

FOR SALE OR FOR LEASE

8442 OLD KEENE MILL ROAD

WEST SPRINGFIELD, VA 22152



Leasing by:

Mike Porterfield 703.836.6558 | mike@tartanproperties.com

TARTAN
PROPERTIES

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WEST SPRINGFIELD, VA 22152

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OFFERING SUMMARY

Sale Price:	\$1,580,000
Lease Rate:	\$20.00/ SF (NNN)
Building Size:	6,000 SF
Condo Fees:	\$2,047.80 per quarter
2024 RE Taxes:	\$13,161.75
Levels:	3
Parking:	Unassigned and not limited
Traffic Count:	30,000 vehicles per day

PROPERTY OVERVIEW

This property is located in a prime location, offering unmatched visibility and accessibility. The building's street front location brings 30,000 cars per day past your sign. This would be an ideal medical office opportunity with ample parking at your front door. Don't miss the chance to own a free standing building surrounded by amazing residential demographics.

PROPERTY HIGHLIGHTS

- 6,000 square foot modern office building
- 30,000 cars per day
- 20 offices
- 2 conference rooms
- Kitchenette
- Versatile floor plan for customizable office spaces
- Ample parking
- Modern amenities and infrastructure
- Close proximity to major roadways and public transportation

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FOR SALE OR FOR LEASE

8442 OLD KEENE MILL ROAD
ADJACENT RETAIL SHOPPING CENTER

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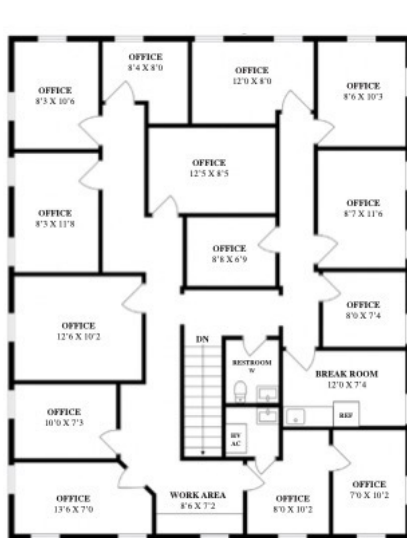
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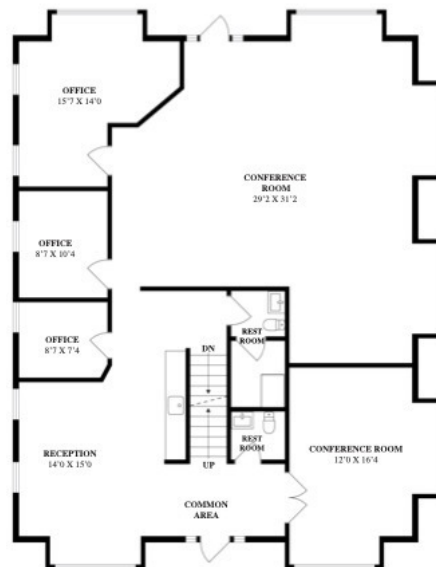
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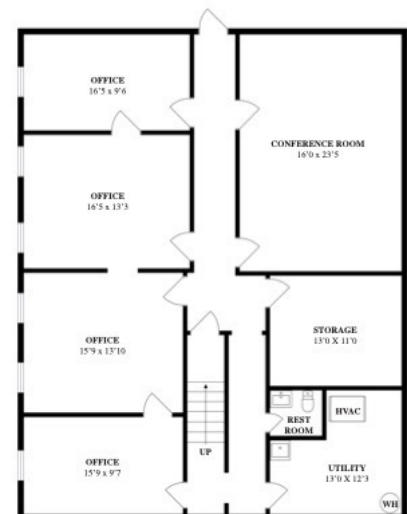
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UPPER LEVEL



MAIN LEVEL



LOWER LEVEL

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ALL MEASUREMENTS ARE APPROXIMATE MEASUREMENTS ONLY. ACTUAL MAY VARY*

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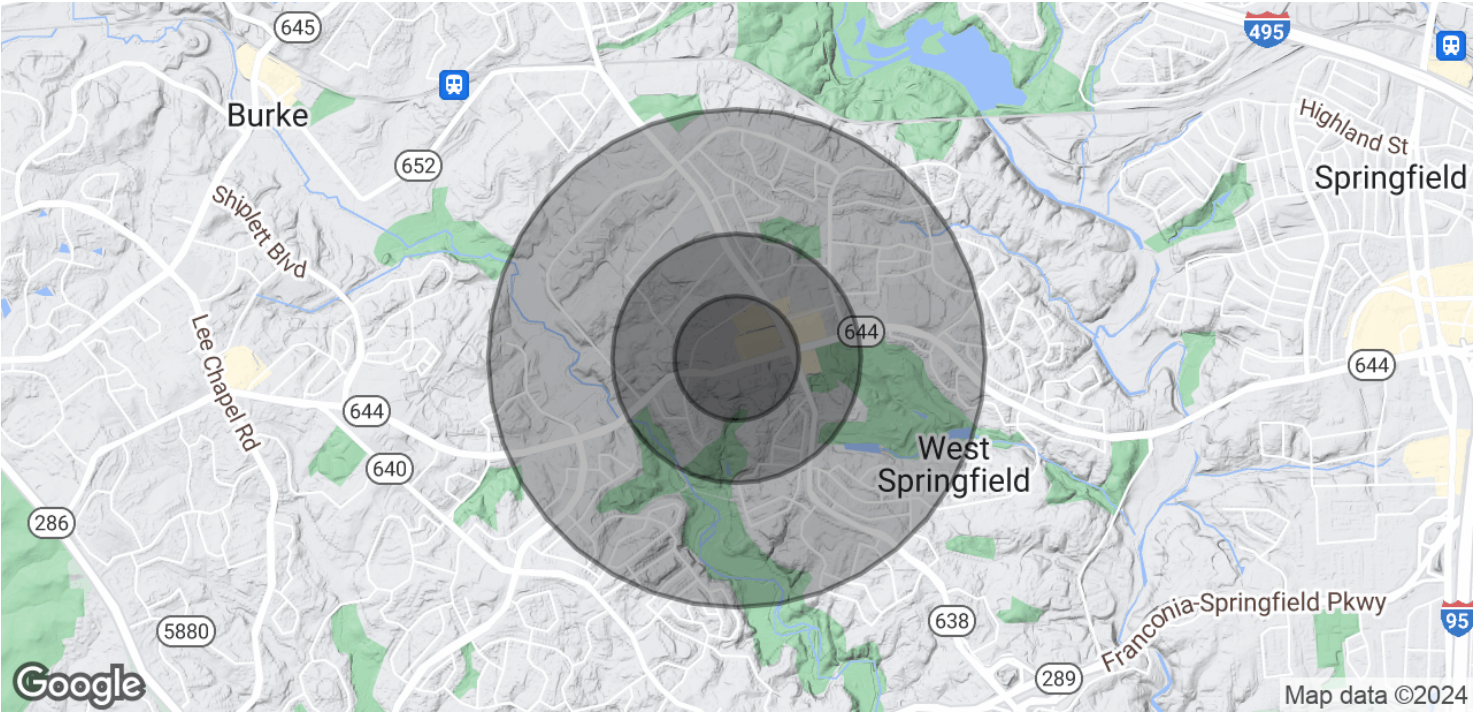
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	910	3,480	14,977
Average Age	45.7	43.5	39.3
Average Age (Male)	43.7	41.5	36.6
Average Age (Female)	46.4	44.3	41.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	324	1,194	4,914
# of Persons per HH	2.8	2.9	3.0
Average HH Income	\$151,348	\$150,997	\$141,718
Average House Value	\$580,403	\$571,733	\$495,960

* Demographic data derived from 2020 ACS - US Census

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EXCLUSIVELY MARKETING BY:



MIKE PORTERFIELD

Principal Broker

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703.836.6555 | www.tartanproperties.com

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