



COMMERCIAL PROPERTY FOR SALE OR LEASE

FREE-STANDING COMMERCIAL BUILDING

ON APPROX. 1.5 ACRES ON COLUMBIA PIKE



FREE-STANDING COMMERCIAL BUILDING ON 1.5 ACRES

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Great opportunity to own or lease a free-standing commercial building with abundant parking on a main east-west thoroughfare Columbia Pike.

PROPERTY HIGHLIGHTS

- Located on Columbia Pike, a high-traffic commercial corridor: daily volume exceeds 28,000 cars.
- Two story brick commercial totaling approximately 8,544 SF
- Zoning: R-2
- Abundant parking, approximately 60 spaces.
- Functional layout featuring open space on both levels
- Large Kitchen on the first floor
- New flooring
- Remodeled bathroom
- Current certificate of occupancy states **Assembly and Educational** use.

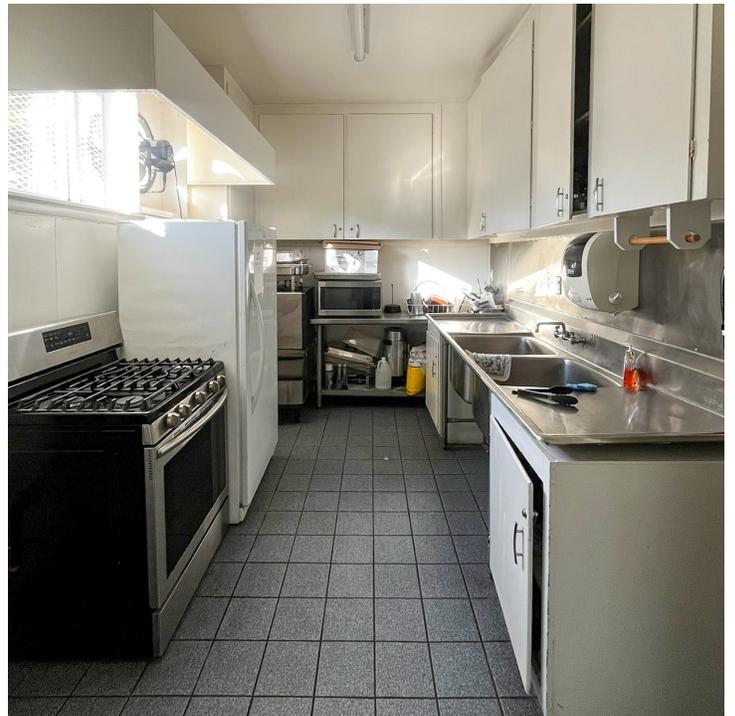
OFFERING SUMMARY

Lease Rate:	Negotiable
Asking Price:	Negotiable
Available SF:	8,544 SF
Lot Size:	1.47 Acres
Building Size:	8,544 SF

6911 COLUMBIA PIKE, ANNANDALE, VA 22003

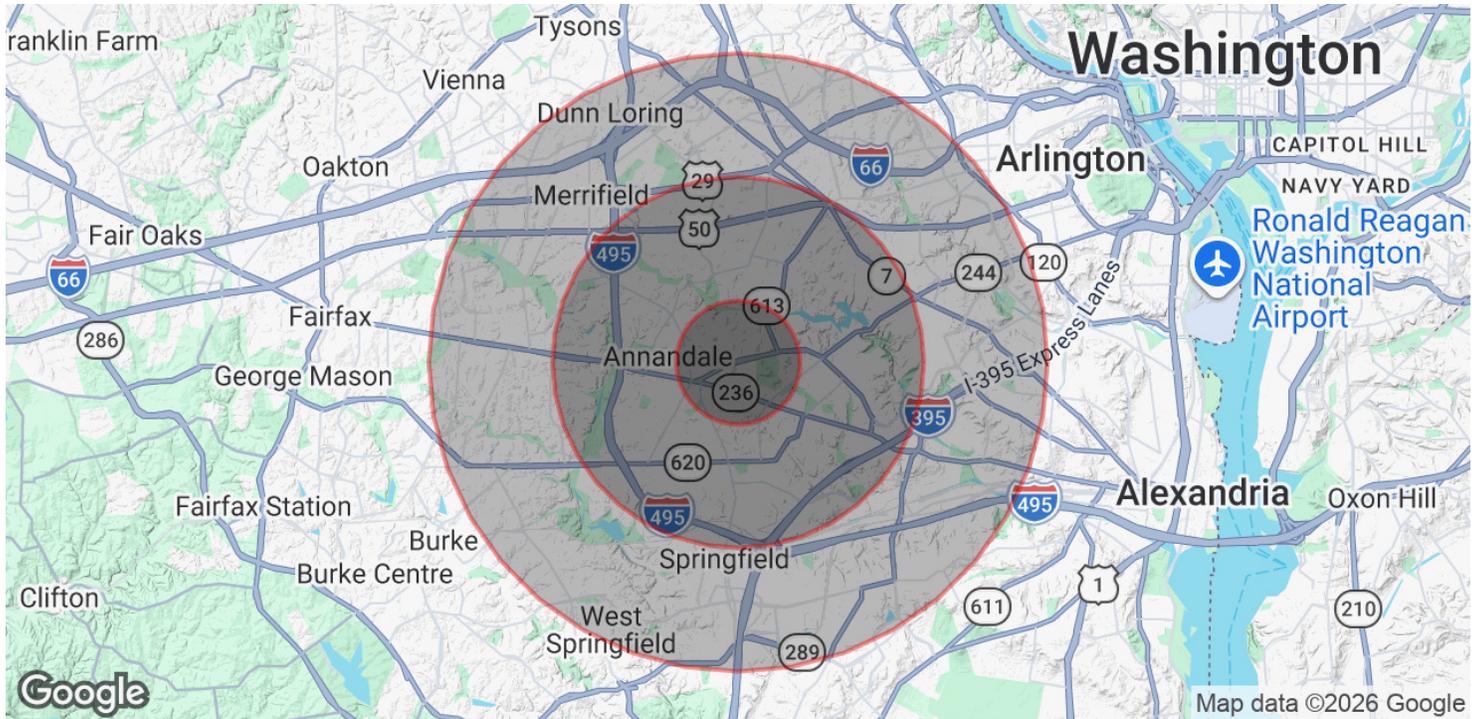
FREE-STANDING COMMERCIAL BUILDING ON 1.5 ACRES

ADDITIONAL PHOTOS



PRIME FREE- STANDING BUILDING ON 1.5 ACRES

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,979	157,950	439,609
Average Age	42	39	39
Average Age (Male)	41	38	38
Average Age (Female)	44	40	40

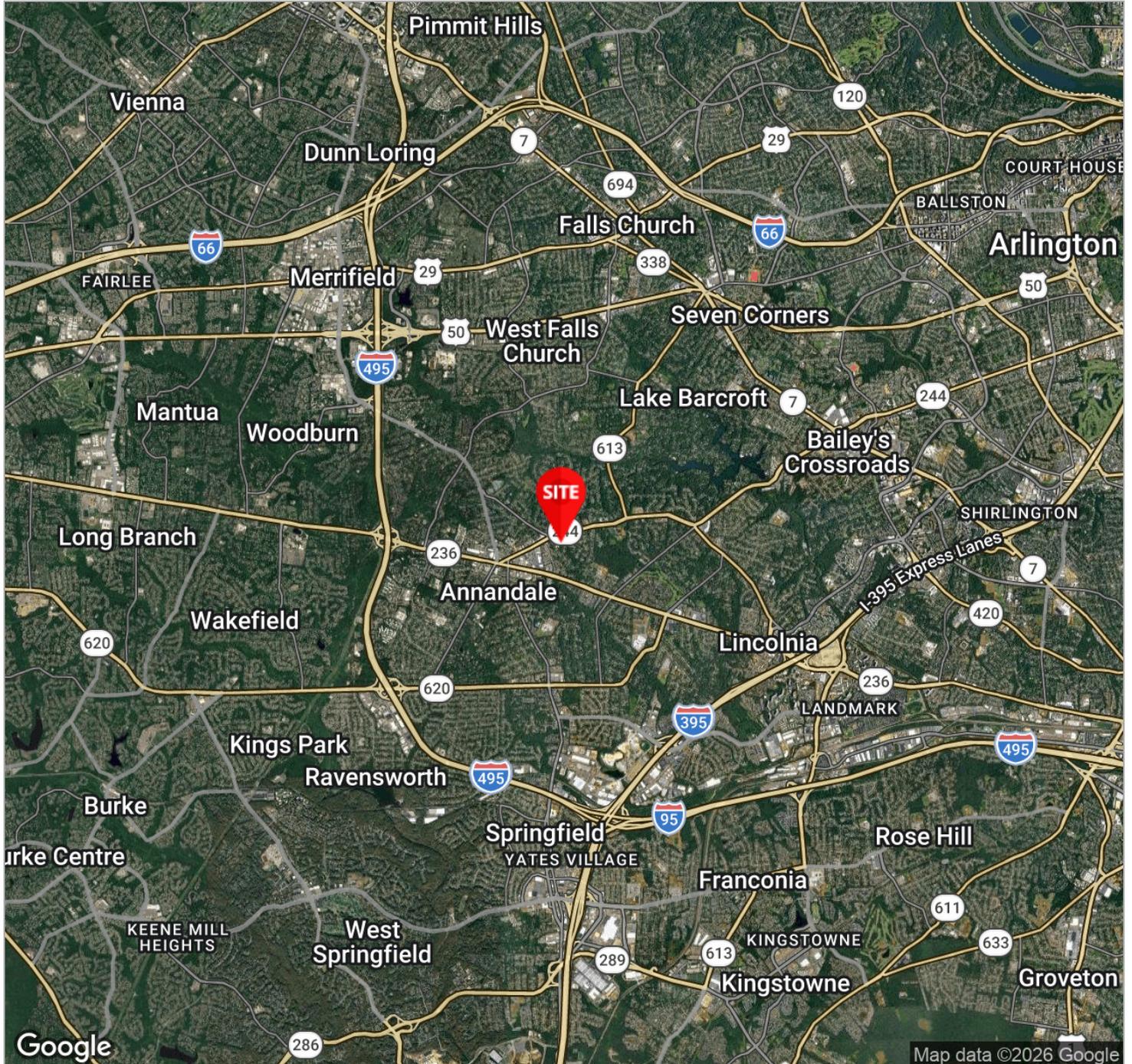
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,939	54,168	166,304
# of Persons per HH	3	2.9	2.6
Average HH Income	\$170,738	\$149,607	\$169,485
Average House Value	\$768,555	\$705,122	\$740,090

Demographics data derived from AlphaMap

FREE-STANDING COMMERCIAL BUILDING ON 1.5 ACRES

LOCATION MAPS



Tamara Cox

Sales & Leasing Associate

571.370.8225 x225

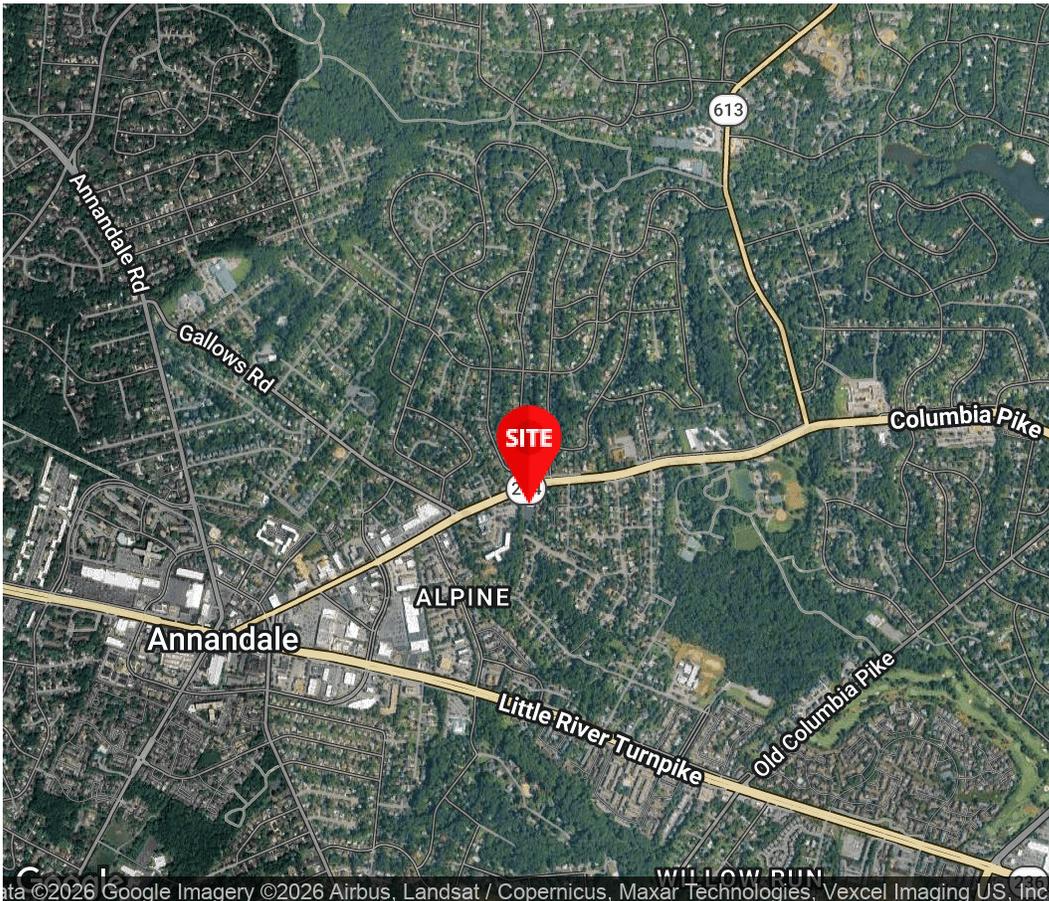
Tamara.cox@divaris.com

Kathy Killion

Vice President

703.600.9295

kathy.killion@divaris.com



The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.