

# MEDICAL OFFICE SUITE

20 Pidgeon Hill Drive, Countryside, VA 20165



## PROPERTY DESCRIPTION

Located in Sterling, Medical Office Condo for lease consisting of 1,435 SF. Elevator access to 2nd floor, this beautiful office includes 4 exam rooms and lab, 2 offices, and a private physician entrance. Offered fully furnished with medical equipment option-- Great opportunity for new medical or expanding practices in Loudoun County.

## PROPERTY HIGHLIGHTS

- 1,435 SF Medical office for lease
- Private Physician Entrance
- 4 Exam rooms + Lab
- 2 Offices
- Private restroom
- Fully furnished & equipment option

## OFFERING SUMMARY

|               |                       |
|---------------|-----------------------|
| Lease Rate:   | \$3,000./ month       |
| Available SF: | 1,450 SF              |
|               | Furnished & Equipment |

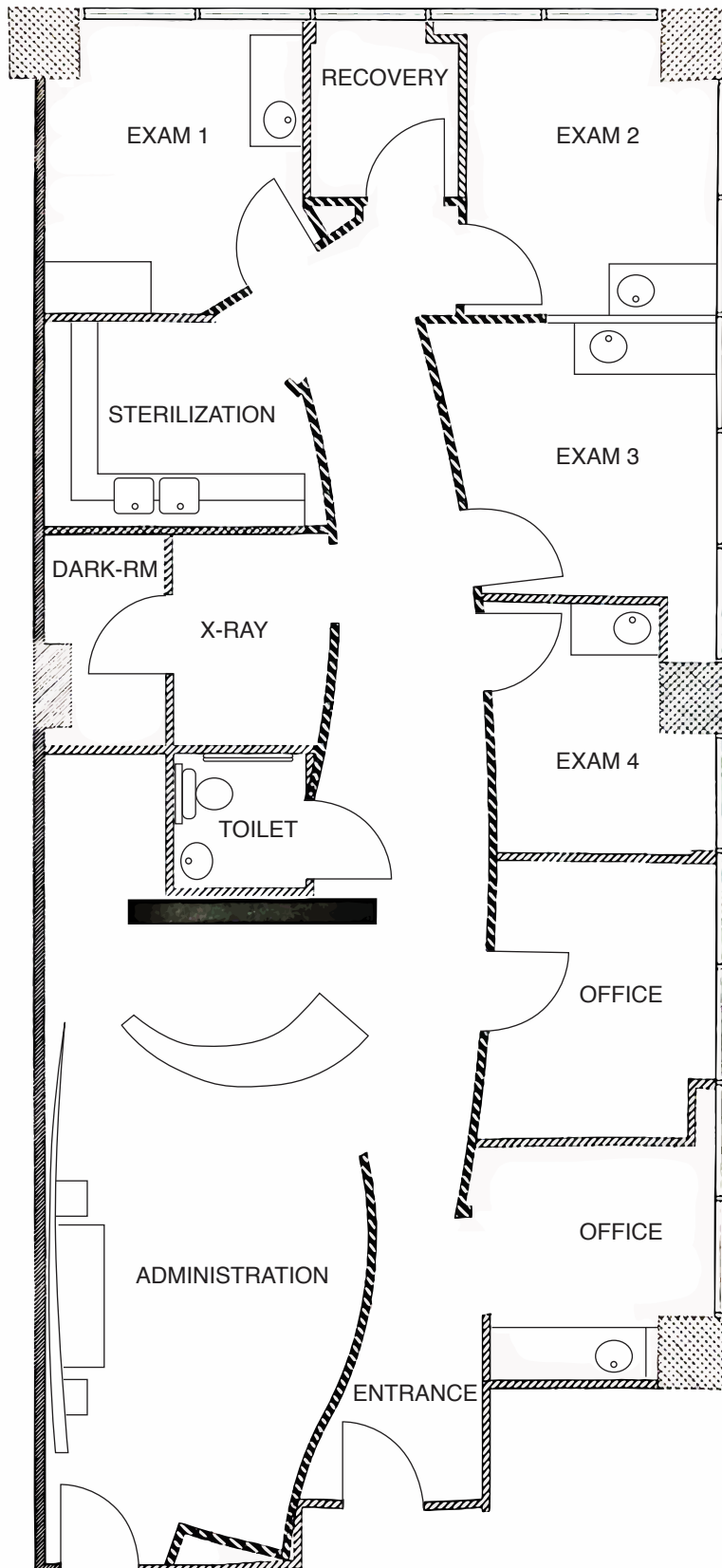
| DEMOGRAPHICS      | 1 MILE    | 1.5 MILES | 2.5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households  | 4,664     | 8,338     | 22,100    |
| Total Population  | 11,996    | 22,648    | 62,968    |
| Average HH Income | \$160,274 | \$159,489 | \$164,193 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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1775 Tysons Blvd.  
Suite 1450  
McLean, VA 22102

# Floor Plan: Unit 205, 20 Pidgeon Hill Drive



## MEDICAL OFFICE FOR LEASE

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Each Office Independently Owned and Operated [metrocentercre.com](http://metrocentercre.com)



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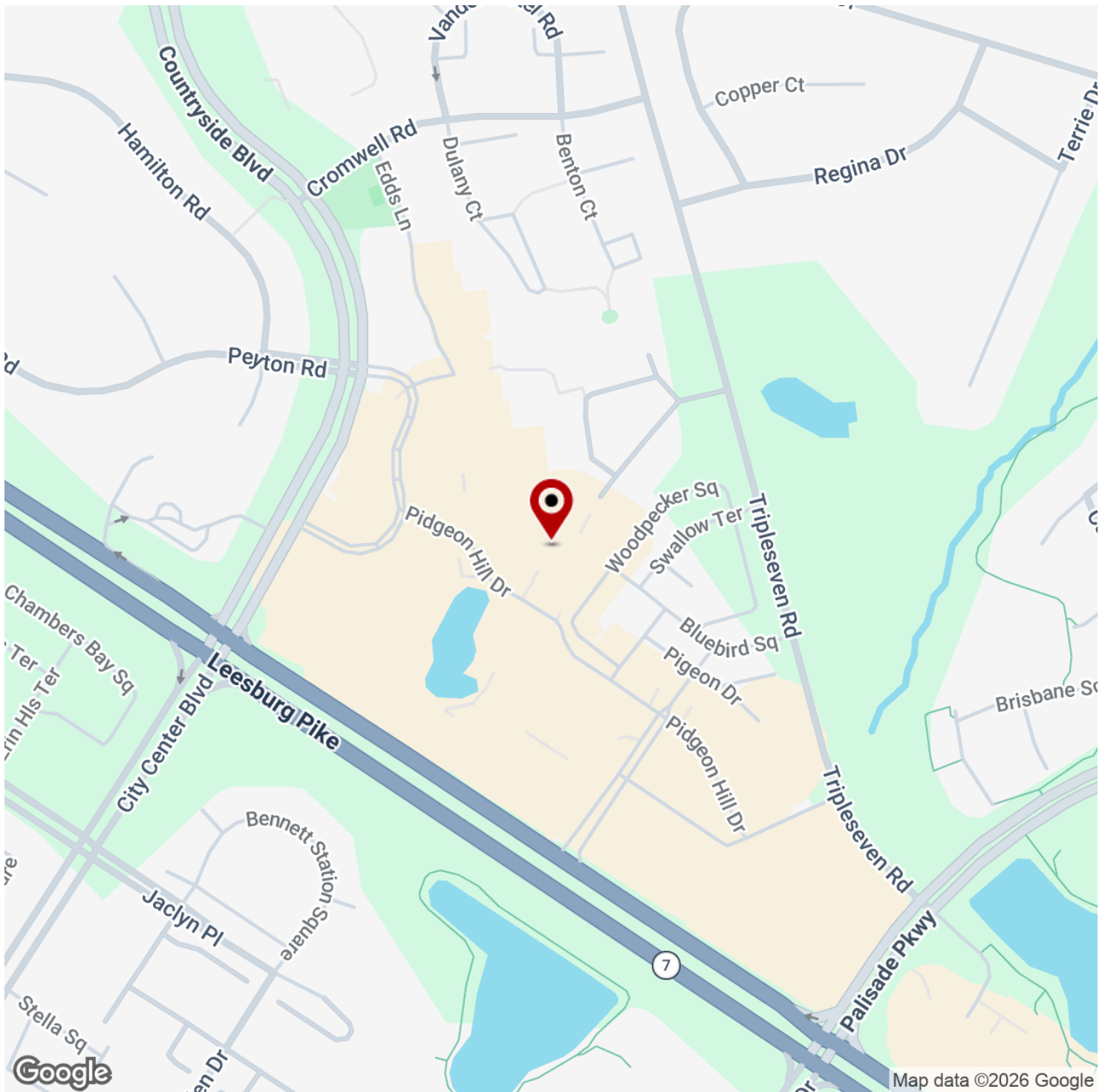
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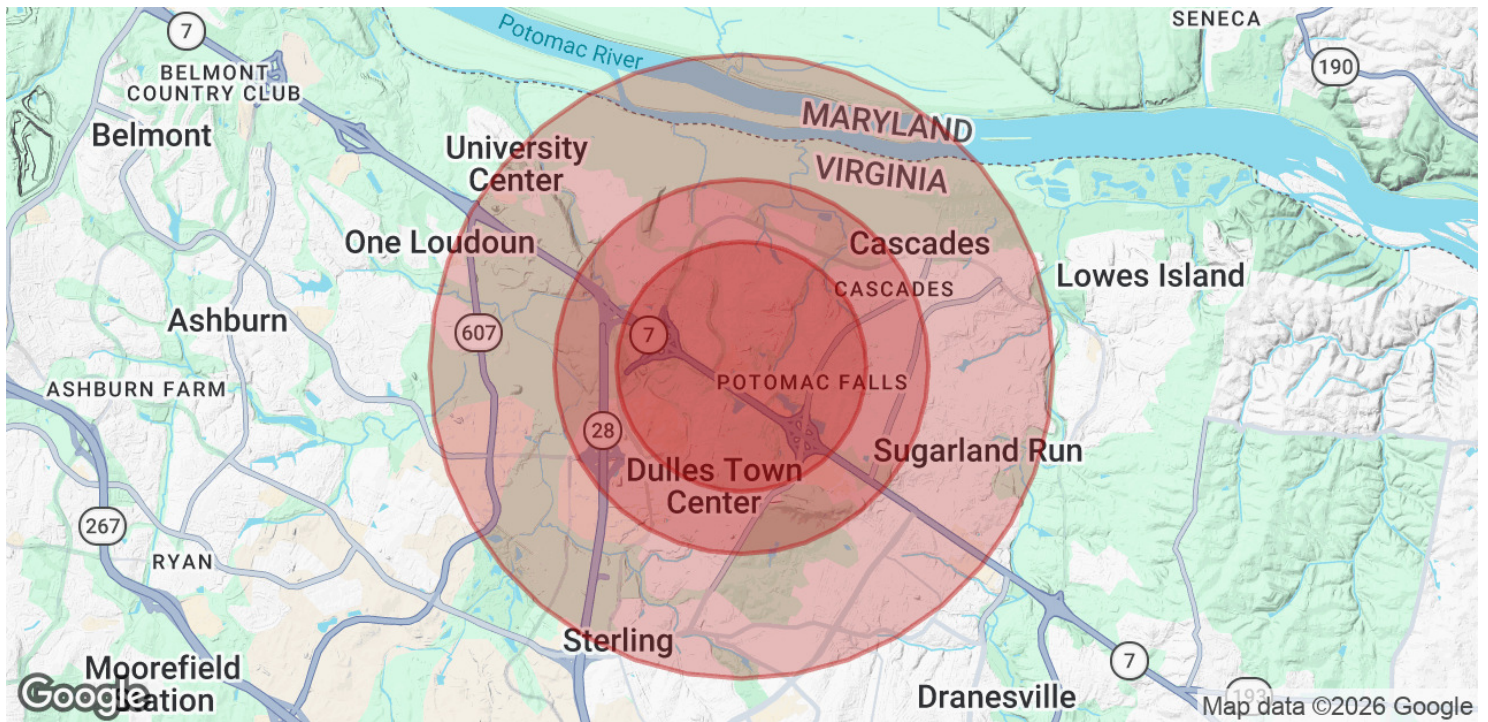
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| <b>POPULATION</b>    | <b>1 MILE</b> | <b>1.5 MILES</b> | <b>2.5 MILES</b> |
|----------------------|---------------|------------------|------------------|
| Total Population     | 11,996        | 22,648           | 62,968           |
| Average Age          | 37.3          | 36.5             | 37.8             |
| Average Age (Male)   | 33.9          | 33.4             | 35.4             |
| Average Age (Female) | 40.5          | 39.0             | 39.7             |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>1.5 MILES</b> | <b>2.5 MILES</b> |
|--------------------------------|---------------|------------------|------------------|
| Total Households               | 4,664         | 8,338            | 22,100           |
| # of Persons per HH            | 2.6           | 2.7              | 2.8              |
| Average HH Income              | \$160,274     | \$159,489        | \$164,193        |
| Average House Value            | \$606,651     | \$583,096        | \$583,381        |

2023 American Community Survey (ACS)

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