



OFFERING SUMMARY

Available SF: 2,500 SF

Lease Rate: \$13.00 SF/yr (MG)

Building Size: 10,000

Zoning: PD-GI

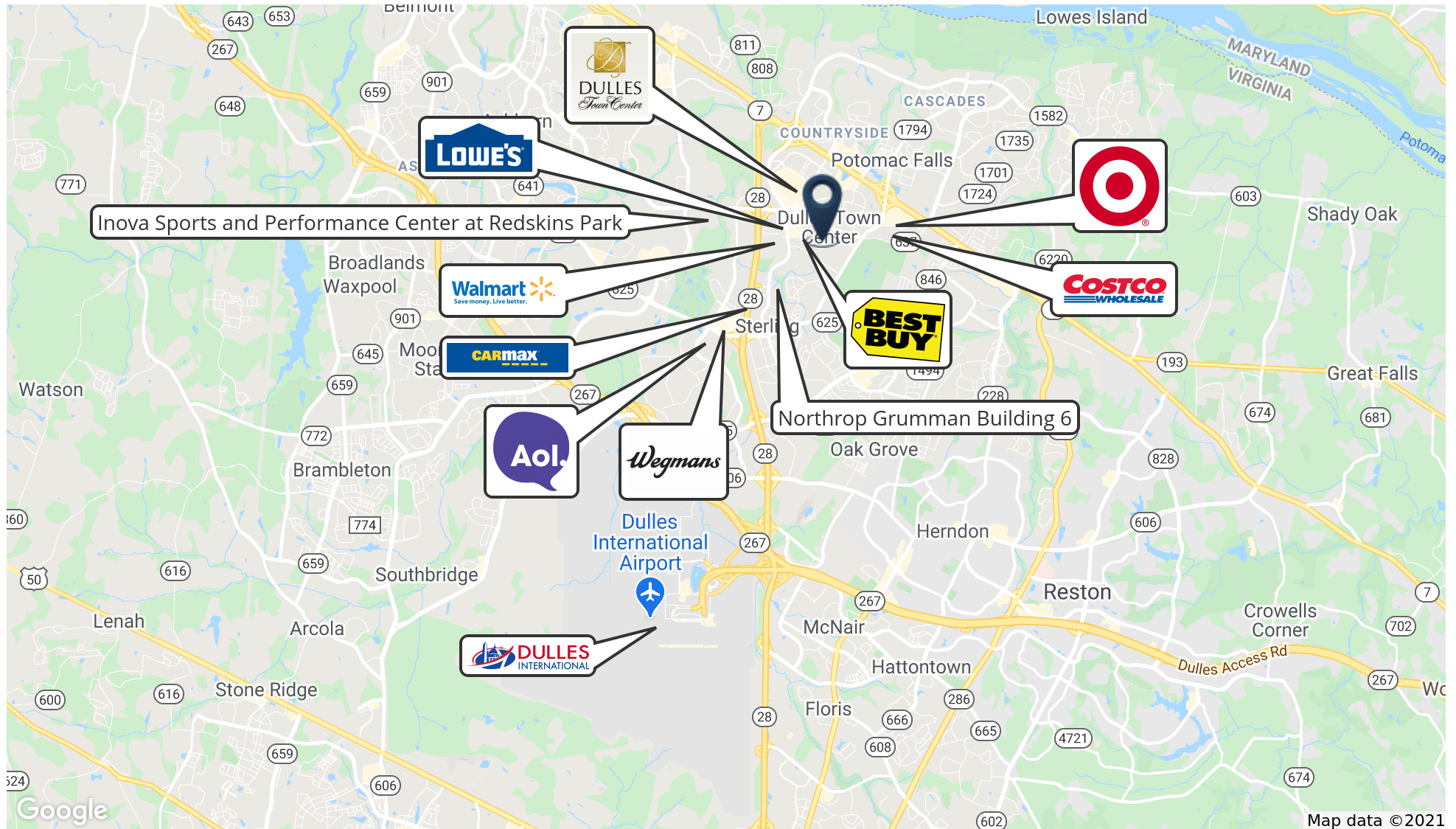
PROPERTY OVERVIEW

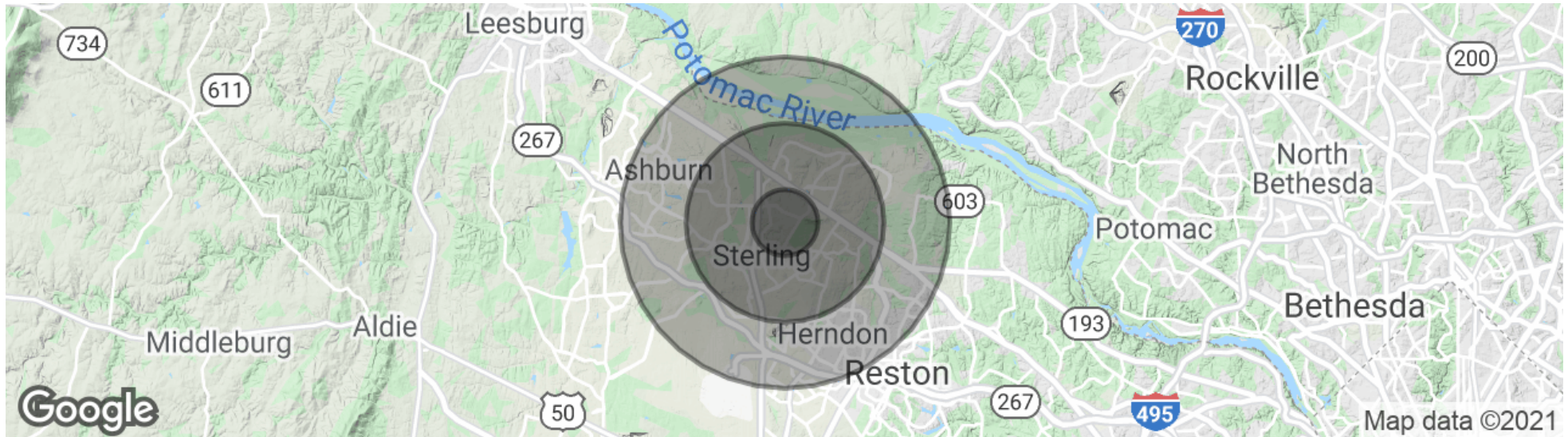
The building, located in Sterling, is zoned PD-GI which allows retail, service, showroom, church, office, contractor yard and warehousing.

PROPERTY HIGHLIGHTS

- Ample parking
- The space includes an office and a restroom.
- One 12' x 15' drive-in overhead door and two personnel doors.
- The utilities are abundant for any future use including T-1, Large power main and gas service. All utilities are separately metered other than the water service.
- Location: In the heart of the hustle and bustle of the fastest growing and wealthiest area in the United States, surrounded by CarMax, Costco, Wal-Mart, Best Buy, Dulles Town Center Mall, Orbital Sciences, AOL, Wegman's, Target, Lowe's, The Red Skin's Camp, Humphries Research Ctr, GW University Ctr, Orbital Sciences, Dulles Airport, The Air and Space Museum and the New World Trade Center.
- Access/Highways/Airport: Easy entry/exit to the site via Route 7, Cascades Parkway, Route 28, Dulles Toll Road and Route 50/66. The site rests 5 short minutes to Dulles International Airport.







POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,114	77,751	184,393
Median age	36.0	34.0	34.6
Median age (Male)	33.5	33.0	34.0
Median age (Female)	36.9	35.1	35.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,077	26,431	63,178
# of persons per HH	2.9	2.9	2.9
Average HH income	\$97,583	\$111,084	\$120,224
Average house value		\$474,899	\$515,591

* Demographic data derived from 2010 US Census