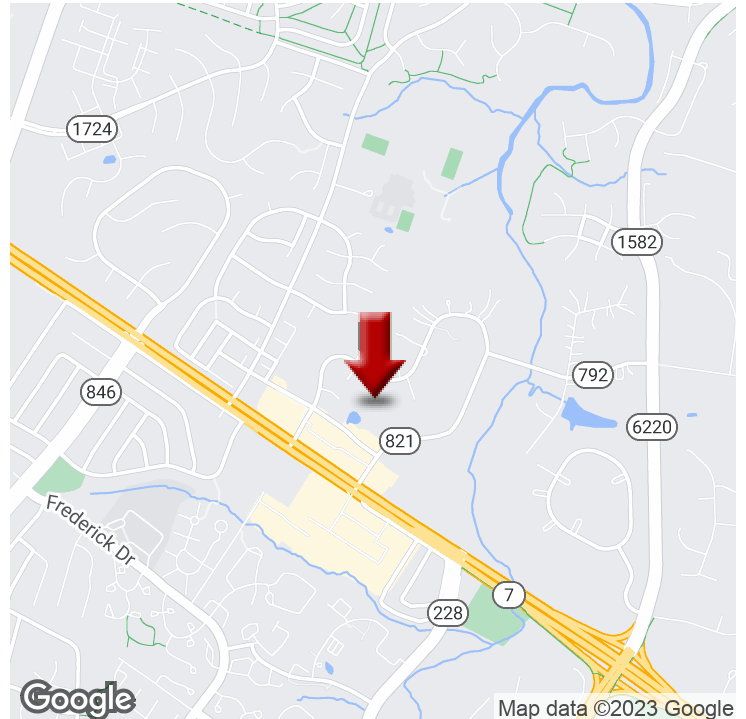


## OFFICE CONDO FOR SALE & LEASE

# CEDAR LAKE OFFICE PARK

46950 Jennings Farm Drive Unit 290, Sterling, VA 20164



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$459,000
<b>UNIT SIZE:</b>	2,418 SF
<b>ZONING:</b>	LOUDOUN COMMERCIAL/INDUSTRIAL
<b>SUBMARKET:</b>	Rt. 7 Corridor

### PROPERTY OVERVIEW

Condominium Office located off Rt. 7 and Fairfax County Pkwy offering 2,400 SF office space. End unit with entry on 2nd floor with flexible work space options. 6 private offices, large open work room for training or meeting room. 5 reserved parking spaces. Convenient to Rt. 28, Reston, Ashburn and One Loudoun.

### PROPERTY HIGHLIGHTS

- End Unit, 2400 SF with flexible work space options
- 6 Private offices + large open space for conference or training
- 5 reserved parking spaces
- Condominium Fee \$470.66/mo
- Annual Real Estate Taxes \$4,801

**KW COMMERCIAL**  
8133 Leesburg Pike,  
Suite 800  
Vienna, VA 22182

**BRIDGET SCHMITZ**  
Managing Director  
O: 703.282.2131  
boschmitz@kwcommercial.com

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Each Office Independently Owned and Operated [metrocentercre.com](http://metrocentercre.com)

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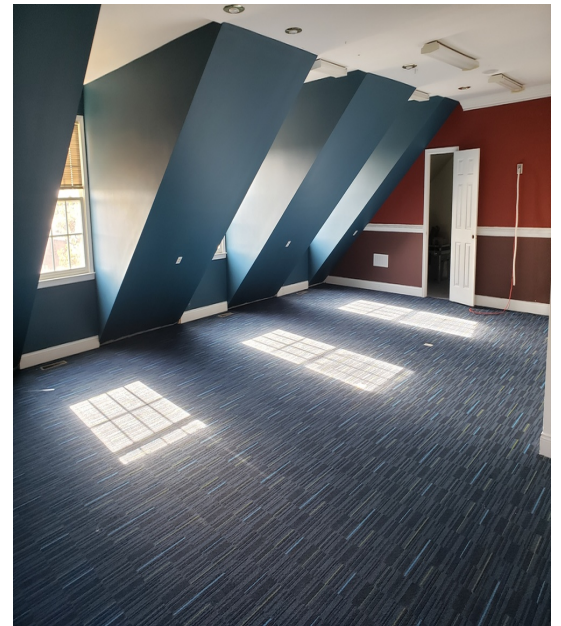
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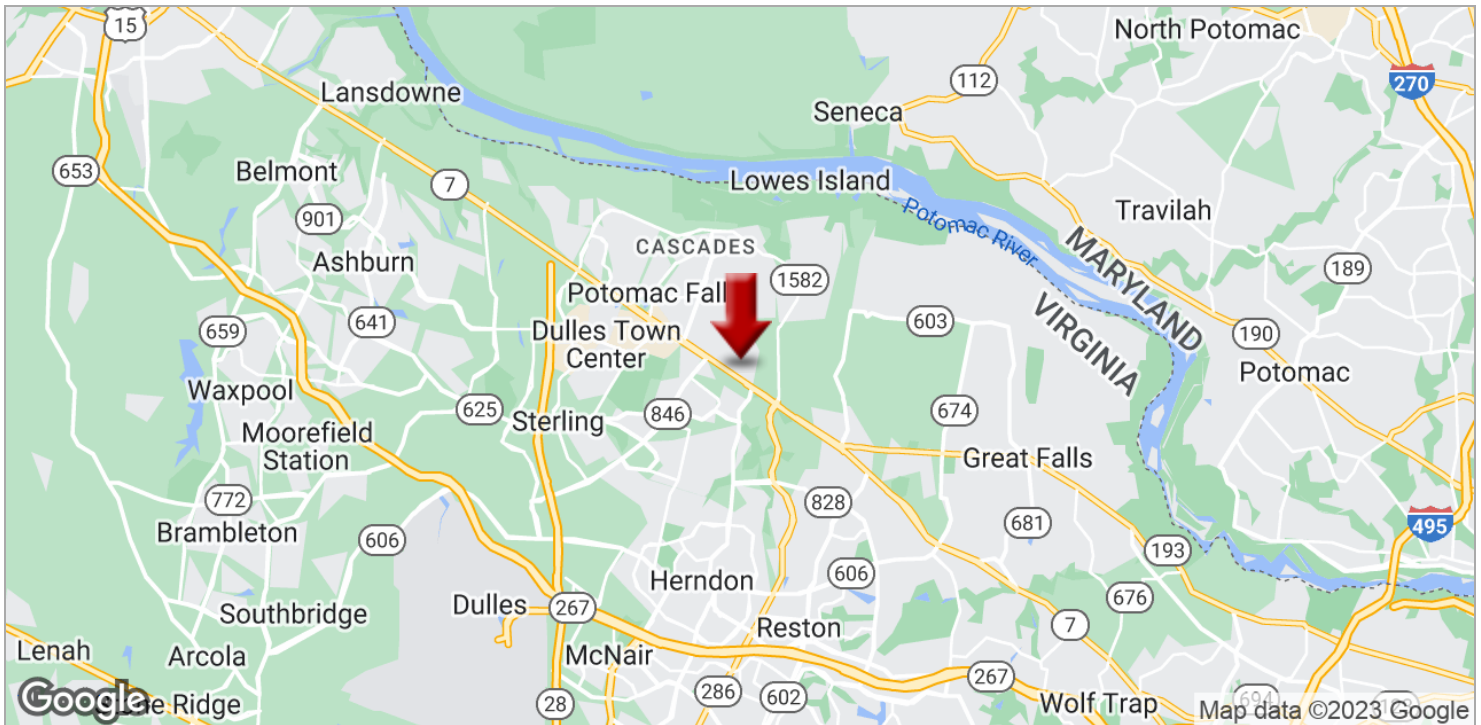
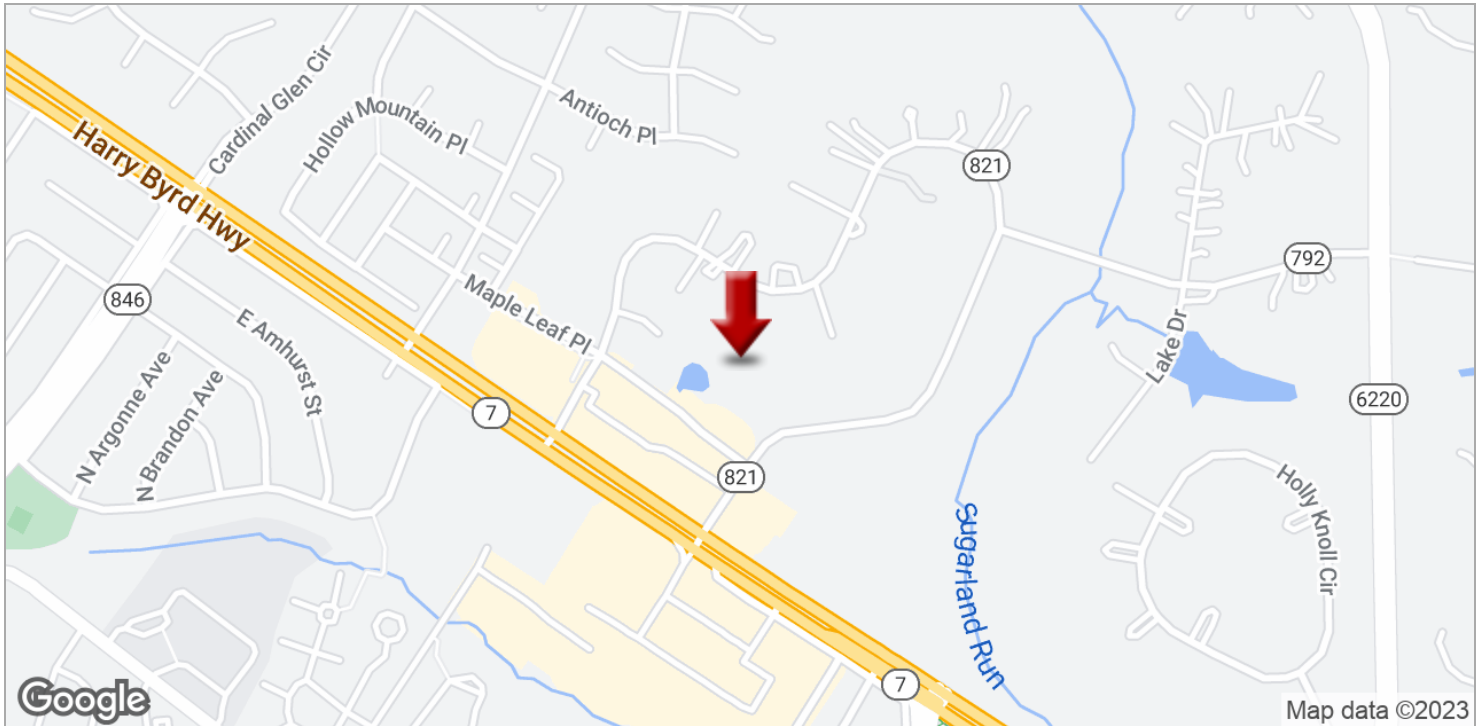
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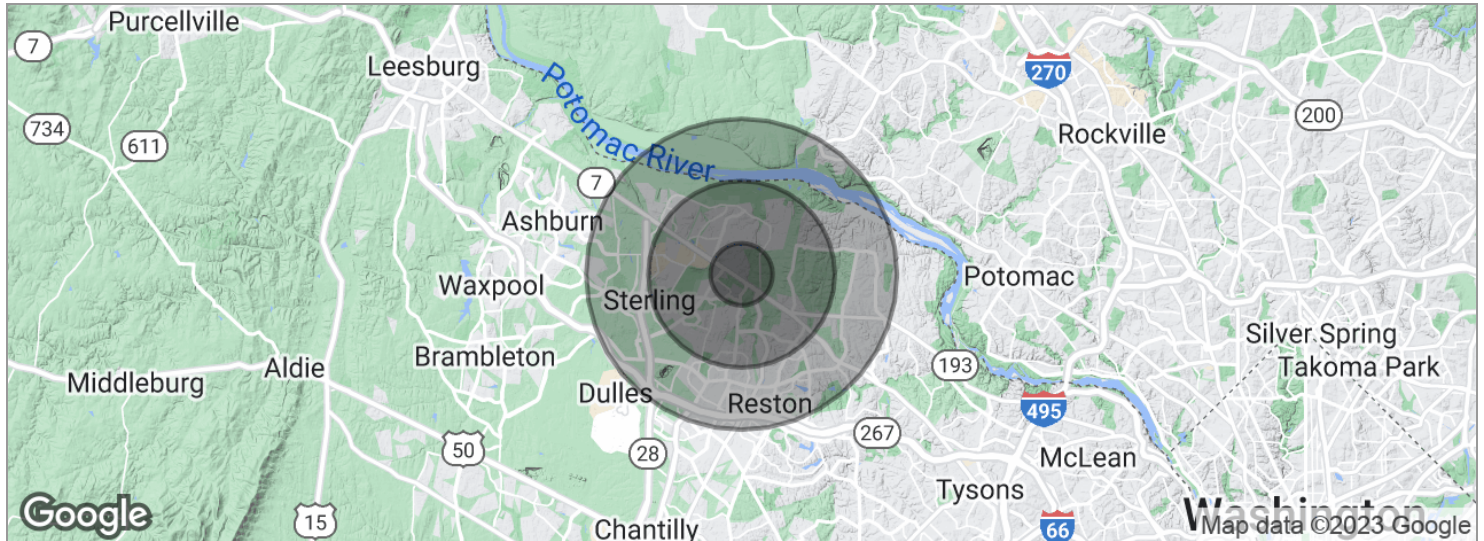
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,926	91,583	199,837
Median age	32.9	35.7	36.0
Median age (male)	31.8	35.0	35.3
Median age (Female)	34.6	36.5	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,602	29,958	71,655
# of persons per HH	3.0	3.1	2.8
Average HH income	\$111,491	\$134,133	\$128,267
Average house value	\$592,044	\$573,549	\$552,313

\* Demographic data derived from 2020 ACS - US Census

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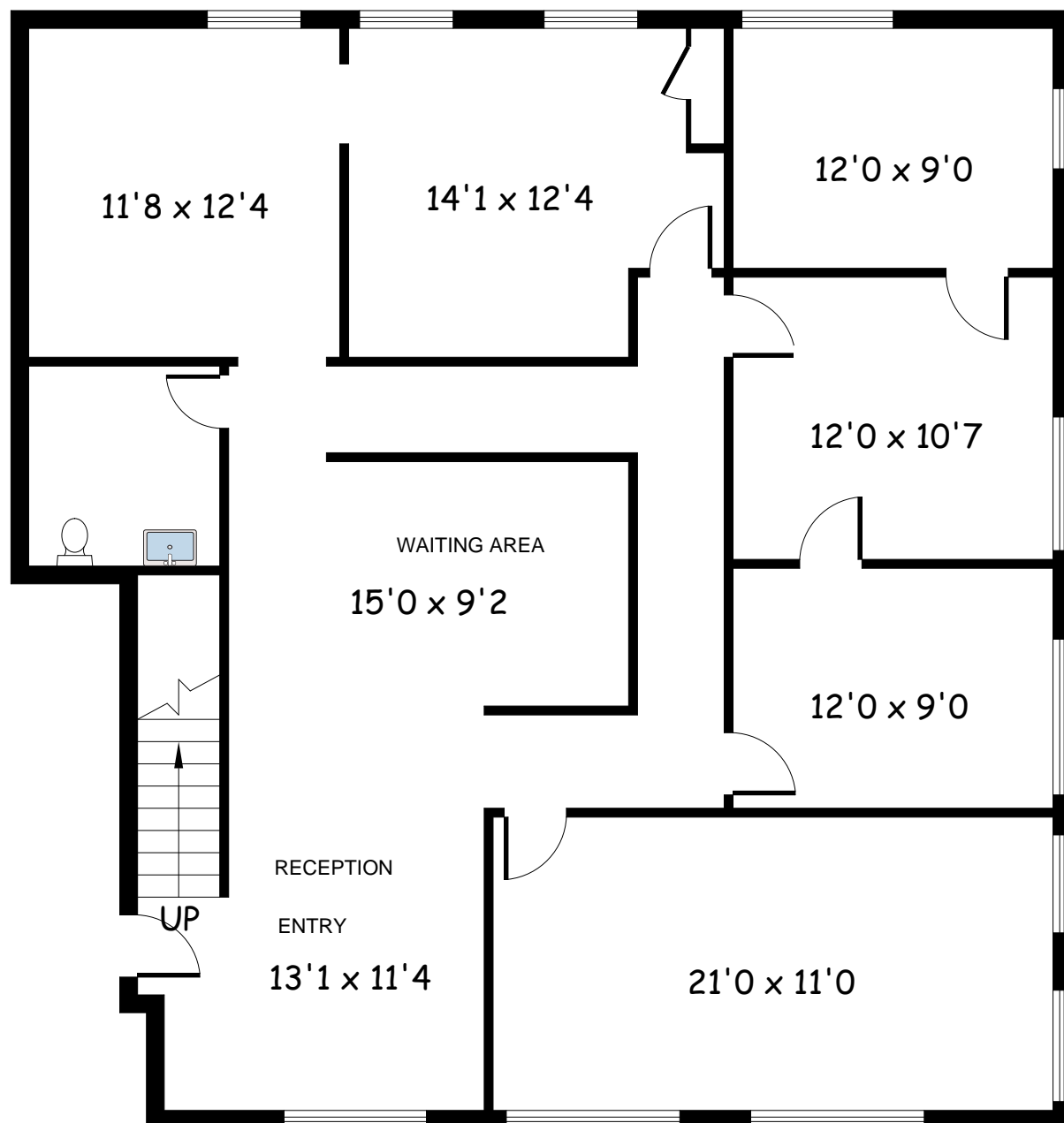
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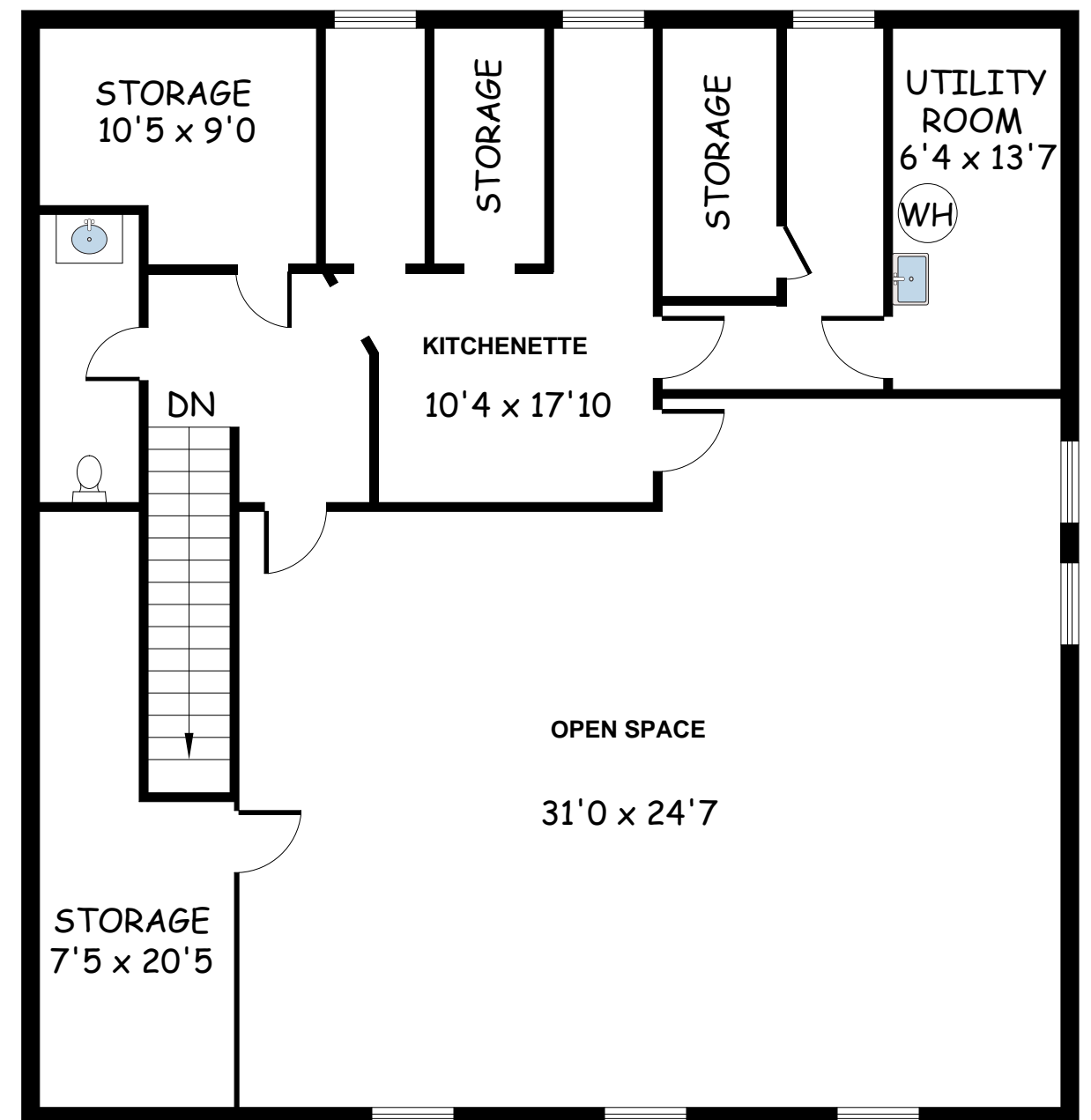
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SECOND LEVEL



UPPER LEVEL