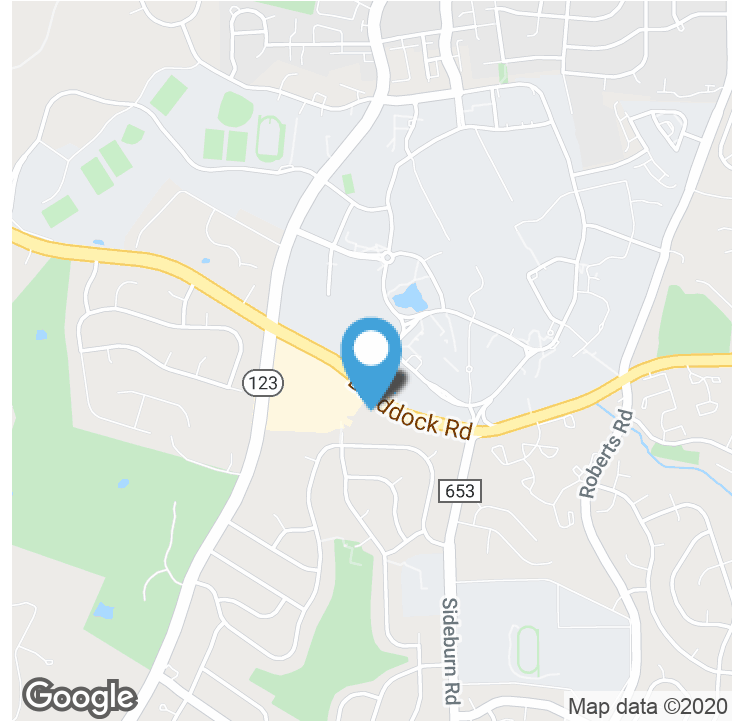


**For Sale: Two Side By Side Ground Floor Units - Sold Separately or Together**



**OFFERING SUMMARY**

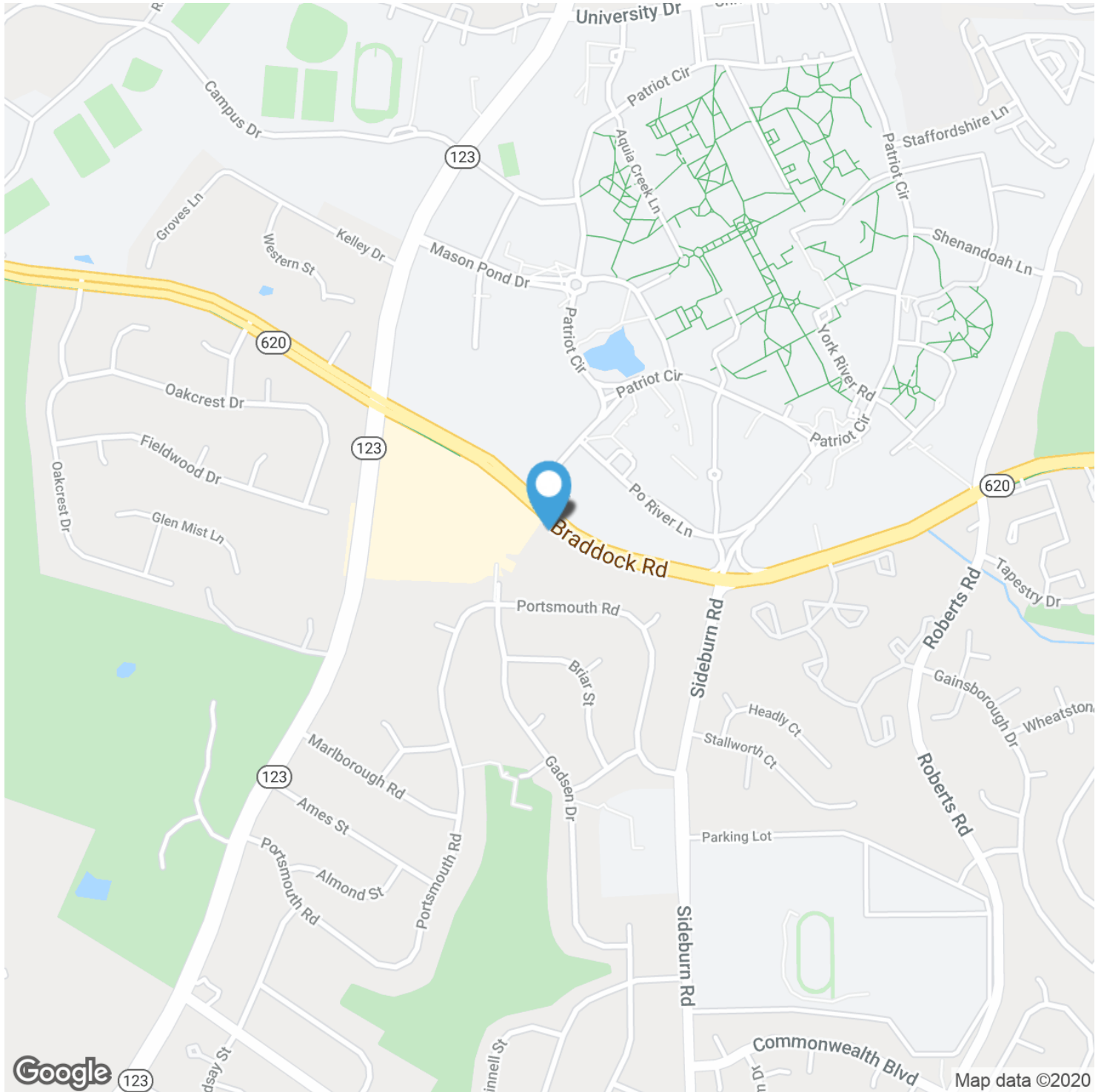
Sale Price:	Suite 4A - \$360,000 Suite 4B - \$389,000
Space Availability:	1,189 - 2,475 SF
Suite 4A Size:	1,189 SF
Suite 4B Size:	1,286 SF
Zoning:	C-2

**PROPERTY HIGHLIGHTS**

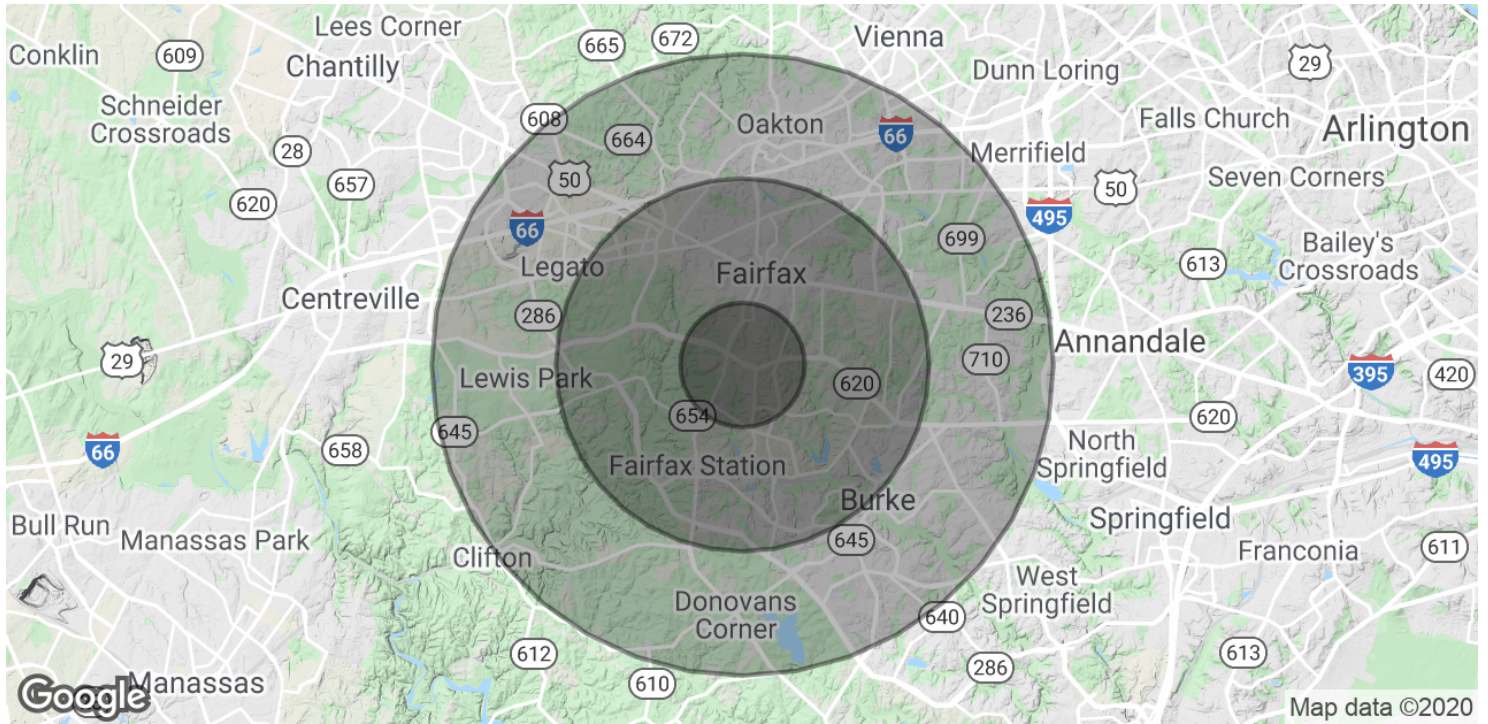
- Ideal for Medical/Dental Use
- ADA Accessible
- Ground floor suites with great Braddock Road signage
- Ample free parking
- Easy access to shopping, Fairfax City & Burke
- Across Braddock Rd from GMU Campus at 123 intersection



Location Maps



Demographics Map & Report



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,705	87,520	230,019
Average age	41.7	39.5	38.9
Average age (Male)	40.3	38.6	38.1
Average age (Female)	42.8	40.3	39.7

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,234	30,685	83,424
# of persons per HH	3.0	2.9	2.8
Average HH income	\$142,228	\$123,996	\$133,019
Average house value	\$558,552	\$535,242	\$569,514

\* Demographic data derived from 2010 US Census

