

OFFICE FOR LEASE

WESTMETRO PLAZA

7115 Leesburg Pike #216, Falls Church, VA 22043



PROPERTY DESCRIPTION

Vacant, Ready for occupancy medical suite. Currently configured for a dental suite but can be considered for other uses.

Four Treatment rooms, office, nurses station, reception desk, and waiting area.

Second Floor with elevator and stairwell access

PROPERTY HIGHLIGHTS

- \$2250/Month (MG).
- Tenant pays condo fee of \$1320.46 per quarter which includes water.

OFFERING SUMMARY

Lease Rate:	\$2,250.00 per month (MG)
Available SF:	1,106 SF
Building Size:	60,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	274	1,114	6,403
Total Population	830	3,226	16,468
Average HH Income	\$226,311	\$213,426	\$167,416

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ED MARTIN, CCIM
Principal Broker And Commercial Director
O: 703.330.2222
C: 703.867.3350
ed@martincommercialpartners.com
VA #0225075345

KW COMMERCIAL
8100 Ashton Ave,
Suite 103
Manassas, VA 20109

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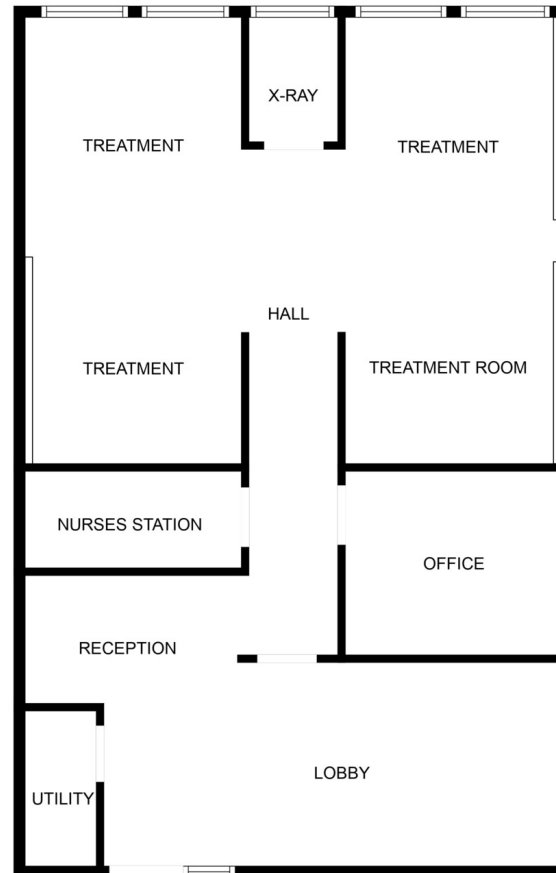
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MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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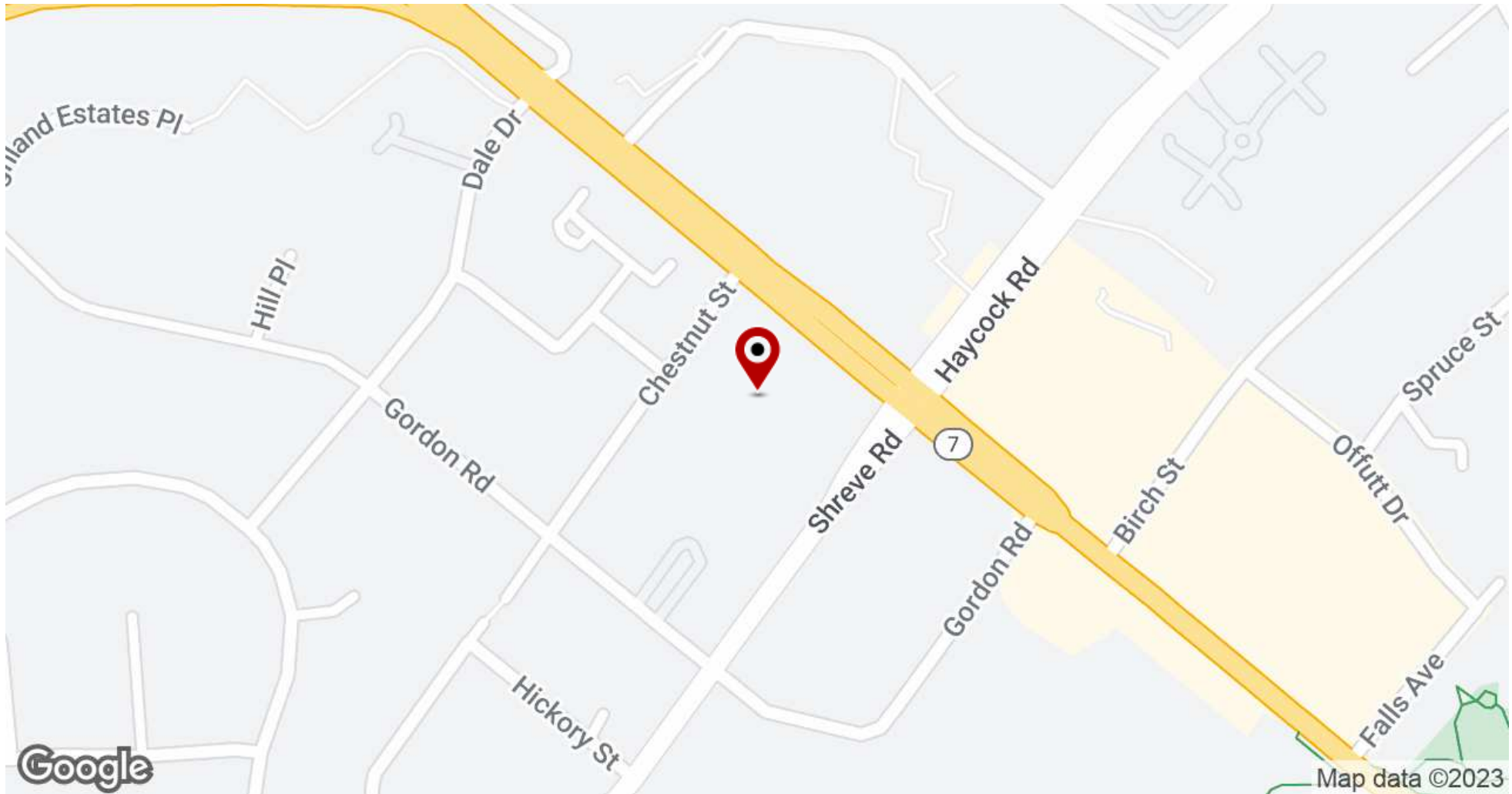
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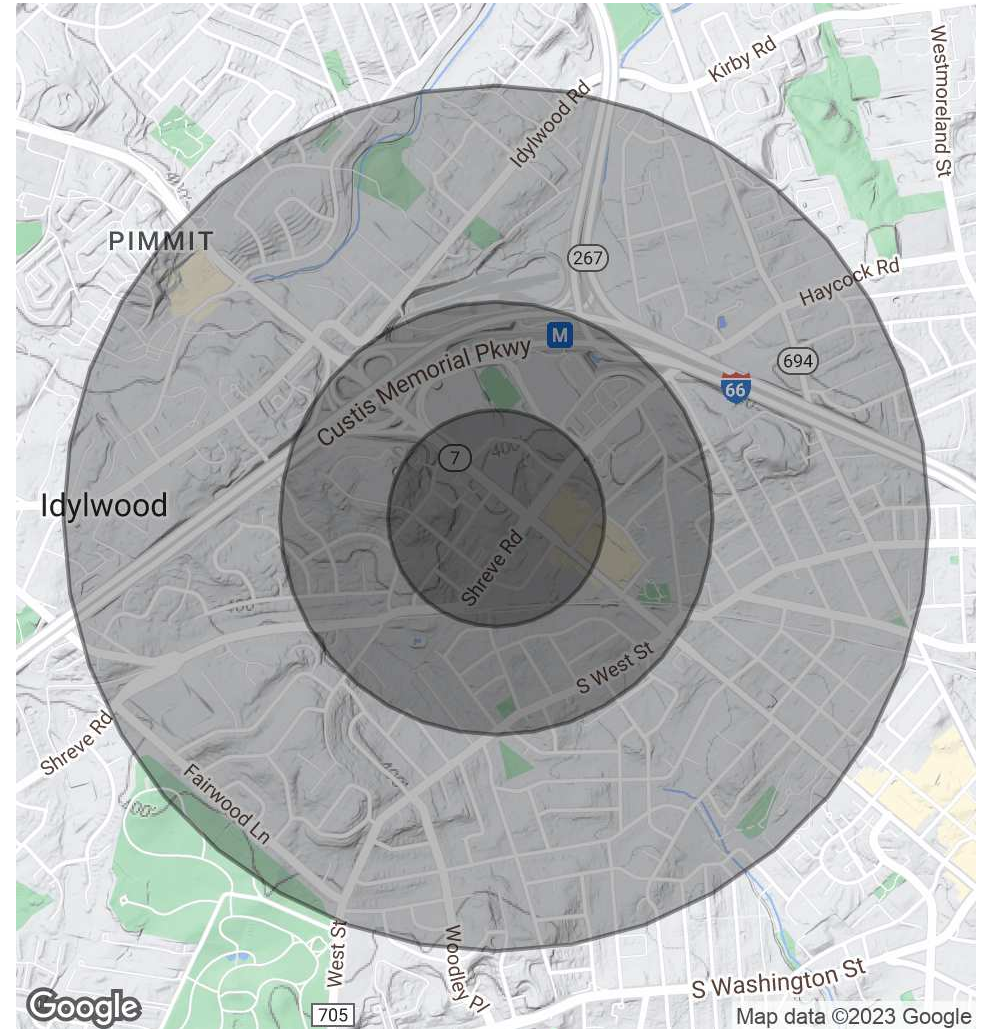
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	830	3,226	16,468
Average Age	38.8	39.2	38.5
Average Age (Male)	41.1	40.2	36.9
Average Age (Female)	38.1	39.2	40.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	274	1,114	6,403
# of Persons per HH	3.0	2.9	2.6
Average HH Income	\$226,311	\$213,426	\$167,416
Average House Value	\$897,095	\$851,940	\$664,132

* Demographic data derived from 2020 ACS - US Census



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