



## OFFERING SUMMARY

Available SF:	1,000 - 6,500 SF
Lease Rate:	\$25/SF
Sale Price:	\$11,000,000
Building Size:	32,435 SF

## PROPERTY HIGHLIGHTS

- Flexible Sizes Available from 1,000 - 6,500 SF
- Customizable office and retail suites in Tyson's Old Courthouse neighborhood with ample parking and private entrances
- Immediate access to Tysons Corner Center with national and regional brands, and six minutes to Tysons Galleria
- Traffic Count: 17,000 cars each day
- Exceptional connectivity with immediate access to Leesburg Pike, four minutes to I-495, five minutes to I-66, and six minutes to VA-267

**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	10,414	100,519	253,372
Average age	40.4	39.0	39.3
Average age (Male)	40.8	37.8	38.4
Average age (Female)	40.3	40.1	40.1

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,131	39,662	95,806
# of persons per HH	2.5	2.5	2.6
Average HH income	\$155,320	\$147,150	\$152,047
Average house value	\$698,416	\$641,069	\$666,055

\* Demographic data derived from 2010 US Census

