



- Ideally located at intersection of George Washington Memorial Highway & Coventry Boulevard.
- Existing tenants include real estate, home health care, and audio systems sales, among others. Perfect for insurance, financial planning, start-up and home-based business offices.
- Shared Break Room and Conference Room available to Tenants.

OFFERING DETAILS (modified gross / tenant only pays telephone/data & janitorial)

Size	Type	Lease Price	#	Total SF	Type	price/ SF	#
10x20	Office	\$485/month	4	1,500 SF	Office/Retail	\$16 SF/yr	1
10x22	Office	\$525/month	1	1,100 SF	Office/Retail	\$16SF/yr	1

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Total Households:	4,122	27,940	64,313
Total Population:	10,709	69,543	163,380
Average Income:	\$85,117	\$76,001	\$75,007

TRAFFIC COUNT: 31,000 VPD on Route 17

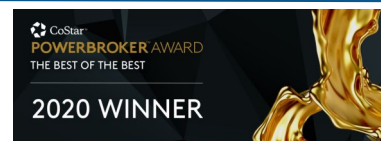
The information contained herein has been obtained from sources that are deemed to be reliable. However, Mid-Atlantic Commercial and its Agent(s) make no representation and assumes no liability as to the accuracy and validity of the information herein. Purchasers are advised to perform their own research and verification in order to determine the suitability of the Property for their purchase.

Jonathan Guion is Managing Broker for Mid-Atlantic Commercial and can be reached at 757-867-8777 or at jguion@midatlanticcommercial.com.

Robert Duckett

757.897.2320 or 757.867.8777

rduckett@midatlanticcommercial.com





The information contained herein has been obtained from sources that are deemed to be reliable. However, Mid-Atlantic Commercial and its Agent(s) make no representation and assumes no liability as to the accuracy and validity of the information herein. Purchasers are advised to perform their own research and verification in order to determine the suitability of the Property for their purchase.

Jonathan Guion is Managing Broker for Mid-Atlantic Commercial and can be reached at 757-867-8777 or at jguion@midatlanticcommercial.com.

Robert Duckett

757.897.2320 or 757.867.8777

rduckett@midatlanticcommercial.com



The information contained herein has been obtained from sources that are deemed to be reliable. However, Mid-Atlantic Commercial and its Agent(s) make no representation and assumes no liability as to the accuracy and validity of the information herein. Purchasers are advised to perform their own research and verification in order to determine the suitability of the Property for their purchase.

Jonathan Guion is Managing Broker for Mid-Atlantic Commercial and can be reached at 757-867-8777 or at jguion@midatlanticcommercial.com.

Robert Duckett

757.897.2320 or 757.867.8777

rduckett@midatlanticcommercial.com