



**OFFERING SUMMARY**

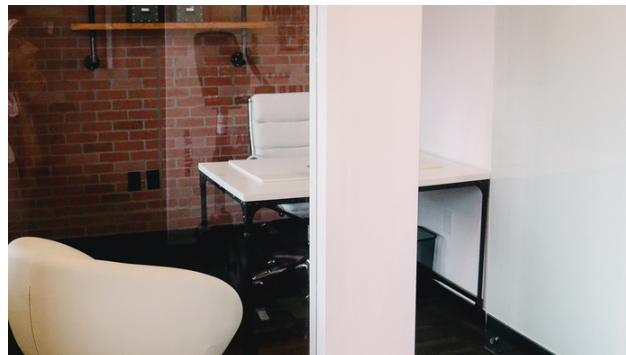
Sale Price:	\$240,000
Building Size:	950 SF
Price / SF:	\$252.63
Condo Fee:	\$525/quarter

**PROPERTY OVERVIEW**

Attractive & Professional Office with recently renovated private offices, reception area, kitchenette, and restroom.

**PROPERTY HIGHLIGHTS**

- Hardwood and carpet floors, glass paternationer, bar with butcher wood countertop. Custom made industrial look shelves. Recessed lights ceilings with exposed wood beams.
- Landscaped with Ample Visitor Parking
- Ideal for Regional Headquarters or small business.
- Located between Springfield, Franconia, and Kingstowne.
- On bus line and near Franconia-Springfield Metro/Amtrak/VRE station (Metro Blue Line & VRE Red Line)
- Minutes from Kingstowne Towne Center, Regal Kingstowne Stadium, Festival at Manchester Lakes, Springfield Mall, and Frontier Plaza
- 18 minutes to Ronald Reagan Washington National Airport



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	14,777	132,036	353,984
Average age	38.8	36.9	36.6
Average age (Male)	37.6	36.0	35.8
Average age (Female)	39.3	37.6	37.4

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	5,819	53,290	139,252
# of persons per HH	2.5	2.5	2.5
Average HH income	\$117,235	\$105,184	\$100,181
Average house value	\$502,497	\$484,662	\$486,332

\* Demographic data derived from 2010 US Census

