



PROPERTY DESCRIPTION

ONE Street Commercial Properties is pleased to present 4 N Berlin Pike in Lovettsville, VA 20180, a versatile C-2 zoned commercial space available for lease. This flexible zoning designation supports uses such as retail sales, medical and health care facilities and clinics, banks and financial institutions, personal service businesses, and fitness centers, making it an attractive option for a wide range of prospective tenants. Positioned along a well-traveled commercial corridor, the property benefits from strong visibility and accessibility within the Lovettsville market. Whether you're envisioning a retail storefront, medical office, or service-oriented business, this site's C-2 classification provides the flexibility to bring your vision to life. Contact ONE Street Commercial Properties today to schedule a tour and learn more about this leasing opportunity.

PROPERTY HIGHLIGHTS

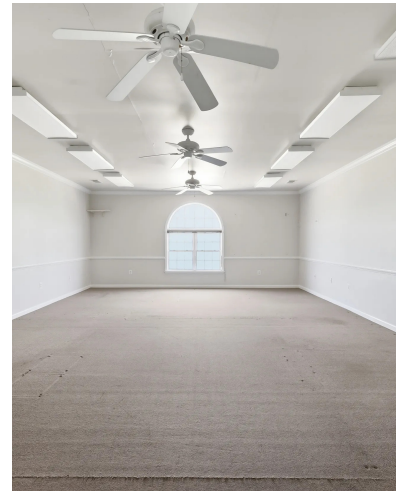
- High visibility
- Flexible floor plan
- Ample parking
- Flexible Zoning

OFFERING SUMMARY

Lease Rate:	Subject to Offer
Available SF:	3,326 SF
Lot Size:	20,306 SF
Building Size:	3,326 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	27	108	417
Total Population	92	363	1,376
Average HH Income	\$175,116	\$171,852	\$172,578

Kevin Brandes //
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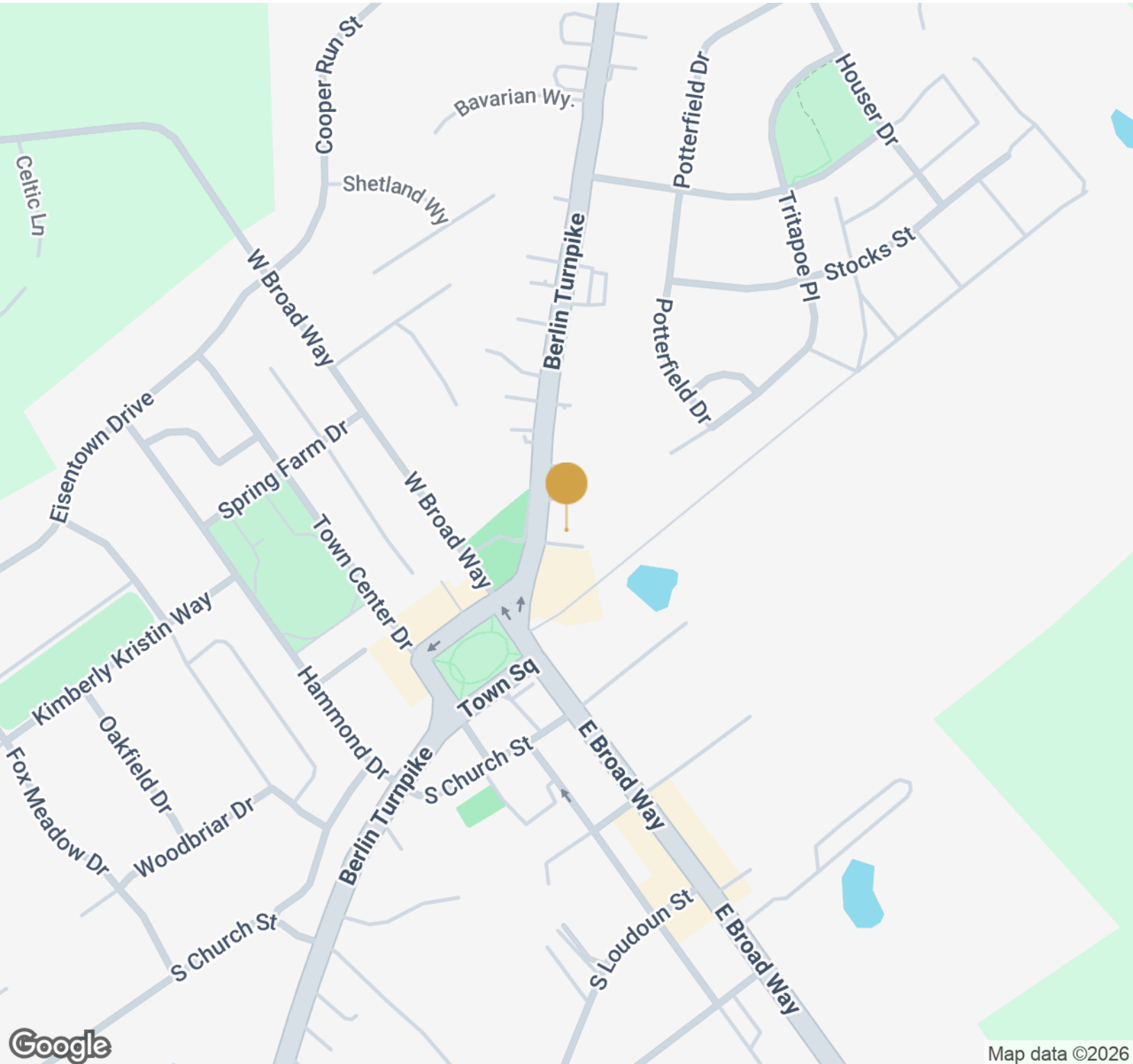


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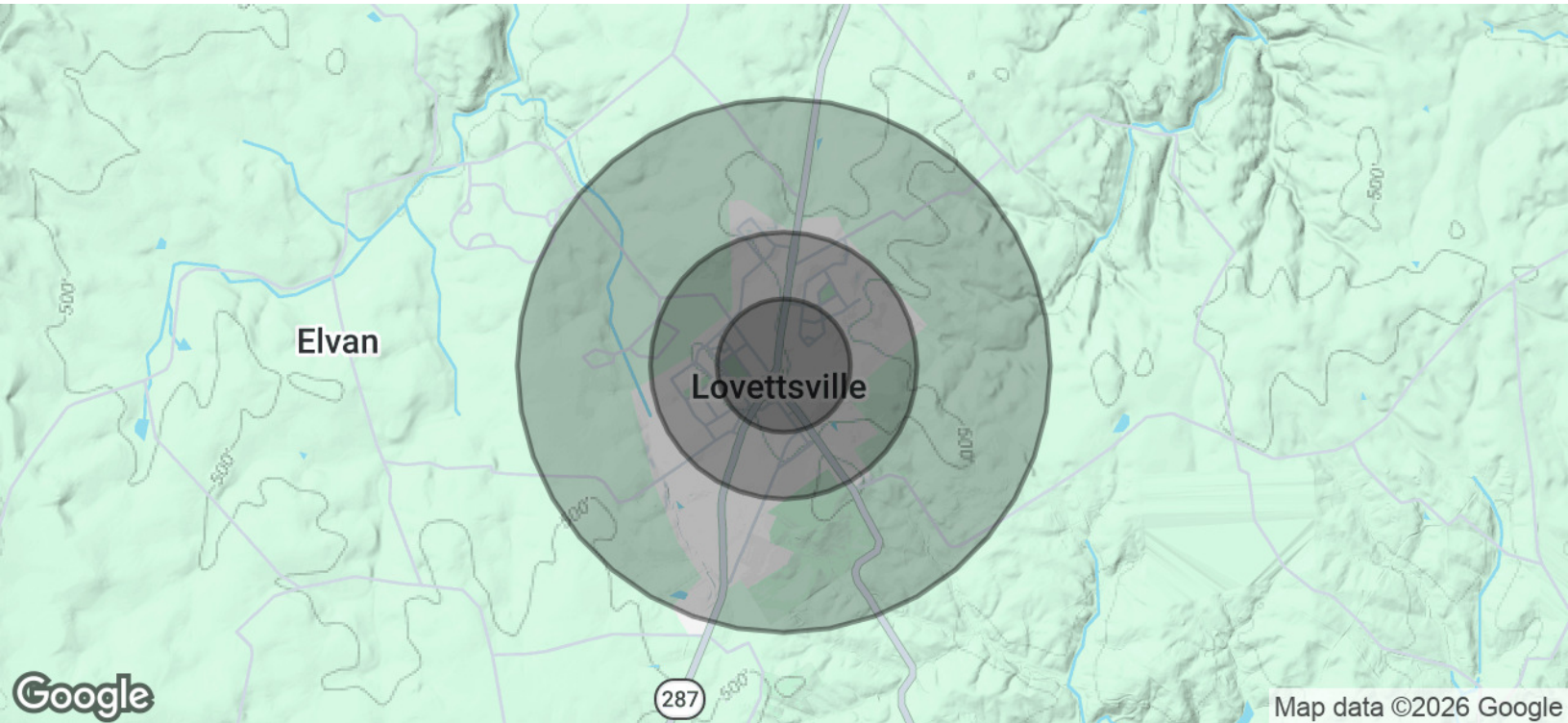
Unique Commercial Space for Lease!

4 N Berlin Pike, Lovettsville, VA 20180

Industrial Property For Lease



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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	92	363	1,376
Average Age	35.7	35.5	36.2
Average Age (Male)	33.5	33.3	34.1
Average Age (Female)	38.0	37.8	38.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	27	108	417
# of Persons per HH	3.4	3.4	3.3
Average HH Income	\$175,116	\$171,852	\$172,578
Average House Value	\$645,146	\$652,263	\$653,454

2023 American Community Survey (ACS)

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