

# ANNAN CENTER OFFICE BUILDING



4115 ANNANDALE ROAD, ANNANDALE, VA 22003



## OFFERING SUMMARY

Lease Rate:	\$22 - 25 SF/yr (Full Service)
Available SF:	956 - 2,969 SF
Building Size:	36,843 SF
Zoning:	C3
Traffic Count:	17,000
Total Population:	15,928
Median Income:	\$93,994

## PROPERTY OVERVIEW

A three story full service office building conveniently located on Annandale Rd in the heart of Annandale, VA and offers convenient access to Columbia Pike (Route 244), Little River Turnpike (Route 236), Gallows Road, I-495 and Rt 66 and minutes from I-95 and I-395. It is surrounded by nationally anchored retail centers and up and coming residential neighborhoods.

## PROPERTY HIGHLIGHTS

- Terrific use of Annandale finest professional and medical businesses
- Regular deep cleaning & sanitizing services
- Elevators
- Ample parking

FOR MORE INFORMATION, CONTACT

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OFFICE & RETAIL BUILDING | FOR LEASE

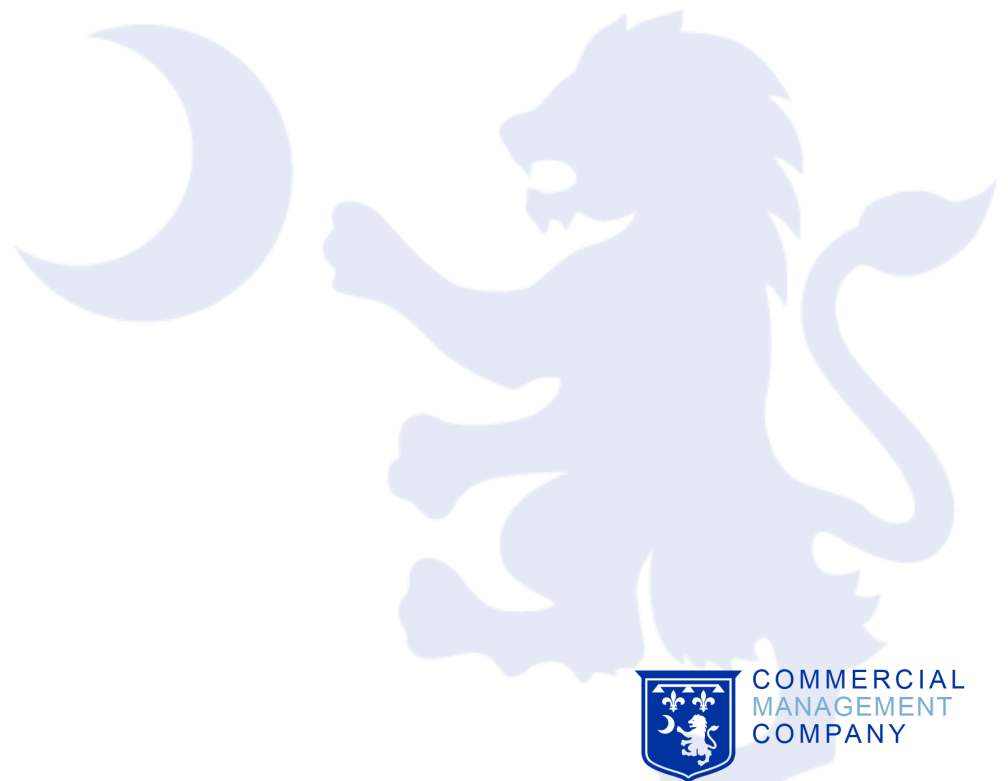
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LEASE SPACES - 4115 ANNANDALE ROAD, ANNANDALE, VA 22003

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 105	Available	1,500 SF	Full Service	\$25.00 SF/yr
Suite 206	Available	1,200 SF	Full Service	\$22.00 SF/yr
Suite 304	Available	2,969 SF	Full Service	\$22.00 SF/yr
Suite 306	Available	956 SF	Full Service	\$22.00 SF/yr



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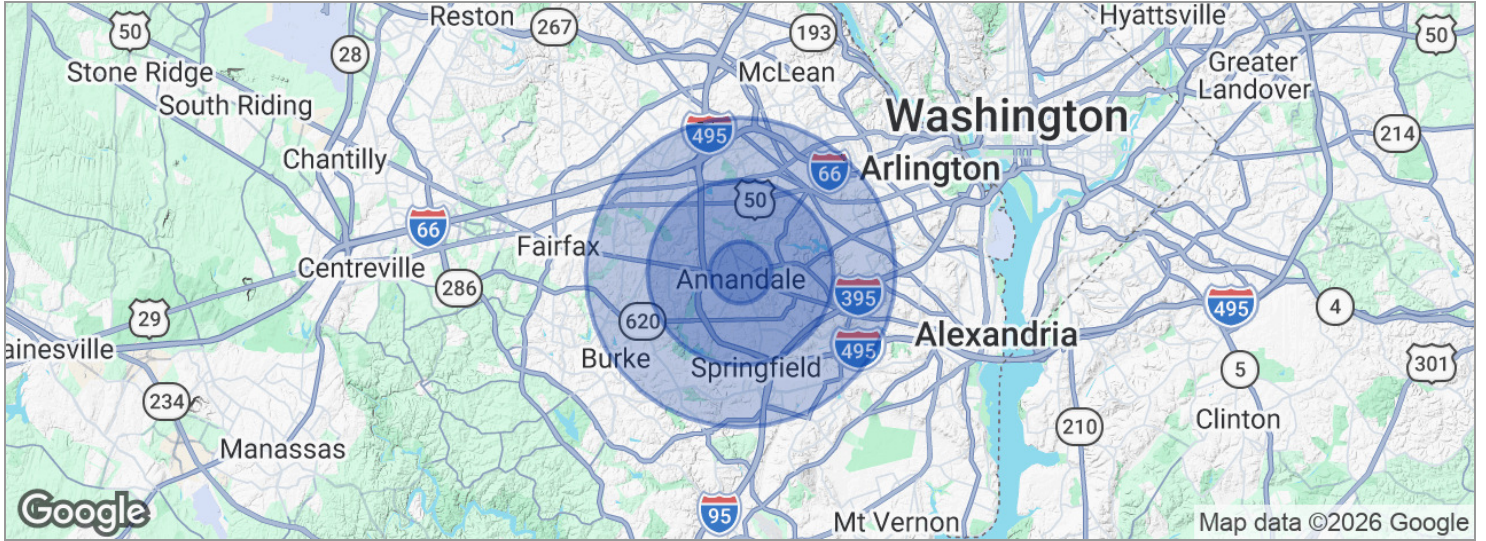
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1370 LAMBERTON DRIVE

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## DEMOGRAPHICS MAP - 4115 ANNANDALE ROAD, ANNANDALE, VA 22003



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	15,928	119,600	383,982
Median age	38.7	38.4	37.7
Median age (male)	38.3	38.1	36.9
Median age (Female)	38.5	38.3	38.4

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,570	42,798	144,509
# of persons per HH	2.9	2.8	2.7
Average HH income	\$93,994	\$107,974	\$111,092
Average house value	\$491,155	\$523,255	\$522,527

\* Demographic data derived from 2020 ACS - US Census

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