



### Summary

Available Spaces:

Suite 7555: 1,639 SF

Lease Rate: Negotiable + NNN

### Property Highlights

- Large open space ready to be customized
- Current drawings support a high occupancy assembly use
- Landlord to provide Tenant Improvement Allowance to high credit tenants
- Recently repaved parking lot and redone roof
- Plenty of Parking
- High Traffic location off of Rt.28
- Very low NNN at \$2.06/SF

### Demographics

#### 2 Mile

#### 5 Mile

#### 10 Mile

Total Households: 12,041 69,633 205,487

Total Population: 40,373 211,785 619,043

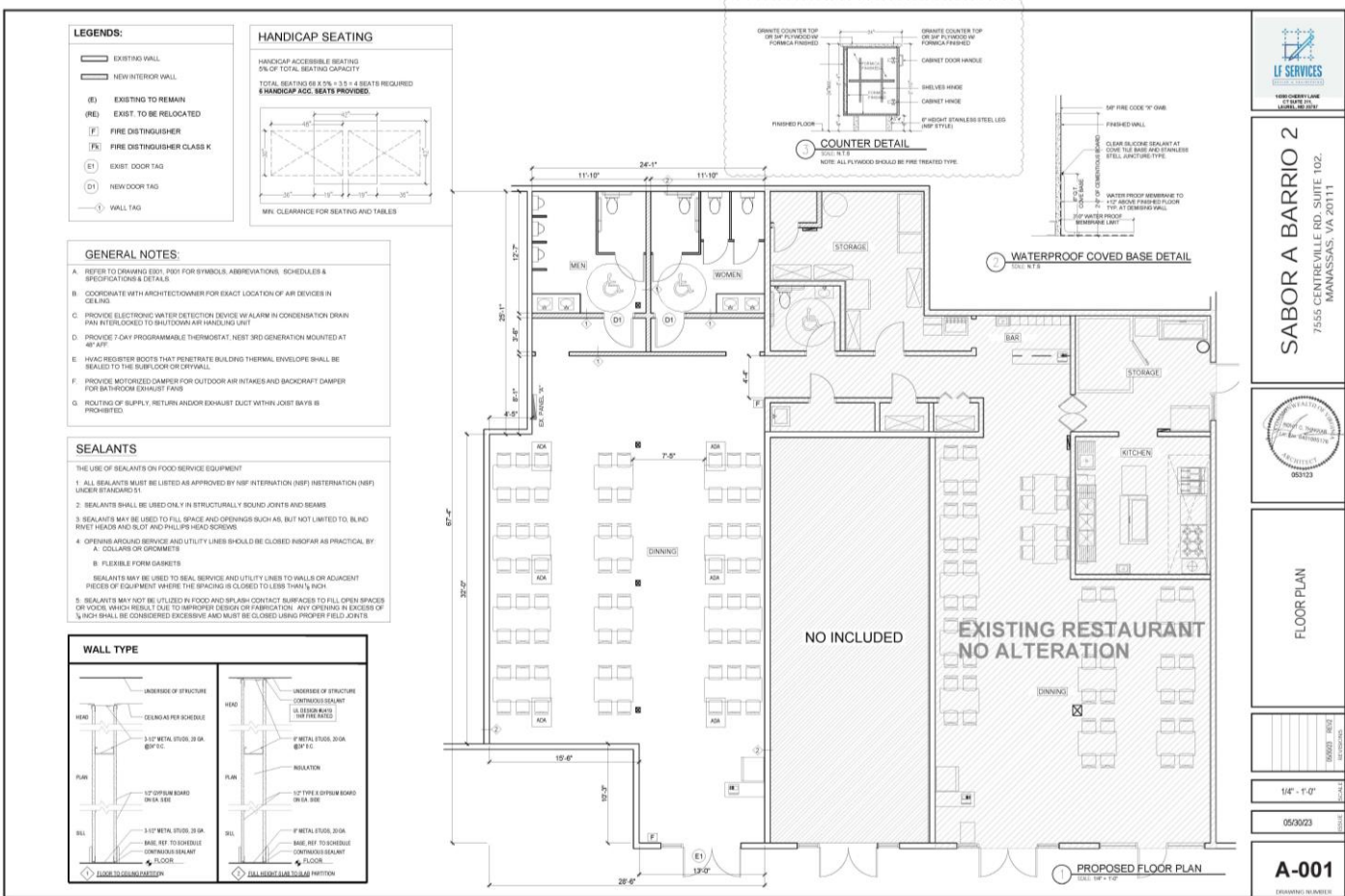
Average HH Income \$124,394 \$133,254 \$157,194

The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**Jennifer Burke**

703.435.4007 x 118

[jburke@veritycommercial.com](mailto:jburke@veritycommercial.com)



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**Jennifer Burke**  
703.435.4007 x 118  
jburke@veritycommercial.com

**Verity Commercial** | 1821 Michael Faraday Drive | Suite 208 | Reston, VA 20190 | veritycommercial.com



For Lease | Retail

7539-7559 Centreville Rd

Photos



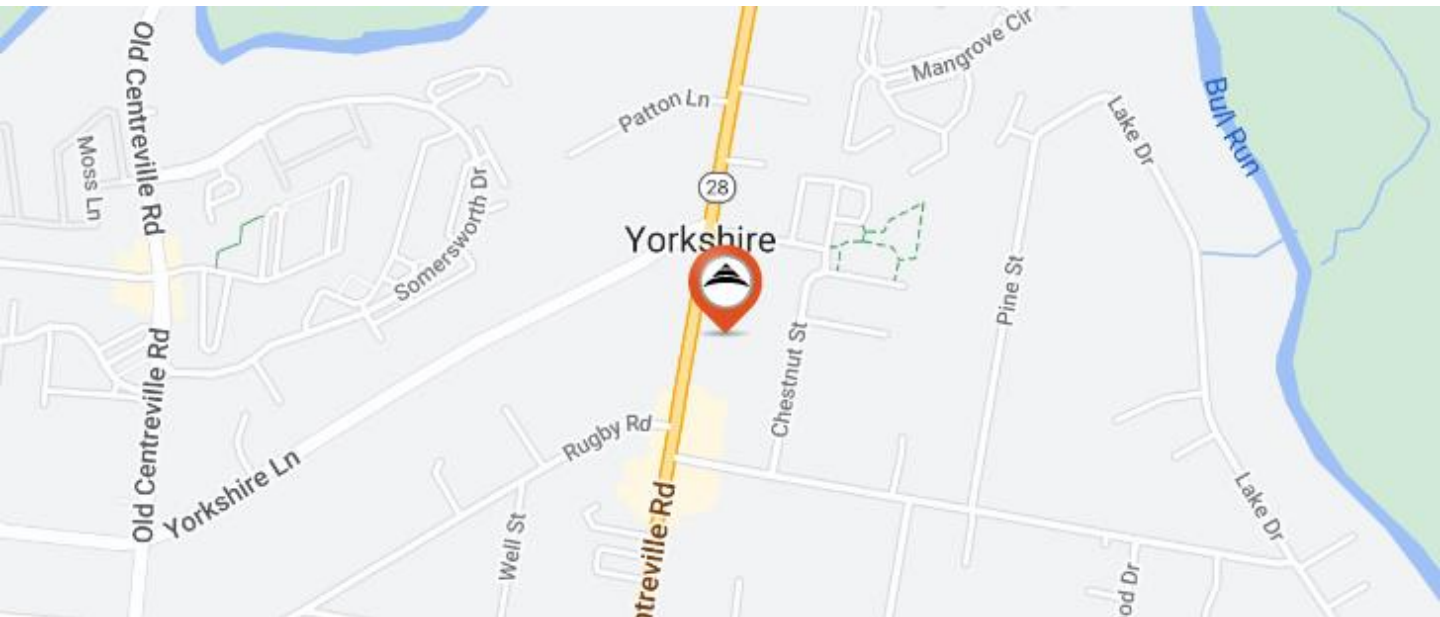
The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**Jennifer Burke**

703.435.4007 x 118

[jburke@veritycommercial.com](mailto:jburke@veritycommercial.com)

**Verity Commercial** | 1821 Michael Faraday Drive | Suite 208 | Reston, VA 20190 | [veritycommercial.com](http://veritycommercial.com)



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**Jennifer Burke**  
703.435.4007 x 118  
jburke@veritycommercial.com