



OFFERING SUMMARY

Available SF:	1,200 SF
Lease Rate:	\$14.00 SF/yr (Ground)
Year Built:	1988
Building Size:	5,460 SF
Zoning:	C-2

PROPERTY HIGHLIGHTS

- Shopping Center with Free Parking
- Prime location between King George and Fredericksburg
- Owner will convey client database as well as work materials (polish and equipment)
- High traffic location
- Term: 5 to 10 years at \$14.00 a Square Foot or \$1,400 a Month
- AS-IS Salon Equipment for sale \$30,000 in addition to Lease Terms
- Option: Tenant shall have the right to extend with one hundred and eighty days (180) notice for an additional three (3) year term. Term shall be at a escalation through the option term.

POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	364	9,307	27,346
Average age	36.4	37.0	37.3
Average age (Male)	36.3	36.9	36.9
Average age (Female)	36.7	37.1	37.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	135	3,417	9,934
# of persons per HH	2.7	2.7	2.8
Average HH income	\$92,568	\$90,980	\$87,390
Average house value	\$347,023	\$339,242	\$334,883

* Demographic data derived from 2010 US Census

