



7700 LITTLE RIVER TURNPIKE, ANNANDALE, VA 22003



## OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (Full Service)
Available SF:	990 - 4,500 SF
Building Size:	64,582 SF
Zoning:	C3
Traffic Count:	41,000
Total Population:	22,075
Median Income:	\$82,028
Parking:	150

## PROPERTY OVERVIEW

Premier Annandale Location with excellent accessibility to I-495. Full service office building located in the heart of Annandale's bustling business and residential district. It is surrounded by numerous retail centers with national tenants as well as other Class A office space. Located off exit 52 of the capital beltway the building is minutes from Tyson's Corner, Washington DC.

\*\*\*\*\*Qualified Candidates receive first month Rent free\*\*\*\*\*

## PROPERTY HIGHLIGHTS

- Excellent mix of professional and medical tenants
- Mixed use property with retail and business availability
- Recent renovation of bathrooms, hallways, lighting and main foyer.
- Free surface parking
- Up to 4500 contiguous s/f.
- Move in ready suites

FOR MORE INFORMATION, CONTACT

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AVAILABLE SPACES - 7700 LITTLE RIVER TURNPIKE, ANNANDALE, VA 22003



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Suite 103	Office Building	\$25.00 SF/yr	Full Service	990 SF	Negotiable
Suite 204	Office Building	\$25.00 SF/yr	Full Service	1,108 SF	Negotiable
Suite 402	Office Building	\$25.00 SF/yr	Full Service	1,121 SF	Negotiable
Suite 601	Office Building	\$25.00 SF/yr	Full Service	3,029 SF	Negotiable
Suite 602	Office Building	\$25.00 SF/yr	Full Service	1,584 SF	Negotiable

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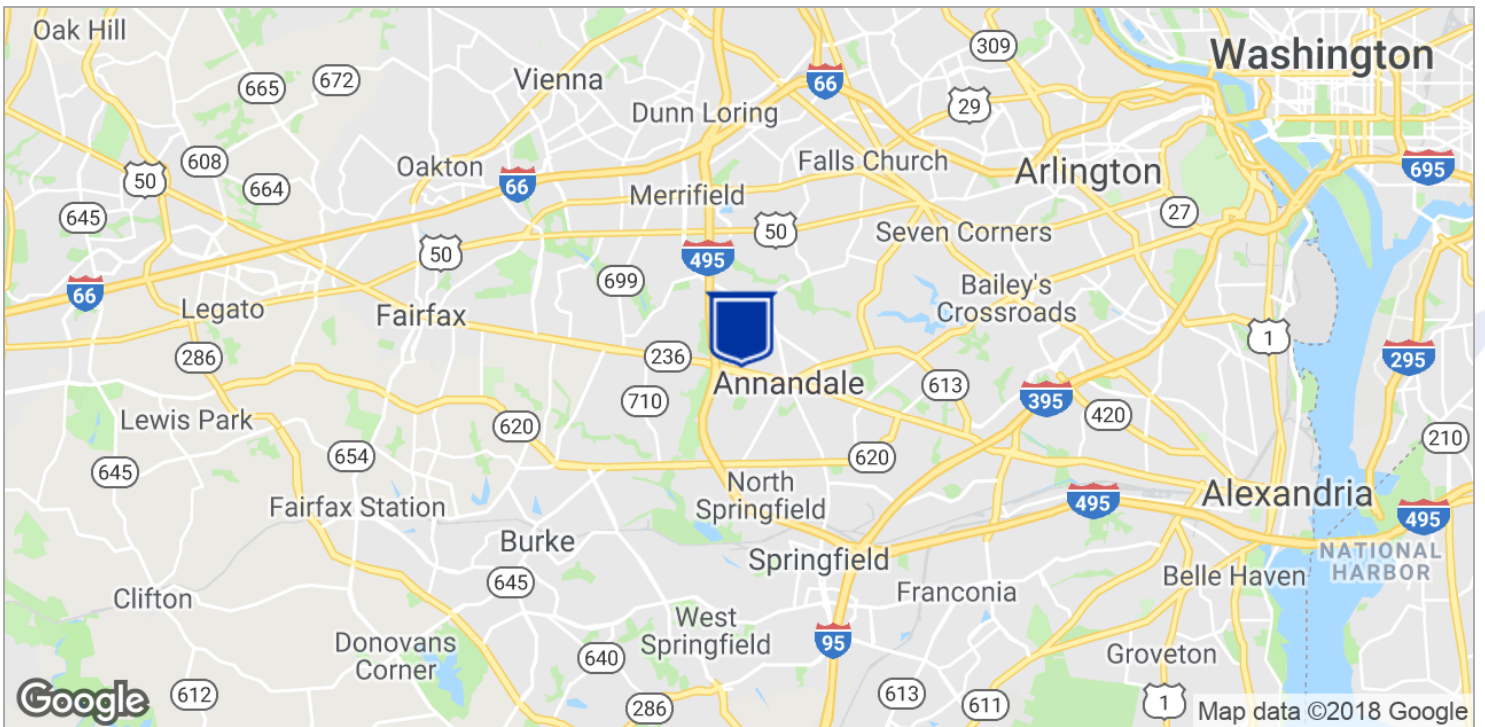
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LOCATION MAPS - 7700 LITTLE RIVER TURNPIKE, ANNANDALE, VA 22003



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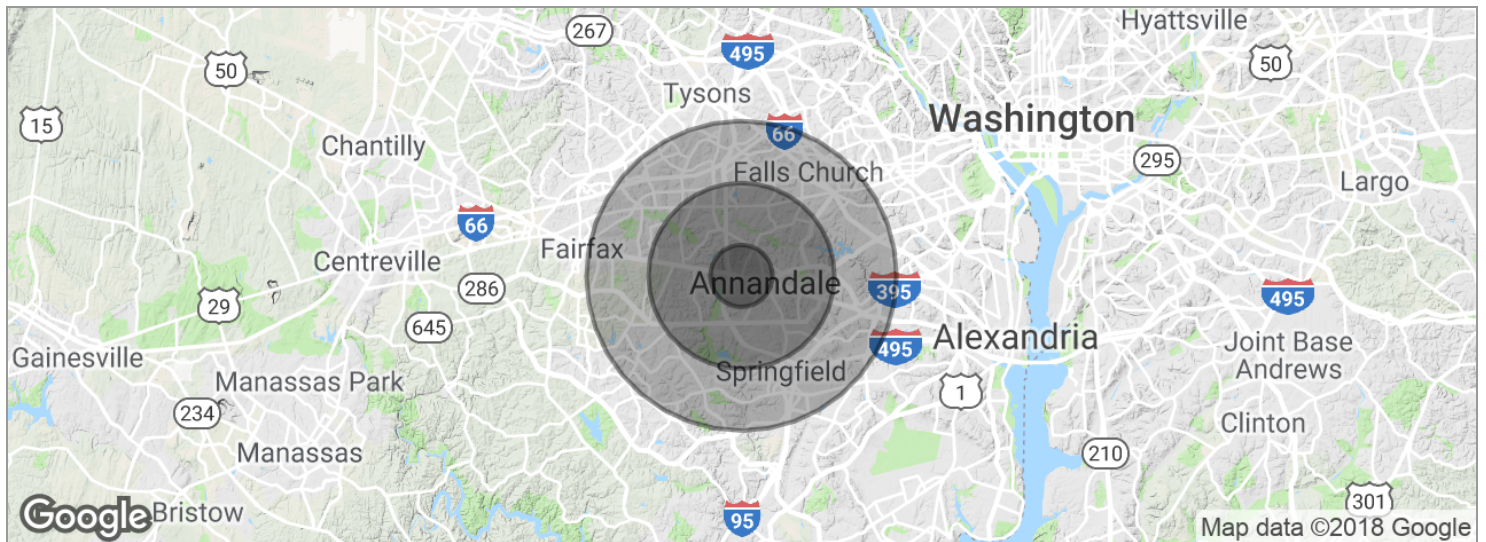


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## 7700 LITTLE RIVER TURNPIKE



DEMOGRAPHICS MAP - 7700 LITTLE TURNPIKE, ANNANDALE, VA 22003

**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	22,075	119,023	346,128
Median age	34.9	38.5	38.4
Median age (male)	34.3	38.1	37.6
Median age (Female)	36.2	38.6	39.1

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	8,096	42,783	125,211
# of persons per HH	2.7	2.8	2.8
Average HH income	\$82,028	\$108,359	\$118,018
Average house value	\$493,633	\$511,790	\$530,826

\* Demographic data derived from 2010 US Census

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