

FOR SALE OR LEASE



OFFERING SUMMARY

Sale Price: \$245,500

Available SF: 1,632 SF

Lease Rate: \$18.00 SF/yr (MG)

PROPERTY OVERVIEW

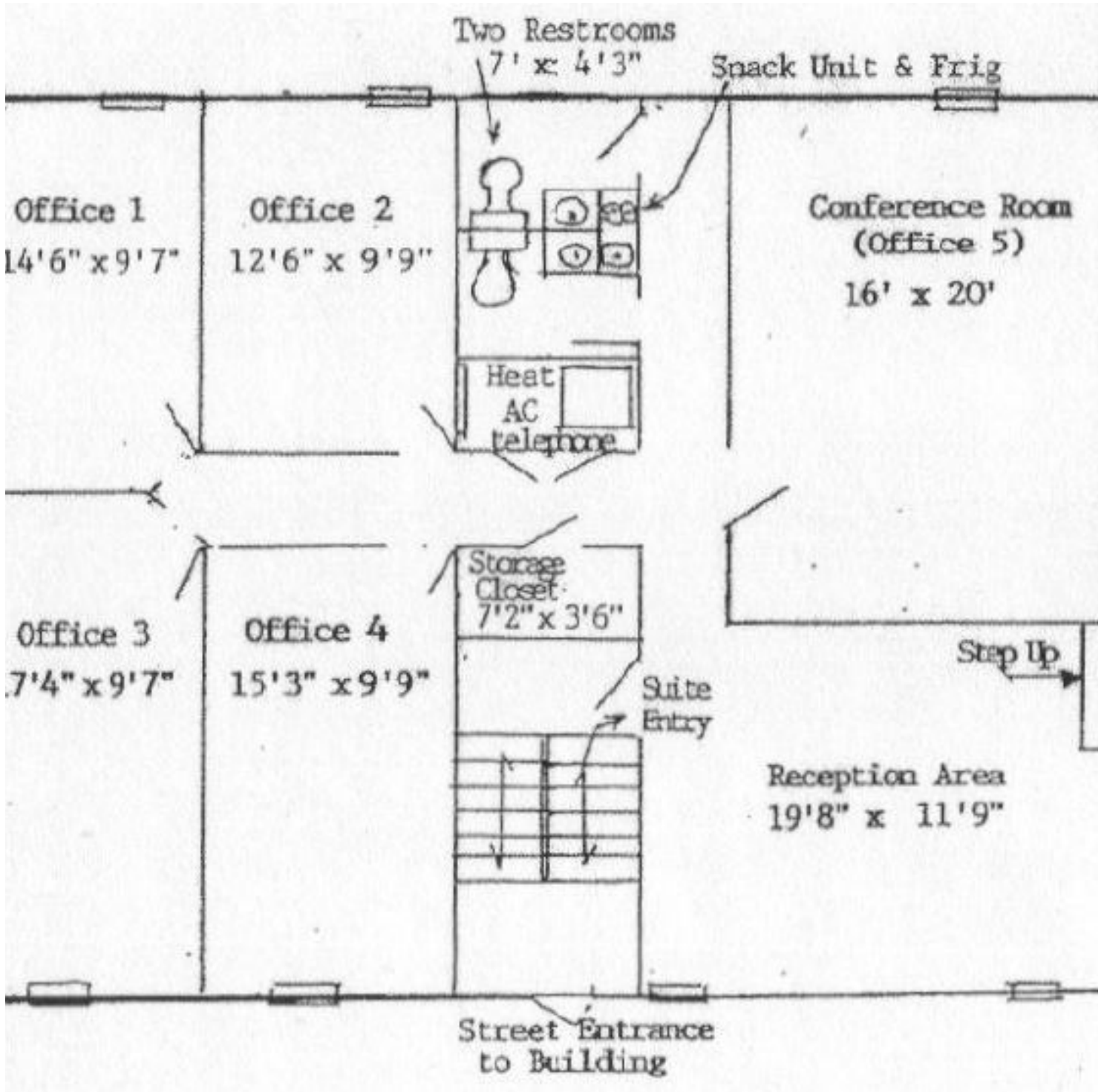
Second floor corner office for sale or lease.

PROPERTY HIGHLIGHTS

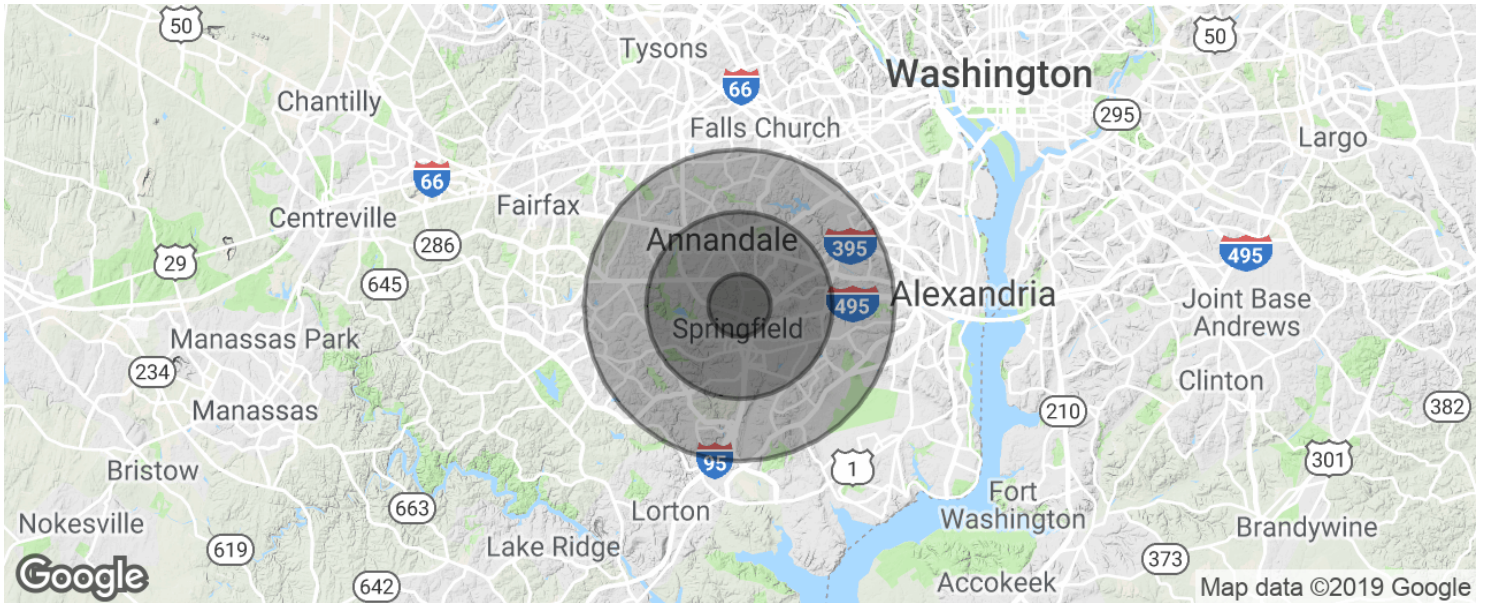
- Windowed offices, two bathrooms, kitchenette, conference room and reception
- Owner financing considered
- Freshly painted and new carpets
- Quiet setting off Backlick Rd
- Easy access to 495/395/95 & Springfield Town Center
- Ample free parking



Floor Plans



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	13,965	123,903	359,764
Median age	34.7	37.9	37.8
Median age (Male)	35.5	37.2	37.0
Median age (Female)	33.3	38.4	38.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,226	43,872	135,784
# of persons per HH	3.3	2.8	2.6
Average HH income	\$100,367	\$101,284	\$108,552
Average house value	\$465,802	\$477,023	\$497,618

* Demographic data derived from 2010 US Census

