

FOR LEASE


**IN THE HEART OF THE PLAYGROUND OF THE
POTOMAC - NEAR DOWNTOWN & BEACHES**



- Prominent two story, all brick corner property with huge windows and great lighting in the heart of Colonial Beach.
- Located at the corner of Hawthorn and Irving Avenue in the former Bank of Westmoreland with its original vault turned into modern, functional space.
- Open floor plan with converted vault, conference room, three offices, kitchen, men's and ladies' rooms, and 8 parking places.
- One block from the beach and popular retail shops, restaurants, condos and the riverfront boardwalk.
- Many retail uses are possible including restaurant, small shop retail, office, event space, etc.
- Beautiful hard surface, tile floors with newly renovated and tasteful furnishings included.
- **Rental rate: \$4,925/month**
- **CAM/Taxes & Insurance: \$567/month**
- **SF: 2,538,**



Phillip Baxter

 (540) 847-2385

 phillip.baxter62@gmail.com

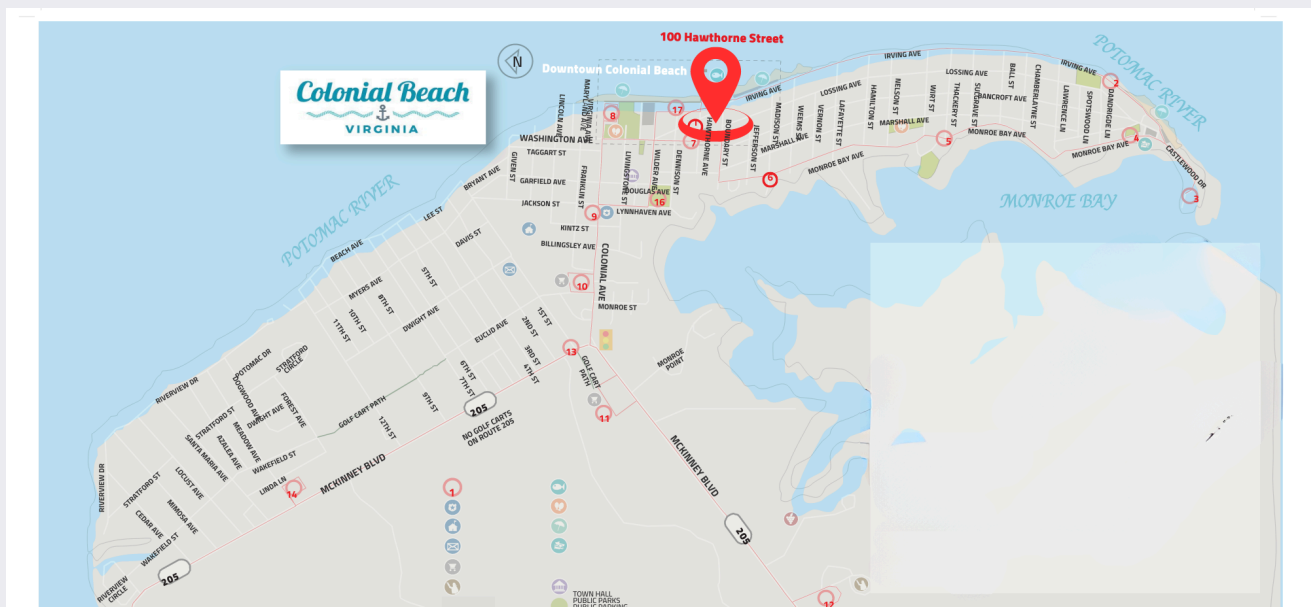
LOCATION, LOCATION, LOCATION!

Just one block from Colonial Beach's beach and popular restaurants and retail.

Minutes from Dahlgren naval base with over 12,000 daily workers.

50 miles from DC and Richmond.

Fast growing area with increasing seasonal visitors and year round residents.



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