



### Summary

Available SF: 2,850 SF  
 Lease Rate: \$21/SF NNN++ (\$4,987.50/mo)

### Property Highlights

- Fully built-out turn-key soccer training facility
- 20-foot clear ceiling height
- 12-foot roll-up door in back
- Zoned PDIP-1993 Revised (Loudoun County)
- Convenient access to Route 28
- Ample free, unreserved parking
- Great for Showroom, Small group fitness classes, Sports performance training
- Call agent to get details about the state-of-the-art, German-made computerized multi-system training units

### Demographics

#### 2 Mile

#### 5 Miles

#### 10 Miles

Total Households: 14,130 94,169 238,256

Total Population: 44,505 258,273 683,981

Average HH Income: \$151,586 \$170,513 \$188,366

The information above was furnished to us by sources we believe to be reliable, but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

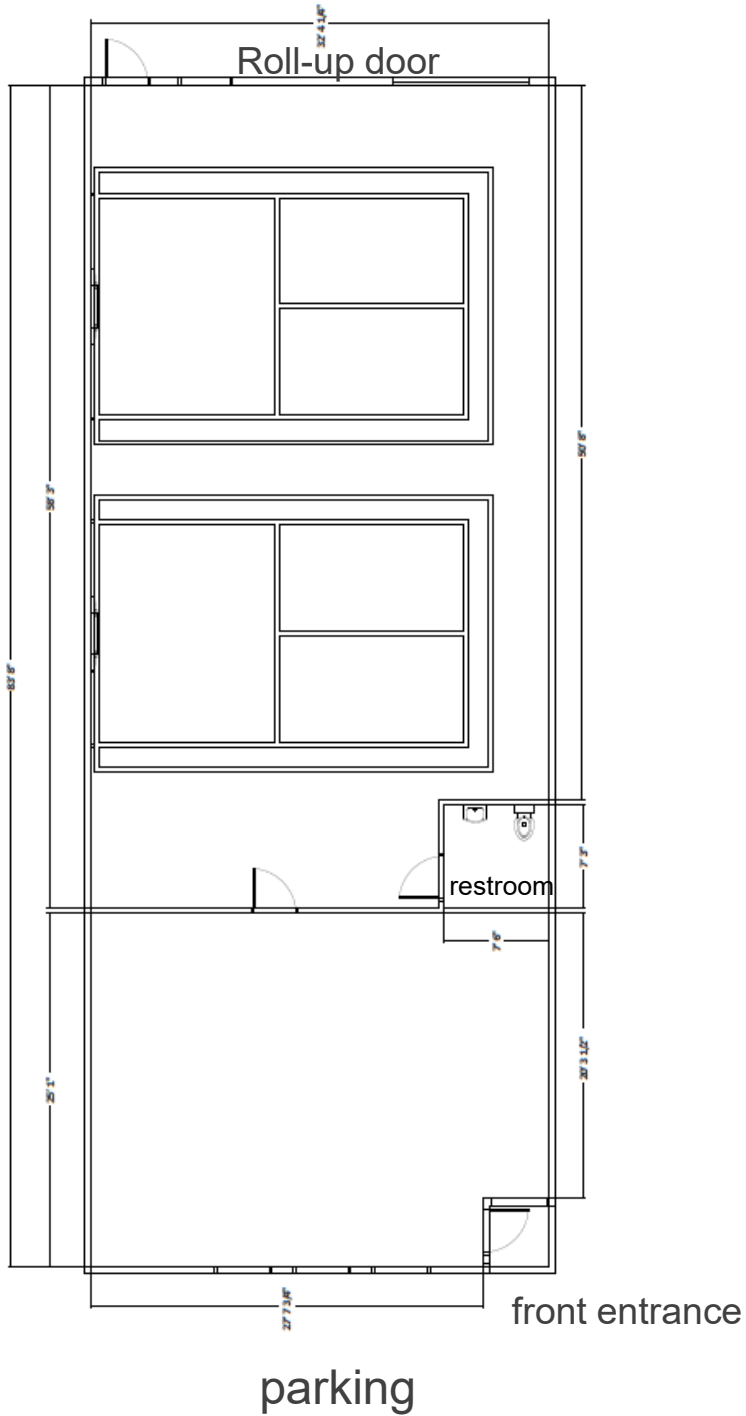
**Mara Conners**

703.435.4007 x 112

[mconners@veritycommercial.com](mailto:mconners@veritycommercial.com)

**Verity Commercial** | 1821 Michael Faraday Drive | Suite 208 | Reston, VA 20190 | [veritycommercial.com](http://veritycommercial.com)

Floor Plan



The information above was furnished to us by sources we believe to be reliable, but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**Mara Conners**  
703.435.4007 x 112  
[mconners@veritycommercial.com](mailto:mconners@veritycommercial.com)

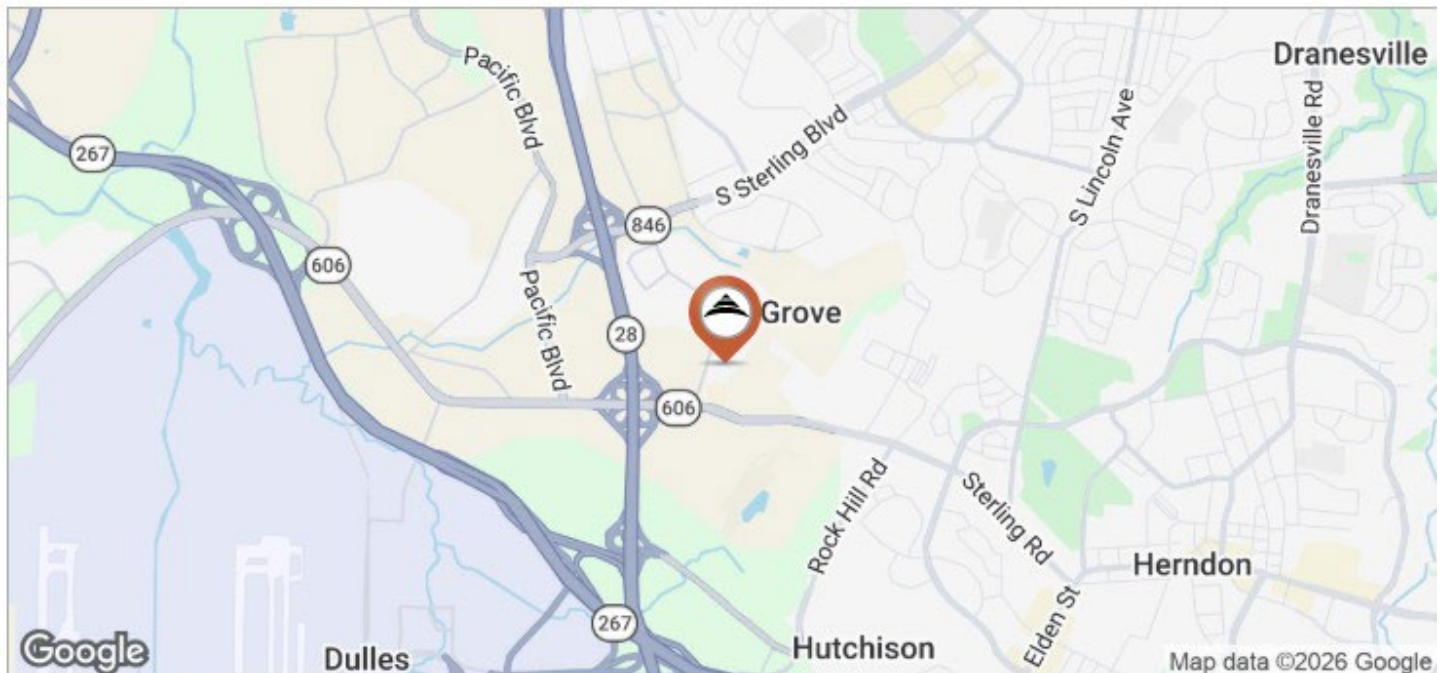
Photos



The information above was furnished to us by sources we believe to be reliable, but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**Mara Conners**  
703.435.4007 x 112  
[mconners@veritycommercial.com](mailto:mconners@veritycommercial.com)

Maps



The information above was furnished to us by sources we believe to be reliable, but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**Mara Conners**  
703.435.4007 x 112  
[mconners@veritycommercial.com](mailto:mconners@veritycommercial.com)