



SMALL RETAIL PROPERTY

5322 MAIN STREET
STEPHENS CITY, VA 22655

William Nordman

O: 540.532.0701

william.nordman@svn.com

Jim Guisewhite

O: 540.535.0808 x13

jim.guisewhite@svn.com



Property Summary



OFFERING SUMMARY

Lease Rate:	\$450.00 per month (NN)
Building Size:	2,521 SF
Available SF:	435 SF +/-
Lot Size:	0.16 Acres
Year Built:	1900
Zoning:	B1
Market:	Northern Virginia
Submarket:	Stephens City

PROPERTY OVERVIEW

This small space on the ground floor on Main Street, Stephens City, consists of three areas: Front office for “meet and greet”, a kitchen and bathroom area and rear work space with lots of light looking out over the rear garden. Comfortable and efficient. Highly visible; front parking space and off-street parking in the rear [entry from Mulberry Street]. Separately metered electricity and cable in place. Offered at \$450/month.

PROPERTY HIGHLIGHTS

- Downtown Stephens City walkability
- Great small, high visibility commercial space
- Easy access to major highways, shopping and Laurel Ridge Community College
- Off street parking in the rear

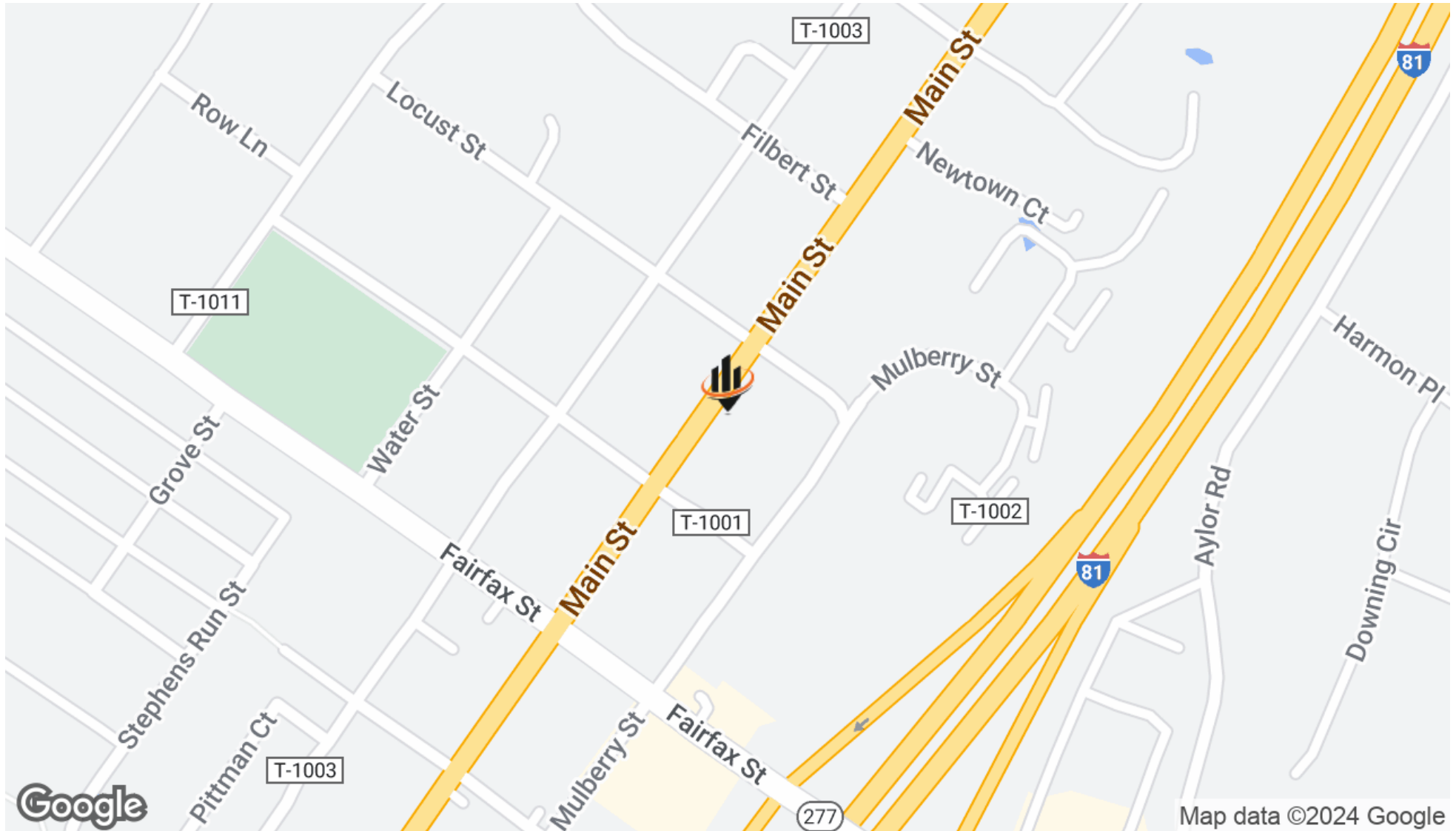
Additional Photos



5322 Main St, Stephens City
Approx 435 sf



Location Map



Demographics Map & Report

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	30,835	105,870	165,499
Average Age	41.6	40.8	41.4
Average Age (Male)	39.5	39.1	40.1
Average Age (Female)	43.1	42.2	42.3
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	12,269	42,989	67,747
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$90,752	\$84,504	\$82,352
Average House Value	\$280,400	\$260,419	\$263,312

* Demographic data derived from 2020 ACS - US Census

