

# STONY POINTE BUSINESS CENTER

105 STONY POINTE WAY  
STRASBURG, VA 22657

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# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$7.00 - 12.00 SF/month [NN]
Building Size:	30,400 SF
Available SF:	800 - 4,600 SF
Lot Size:	3.13 Acres
Year Built:	2004
Zoning:	Comm
Market:	Northern Virginia
Submarket:	Strasburg

## PROPERTY OVERVIEW

Well maintained Class A Building with Masonry and Stucco Architectural Design. Center consists of 30,400sf of Professional, Medical and service oriented Tenants with plenty of parking, full ADA accessibility. Property has great exposure from its higher elevation above Rt #55 and ease of access from its multi-tiered parking, which creates storefronts at grade. Well positioned and well managed property built in 2004 with 100 residential roof tops directly behind the center. The property has a great mix of tenants, which range from barber, IT, Child care, medical, counseling to kids play and fitness. Priced from \$7.00-\$12.00psf NN. Landlord would entertain all types of Commercial uses such as; Retail Shops, Hair and Nail Salons, Consignment/Thrift Shop, Antique Shop, Restaurants, Medical, Health Care services and other Community service businesses. Space available; 800sf and 4,600sg end cap space, which one of these spaces is a fully built out turn key medical space. Call today to set up a tour the Business Center.

## PROPERTY HIGHLIGHTS

- Low lease rates for startups or expansions
- Best value available in Strasburg
- Architecturally pleasing facility
- Abundant Parking within the Strasburg Town Limits
- Property is located near Residential Roof Tops

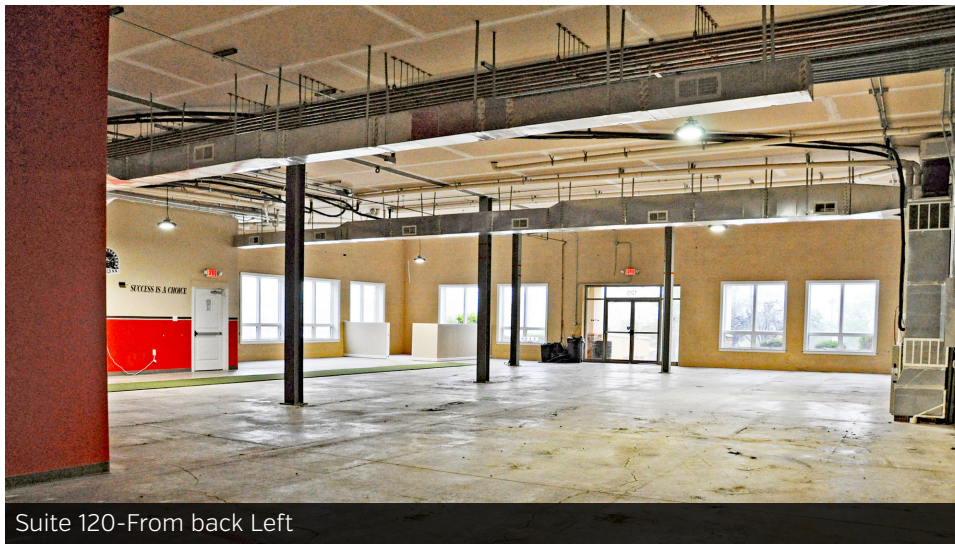
# Additional Photos



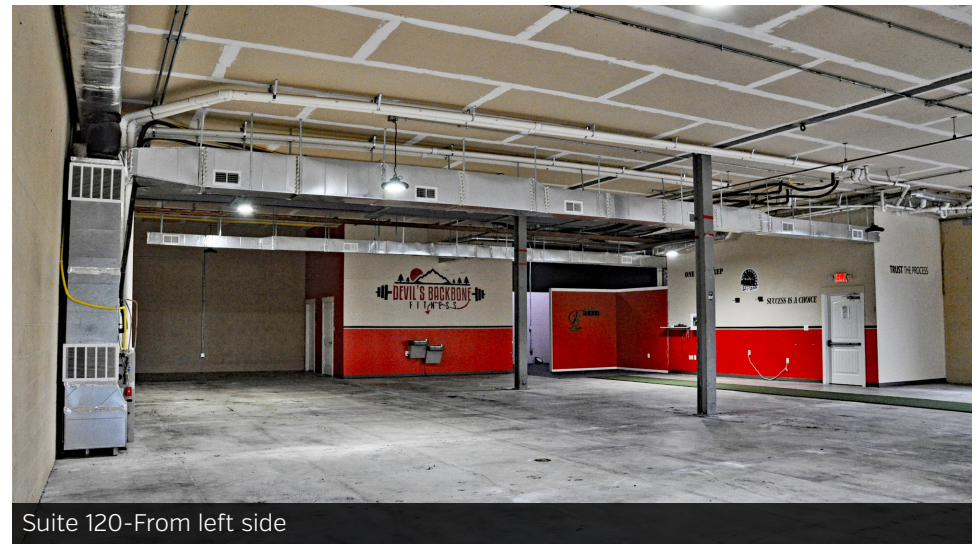
Suite 201-East From Rear



Suite 201-East from Front



Suite 120-From back Left



Suite 120-From left side

# Available Spaces



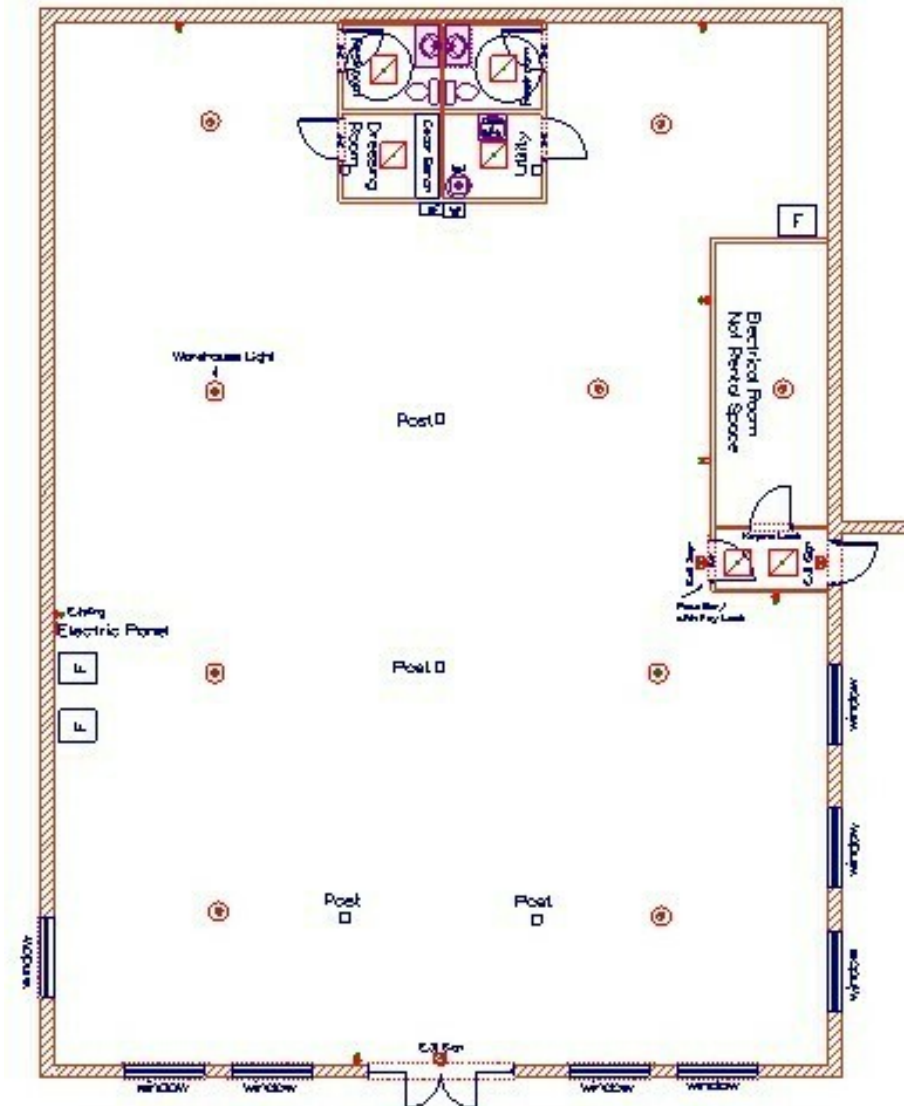
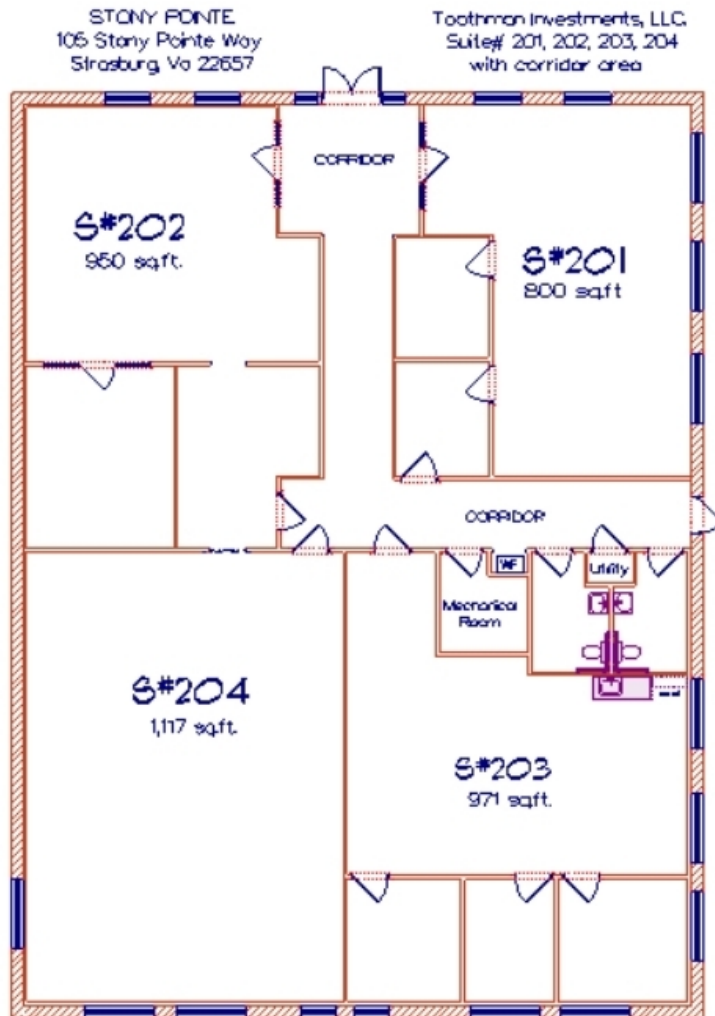
## LEASE INFORMATION

Lease Type:	NN	Lease Term:	Negotiable
Total Space:	800 - 4,600 SF	Lease Rate:	\$7.00 - \$12.00 SF/month

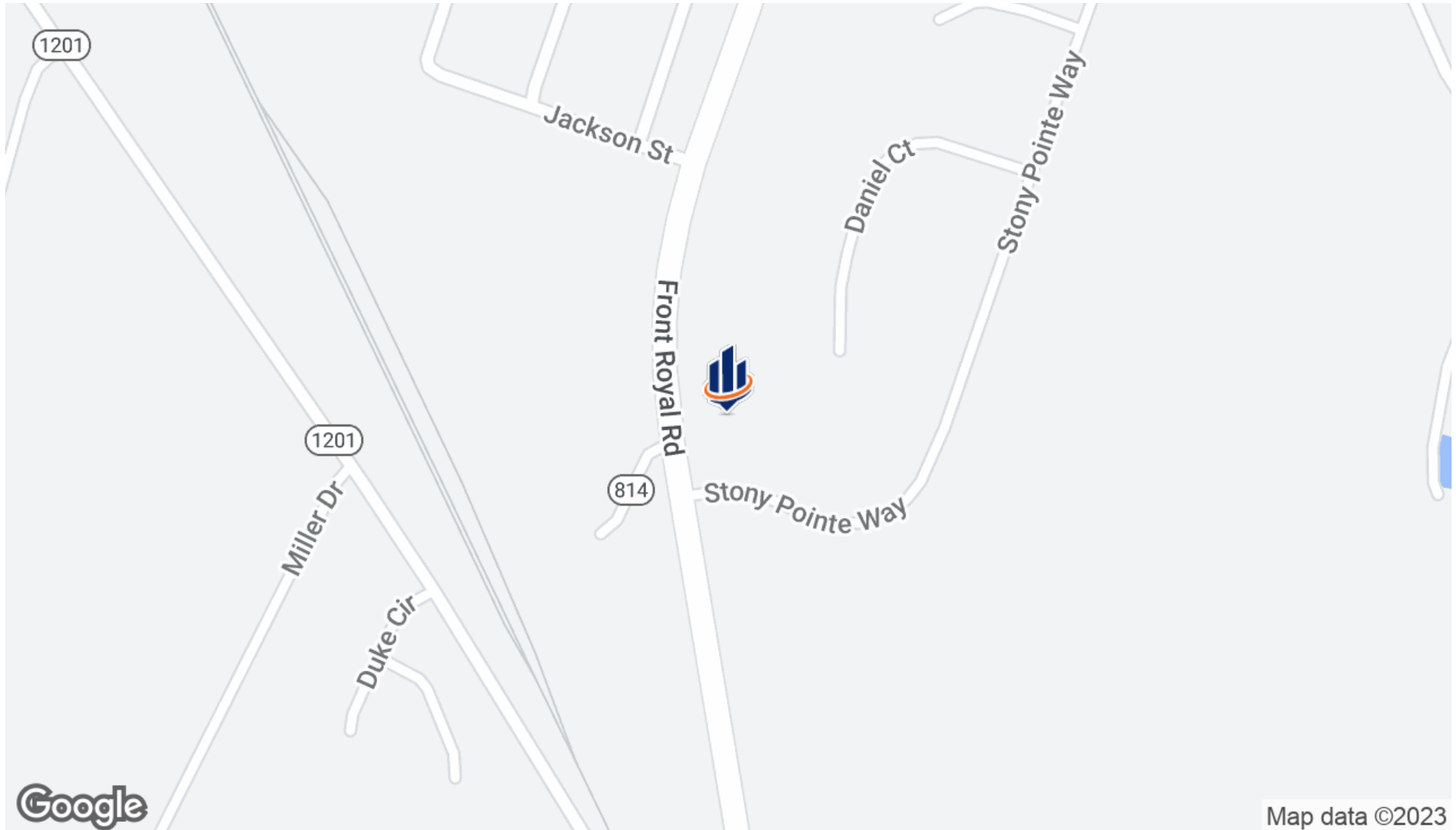
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 201	Available	800 SF	NN	\$12.00 SF/month	800sf office space with open floor plan and two office spaces. end cap space with plenty of windows. Corridor entrance with shared restrooms that allow for maximum interior space usage. Utilities; electric, gas , water and sewer are included in the CAM, \$349.20 per month. Total Monthly lease is \$1,149.20.
Suite 120	Available	4,600 SF	NN	\$7.00 SF/month	Space has open floor plan with two restrooms with utility room and dressing room. First floor end cap unit. Monthly lease is \$3,462.16. Tenant pays utilities

# Floor Plans



# Location Map



# Demographics Map & Report

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	13,686	34,833	92,793
Average Age	40.6	41.5	40.2
Average Age (Male)	38.1	40.3	39.3
Average Age (Female)	42.7	42.5	41.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	5,633	13,946	36,529
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$61,175	\$67,967	\$68,701
Average House Value	\$295,555	\$287,424	\$270,482

\* Demographic data derived from 2020 ACS - US Census

