

FOR LEASE

GLENDALE PLAZA OFFICE SPACE

4326 DALE BOULEVARD DALE CITY, VA 22193



OFFERING SUMMARY

Lease Type:	Full Service
Available SF:	870 - 4,412 SF
Lease Rate:	See Pg. 2
Building Size:	49,723 SF
Zoning:	RPC
Market:	Washington DC
Submarket:	Woodbridge/I-95 Corridor
Parcel ID:	8192-41-7315

PROPERTY OVERVIEW

Second-floor office space is available at Glendale Plaza - an ideal size for professionals or small businesses. The monthly rental fee includes all utilities. A ButterflyMX entry system provides a secure entry to the office area.. **Commission of 4% offered to Tenant's broker!**

LOCATION OVERVIEW

Glendale Plaza is ideally situated on Dale Boulevard in the heart of Dale City, at a signalized intersection. The property is located in a thriving residential community with over 120,000 residents within a 3 mile radius and an average household income of \$150,000. Office space is positioned above a mix of national and local retailers, including Pitkin's Ace Hardware and CVS.

PRESENTED BY:

CARMELA PATRICK, CCIM
COMMERCIAL REALTOR
703.330.1224
carmela@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

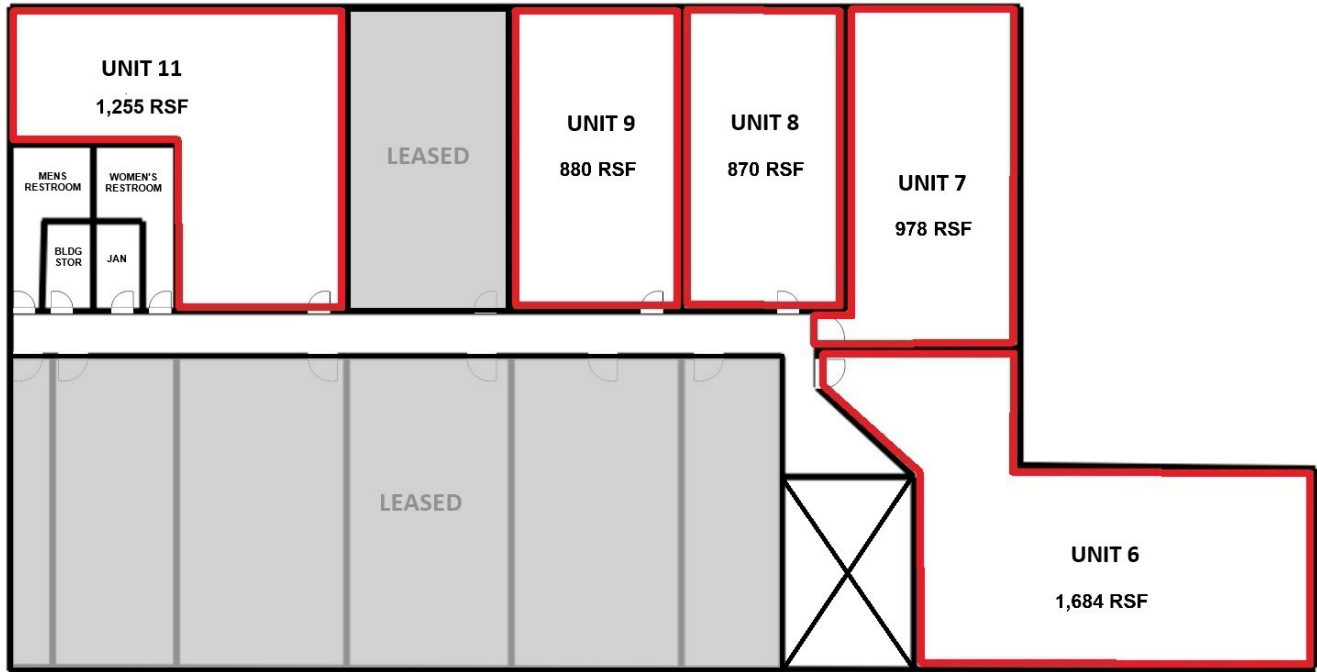
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LEASE SPACES



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	MONTHLY LEASE RATE
Unit 11	1,255 SF	Full Service	\$2,000 per month
Unit 9	880 SF	Full Service	\$1,300 per month
Unit 8	870 SF	Full Service	\$1,300 per month
Unit 7	978 SF	Full Service	\$1,500 per month
Unit 6	1,684 SF	Full Service	\$2,500 per month

***Units may be rented separately or combined.**

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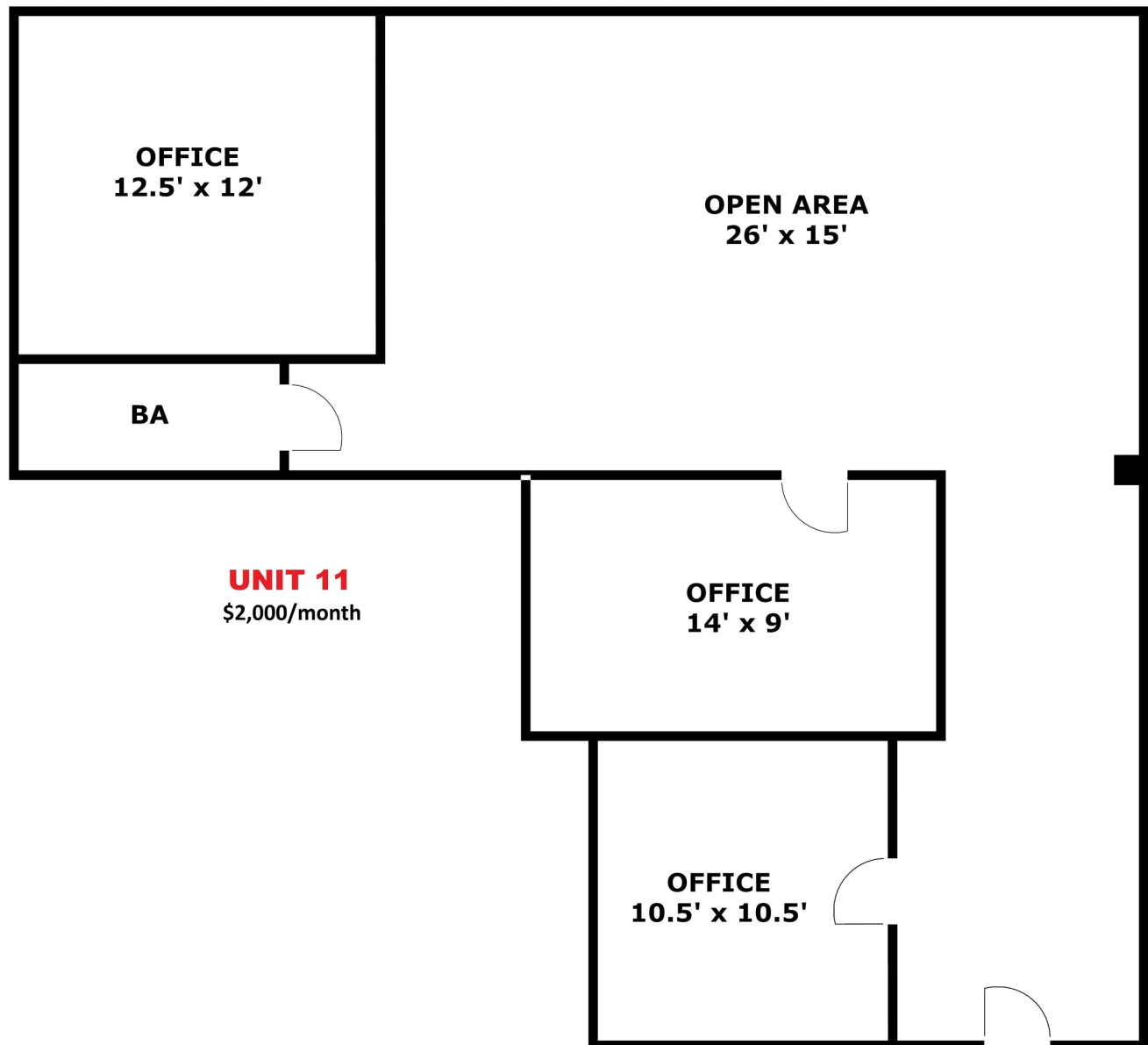
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FLOOR PLAN - UNIT 11



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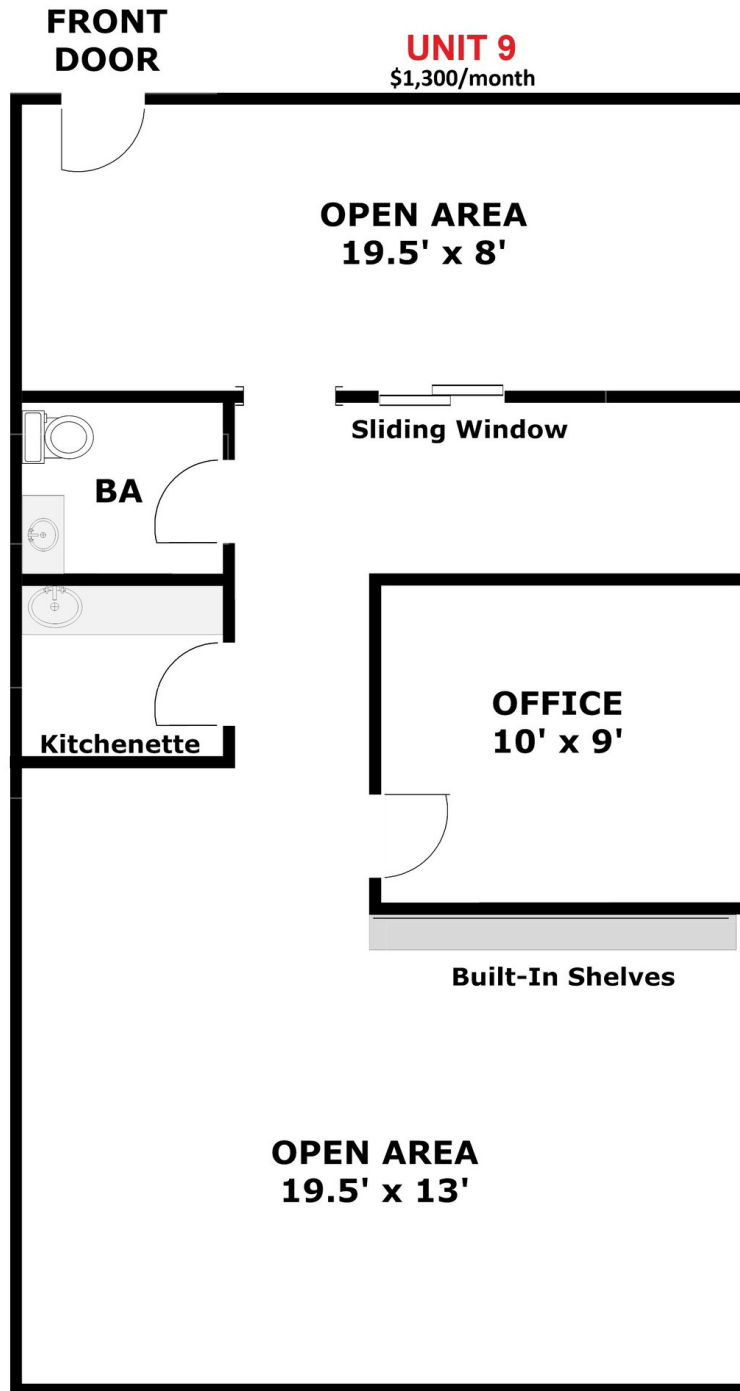
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GLENDALE PLAZA OFFICE SPACE

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FLOOR PLAN - UNIT 9



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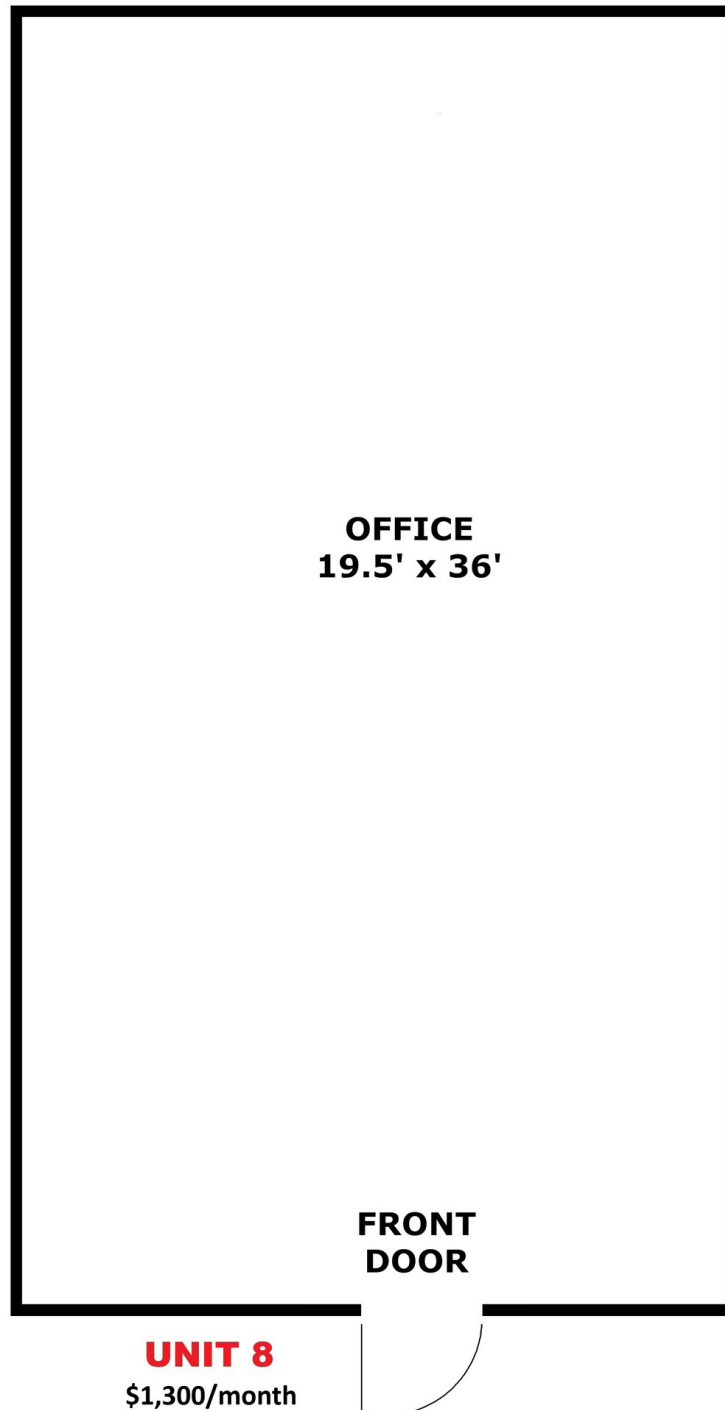
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GLENDALE PLAZA OFFICE SPACE

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FLOOR PLAN - UNIT 8



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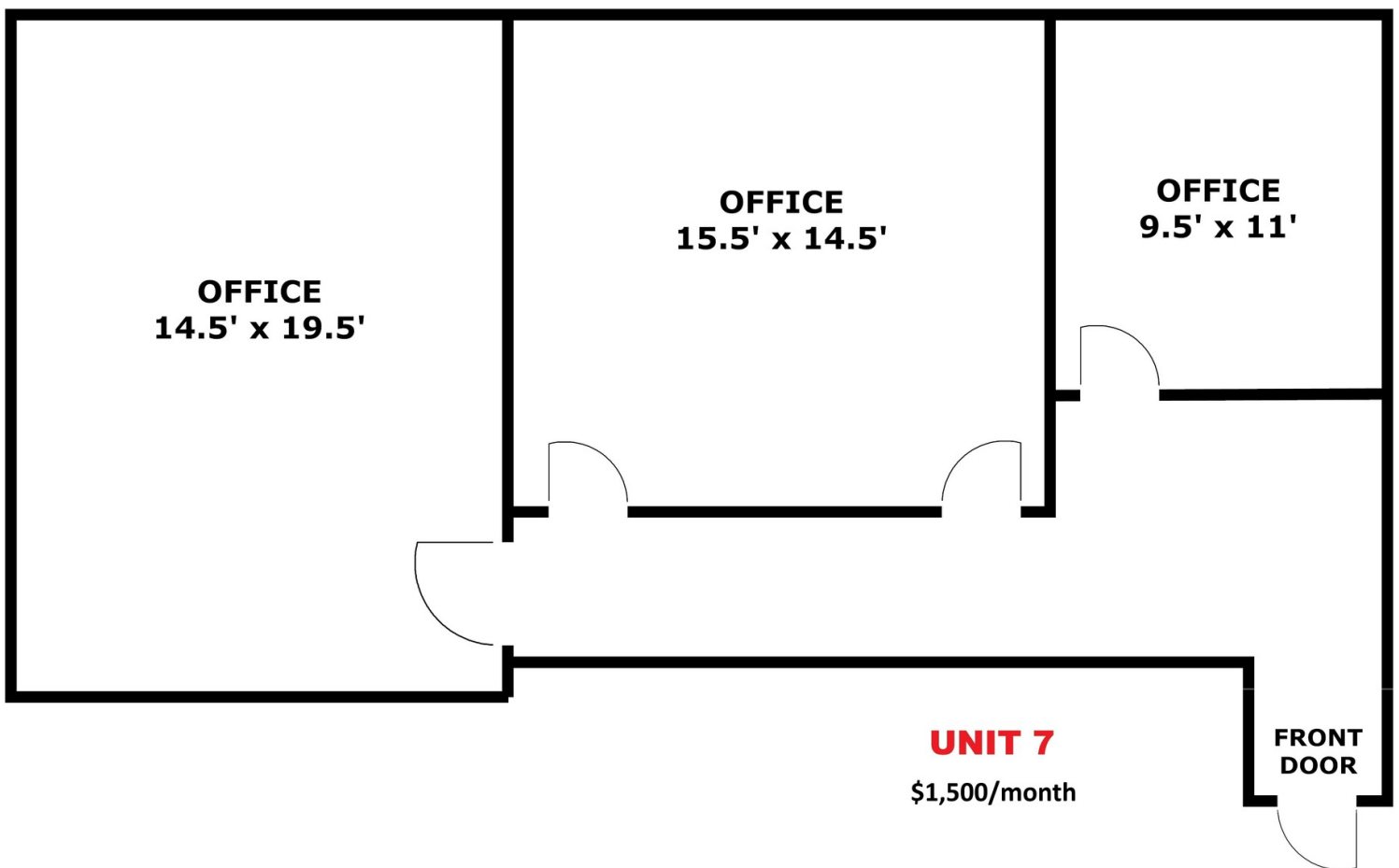
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FLOOR PLAN - UNIT 7



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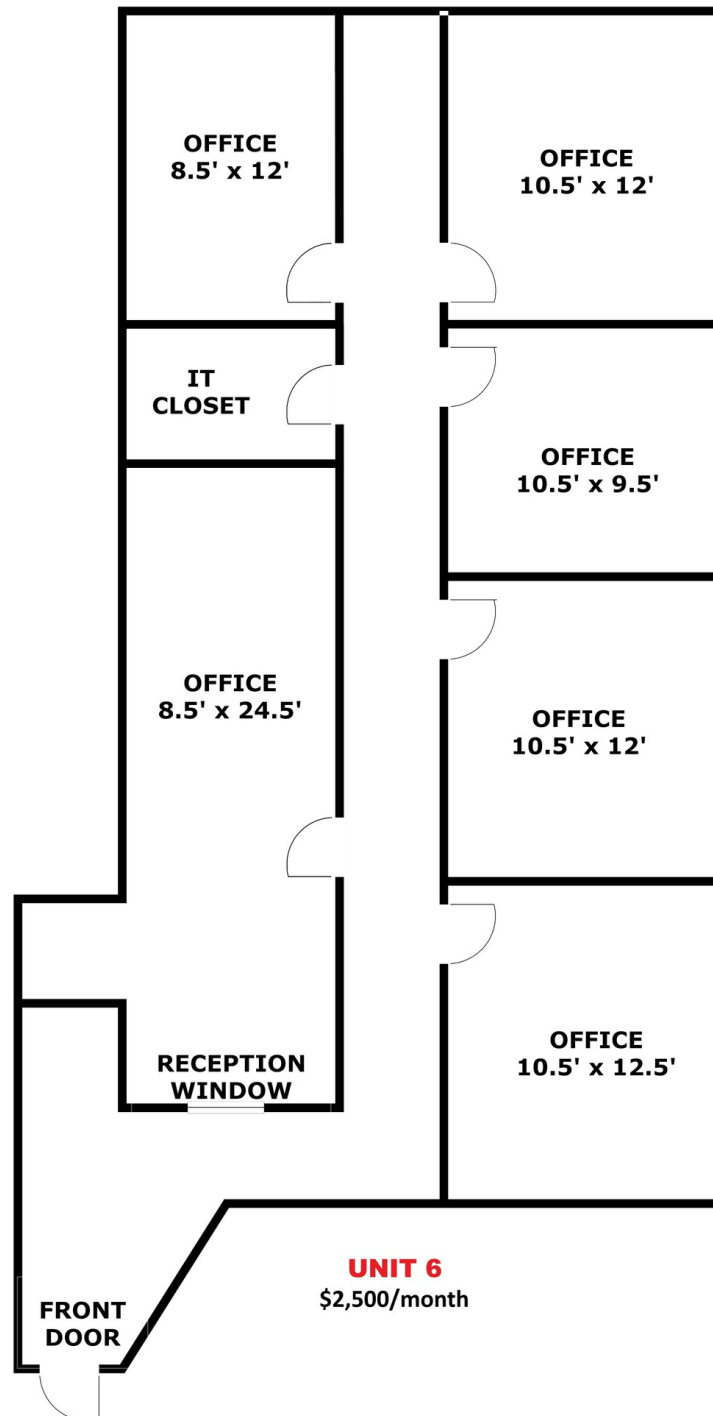
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FLOOR PLAN - UNIT 6



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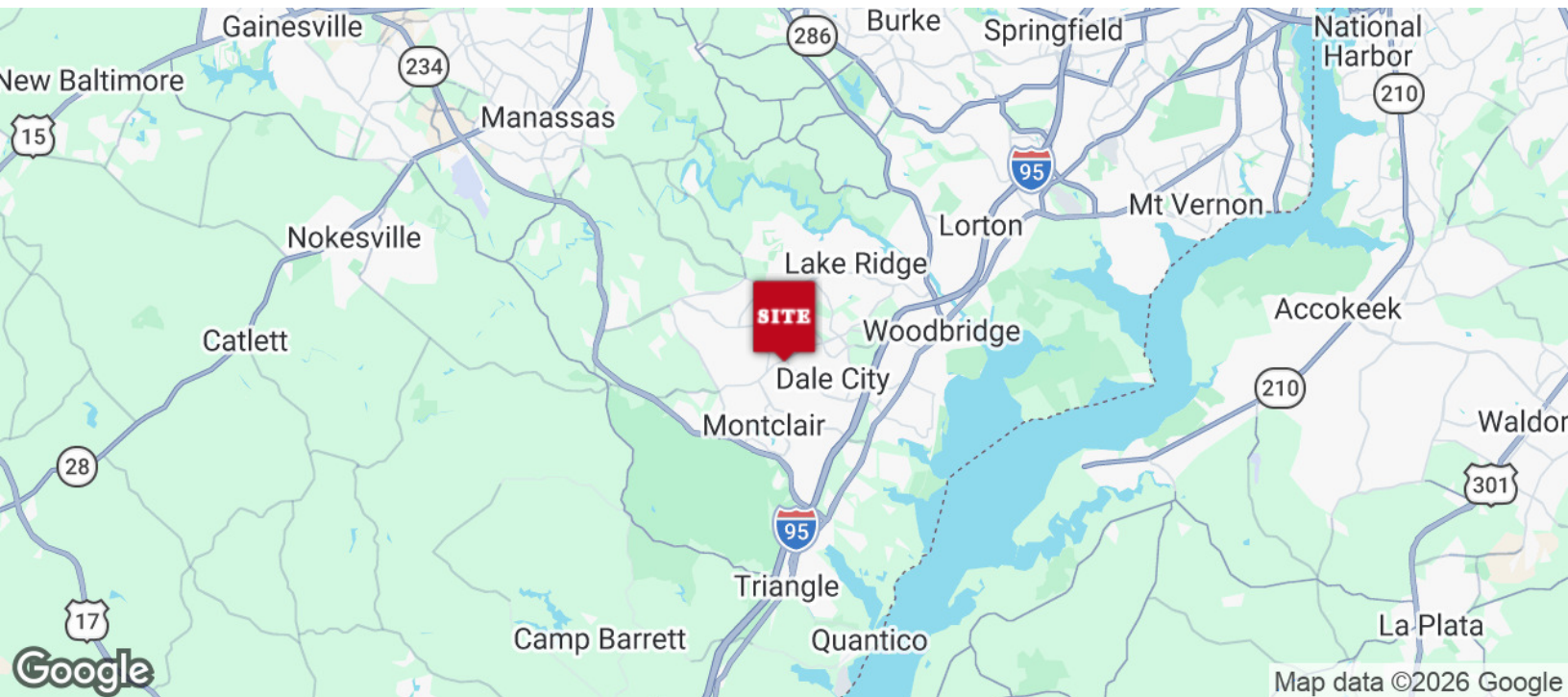
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LOCATION MAP



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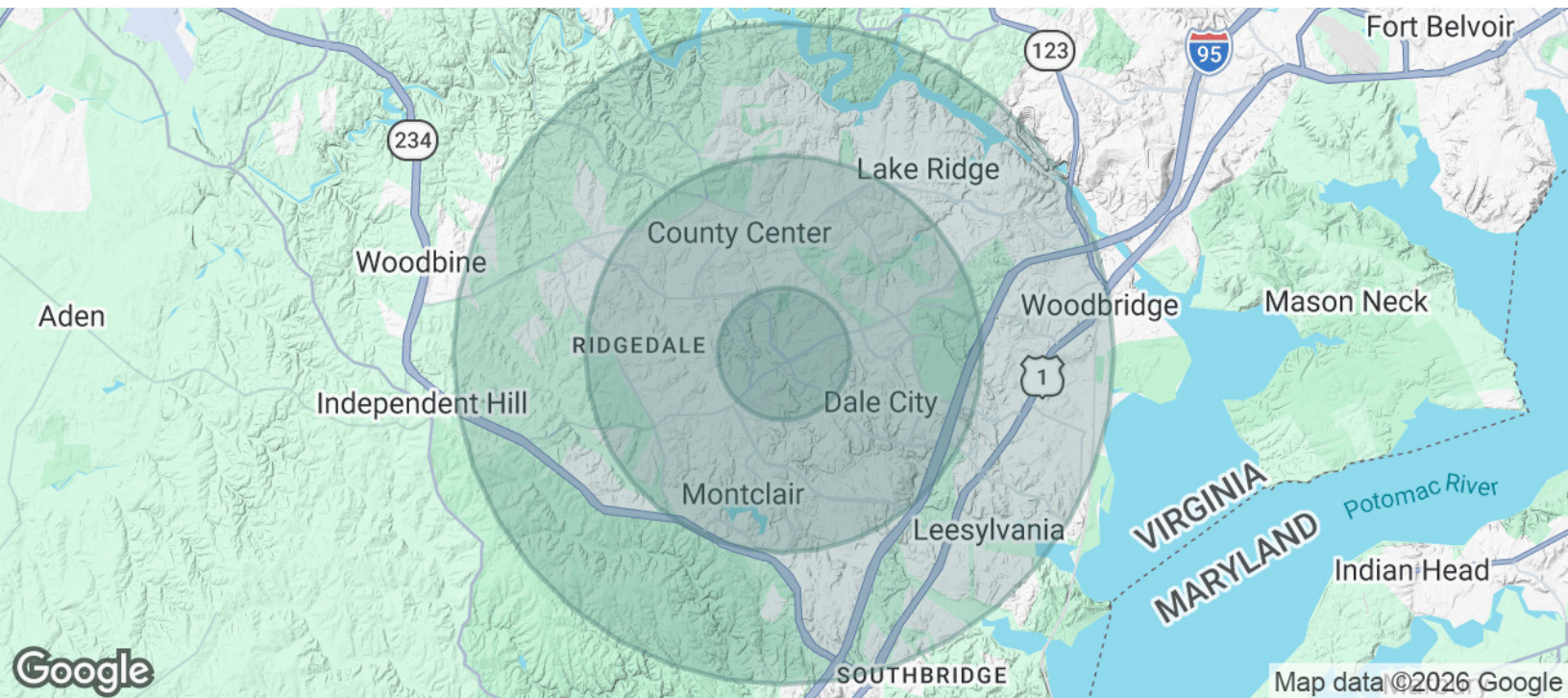
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,396	118,447	244,166
Average Age	35.5	35.6	36.0
Average Age (Male)	35.0	35.3	35.8
Average Age (Female)	36.2	35.6	36.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,388	35,925	78,118
# of Persons per HH	3.0	3.3	3.1
Average HH Income	\$120,157	\$152,901	\$147,104
Average House Value	\$390,261	\$483,633	\$485,622

2023 American Community Survey (ACS)

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