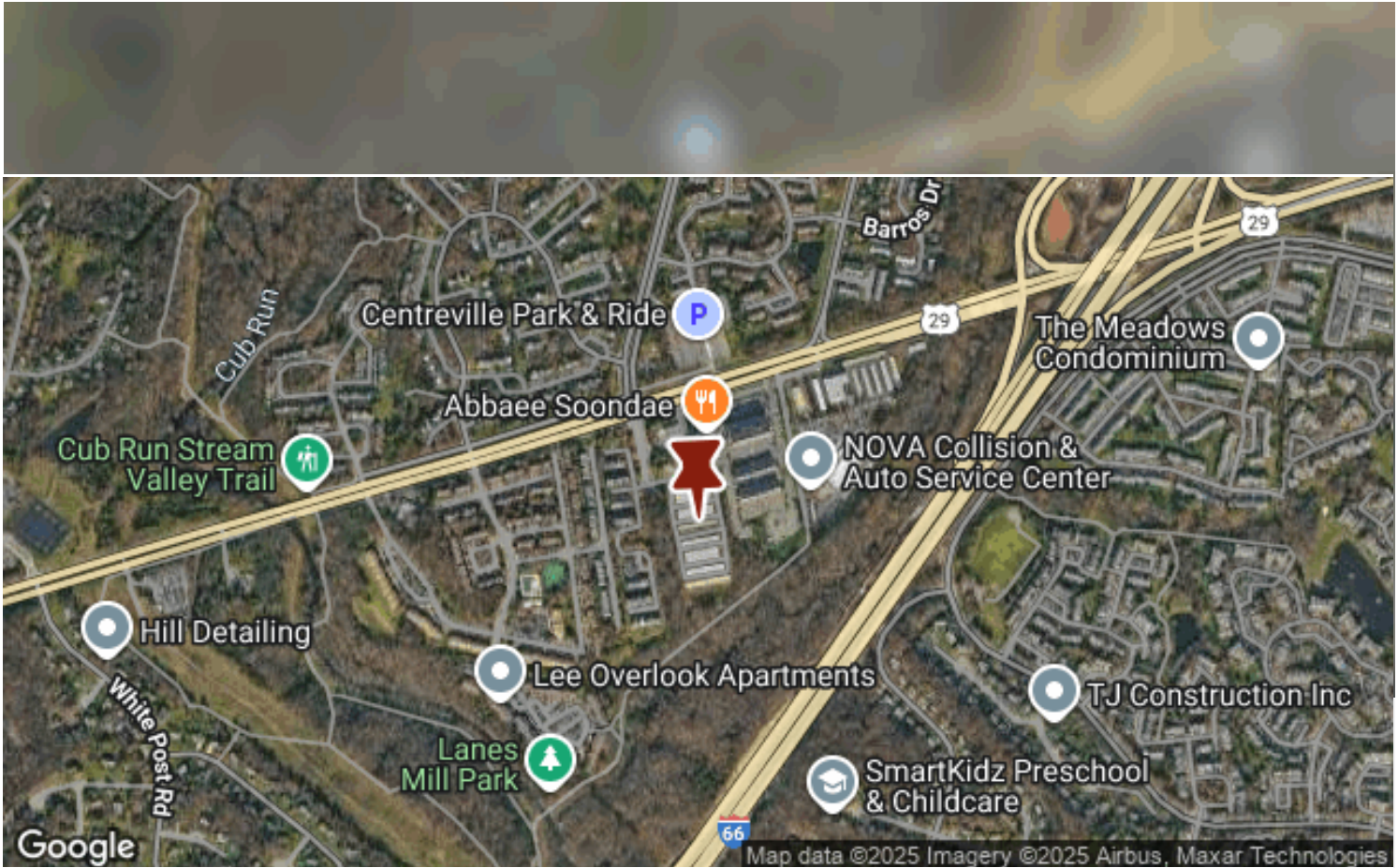
AREA LOCATION MAP



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14641 LEE HWY 103, CENTREVILLE, VA, 20121

AERIAL ANNOTATION MAP



14641 Lee Hwy 103

14641 Lee Hwy 103, Centreville, VA, 20121

A Real Estate Professional with 40+ years' B2B and B2C experience in international and domestic arenas with 15+ years' Commercial and Residential Real Estate. This diverse background enables Michael in understanding his client's needs. He employs competitive and interest-based negotiation strategies. In summary: Michael's knowledge provides his clients with a well-rounded expertise when selling, purchasing and leasing their properties.

Michael and his team deliver

Strategic Marketing and Transaction Management services in the Washington D.C. vicinity. His business is built on: Dedication, Communication, Determination & Trust with the goal of delivering the level of service that earns his clients' recommendations.

"Just as the Real Estate industry evolves to become more innovative and efficient, so do I."

" With an understanding of your needs & wants, I will do my best to help you achieve them all."

Memberships

- Century 21 NM– Commercial Team of
- Northern Virginia Association of Realtors
- National Association of Realtors
- McLean Chamber of Commerce
- McLean Rotary Club



Notable Career Statistics

\$15,000,000+

In Real Estate Sales

40+ Years

B2B & B2C diverse experience

15+ Years

B2B & B2C International Experience



Areas of Specialty

- Commercial Leases and Subleases
- Office, Mixed-Use, Retail, Multifamily and Land
- Identification of undetected property potentials



More about Michael

- Bilingual in Russian (Proficient)
- Automobile Enthusiast
- Scuba Diving Enthusiast
- Active in his community and its charities.
- Degrees in International Business



Michael Falcone

CENTURY 21 Commercial New Millennium

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**FALCONE
REAL**



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**CENTURY 21
COMMERCIAL.**

New Millennium



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