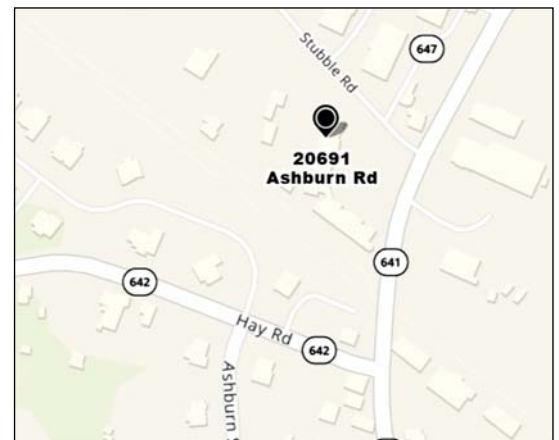


RETAIL FOR LEASE

20691 ASHBURN RD #140 | ASHBURN | VA | 20147



- LEASE RATE: \$25.00 NNN (NNN=\$8.86 PSF)
- 659 SF UNIT
- OLD TOWN CENTER IS LOCATED IN THE HEART OF ASHBURN ON ASHBURN ROAD APPROXIMATELY 1 MILE SOUTH OF RT 7.
- AREA MEDIAN HOUSEHOLD INCOME OF APPROXIMATELY \$126,100
- POPULATION OF APPROXIMATELY 72,034 WITHIN A 3 MILE RADIUS
- NEIGHBORHOOD RETAIN CENTER



Exclusive Leasing By:



DAVE GUNTER, CCIM EXT 111
DEG@CGR-INC.COM



Commercial Group Realty, Inc.

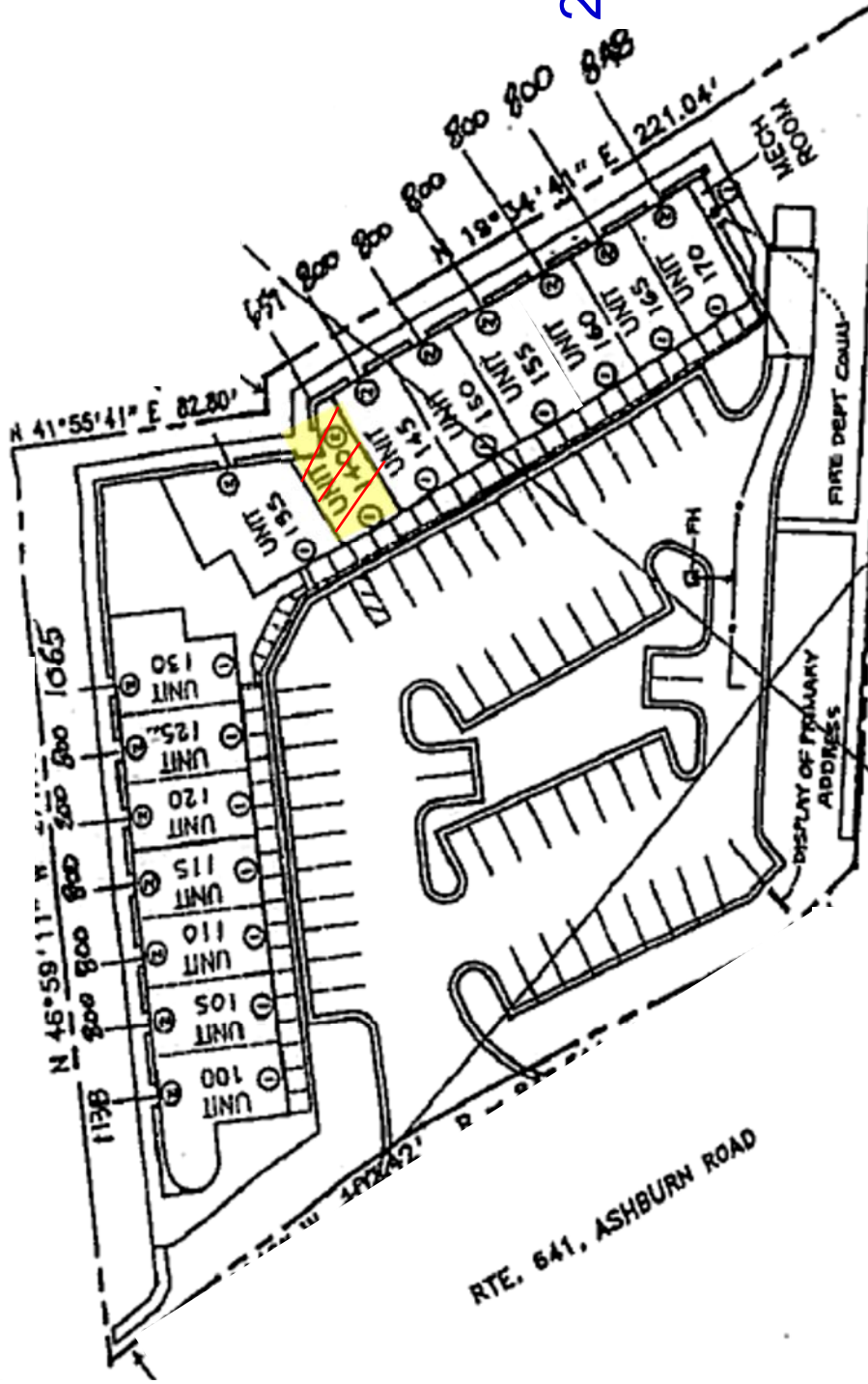
43671 Trade Center Place
Suite 106
Dulles, Virginia 20166

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20693 Ashburn Rd

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RTE. 641, ASHBURN ROAD