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7665 LORTON ROAD
LORTON, VIRGINIA

7665 LORTON ROAD

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7665 LORTON ROAD
LORTON, VIRGINIA



SITE DESCRIPTION

- Acres : 0.67
- Parcel Size : 28,185 SF
- Topography : Flat
- Building Size : 32,079 SF
- Zoning : C-4

BUILDING DESCRIPTION

7665 Lorton Road is a congregate housing facility most recently used for assisted living and memory care housing. The four-story brick building has an elegant façade with architecture and massing that resembles a large single-family home. The building prominently fronts Richmond Highway with access from Lorton Road. Parking is located in the rear and side of the building creating a beautiful streetscape with detailed low brick wall and fencing. A slate roof and palladium windows add elegance to the high-end exterior architecture.

Inside the main entrance to the building administrative offices, a visitor living room and lounge are found on the first floor creating a non-institutional and welcoming ambiance. A grand staircase leads to the second floor, reflecting the design of a large single-family home. The second floor includes resident rooms plus a dining area, library, and dietary center. Floors three and four are resident rooms with accessory staffing areas. All four floors are served by an elevator.

BUILDING SIZE	YEAR BUILT	NUMBER OF STORIES	NUMBER OF UNITS	PARKING SPACES
32,079 SF	1991	4	53	20



INVESTMENT HIGHLIGHTS

Close In Fairfax County Environment

7665 Lorton Road is located in the center of a mature, highly desirable Fairfax County location. Lorton boasts an excellent housing market, strong retail options, and large employment centers including Fort Belvoir.

Transportation

7665 Lorton Road is located within a mile of I-95 and just a few miles from the Lorton Amtrak and VRE stations. Commuting access to other parts of Northern Virginia and Washington DC are excellent.

Active Adult Communities

There are 22 active adult communities in Northern Virginia providing 55+ housing in all sizes and formats, from stand-alone buildings to large gated amenity-filled communities. The abundance of options illustrates the demand for senior housing which fuels a further need for congregate housing as residents age in their local communities.

Northern Virginia Healthcare

Northern Virginia is home to 21 hospitals in the region including Inova Fairfax which is nationally ranked and seven others identified as high performers. Many of these are within close proximity to 7665 Lorton Road.

Lorton Recreational Features

Lorton boasts abundant recreational options from the Laurel Hill golf course to Occoquan Regional Park. George Mason University is less than 15 minutes from the property, one of the fastest-growing public universities in the country.

Discount to Replacement Cost

7665 Lorton Road represents an excellent value and significant discount to replacement cost. For a continued congregate housing use, the total cost including capital expenditures is less than half the cost to construct a new facility in this location.

Flexible Zoning Enhances Redevelopment Options

The property is zoned C-4 in Fairfax County. C-4 is a high-intensity development district designed to encourage commercial development compatibility. Permitted uses include restaurants, schools, and office. Congregate housing, hotels and other quasi-residential uses are permitted by special exception.



LOCATION OVERVIEW

7665 Lorton Road is located at the intersection of Lorton Road and Richmond Highway in Lorton, Virginia. The site is east of I-95, just two miles from the main gate to Fort Belvoir. This area of Fairfax County is highly desirable for all types of development due to its strong demographics, stable employment, and exceptional transportation network.

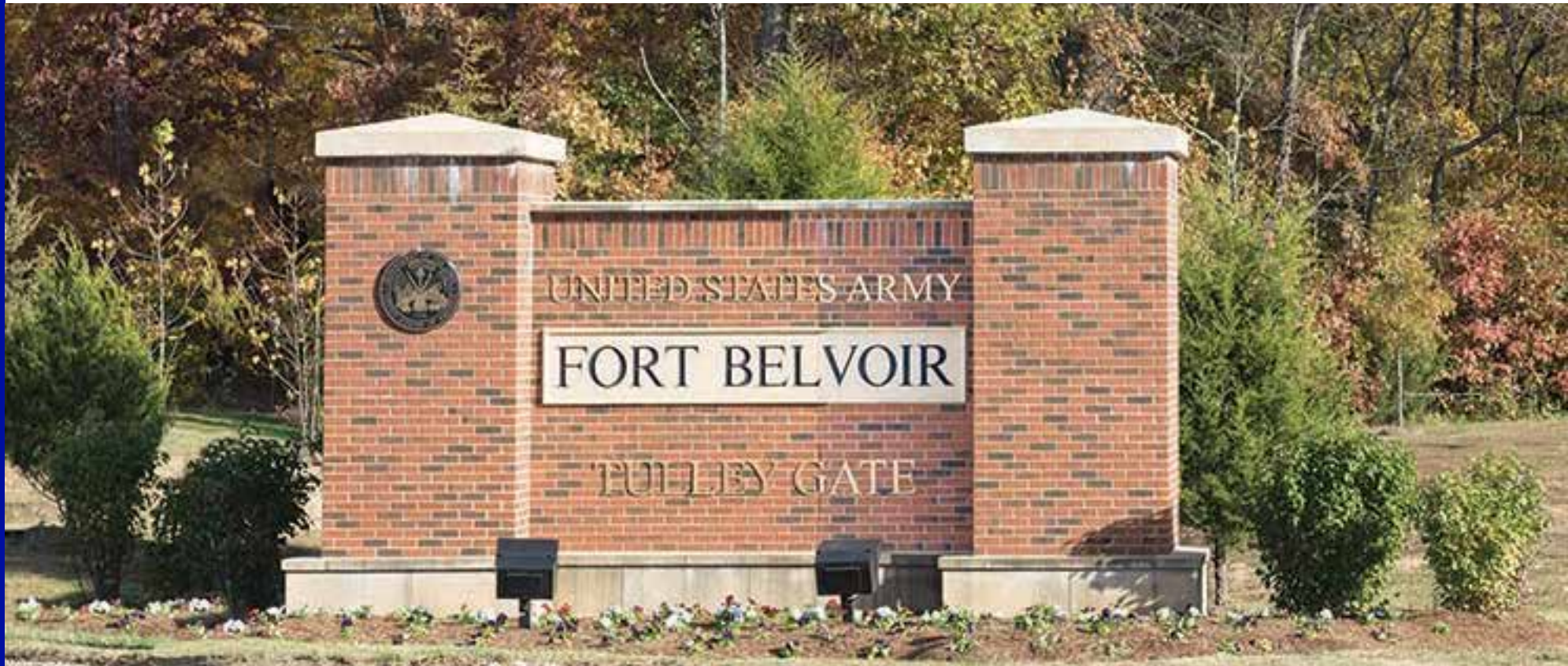
Lorton has always been a sought after housing location due to the Fairfax County address and excellent transportation network. More recently, significant development projects including Lorton Station and Liberty, the redevelopment of the Lorton Reformatory, have greatly expanded the variety of housing, retail, and commercial options.

Given the property's location on Richmond Highway (Route 1), numerous retail destinations are close-by. Immediately south of the property is Gunston Plaza, a 185,000 square foot shopping center anchored by Food Lion, Golds Gym, and Learning Tree. A drive through Walgreens is immediately north of the property, and a Wegmans grocery store is a few miles away. Lorton Station, the location of the VRE train station at 8900 Lorton Station Boulevard, is a planned community with extensive retail and residential offerings located less than two miles from the property. The VRE services Union Station as well as the Springfield Franconia Metro station and provides multiple commuting options into the District and other areas of Northern Virginia. The Lorton Amtrak station is also just a few miles from the property and serves as the northern terminus for Amtrak's Auto Train. Finally, the 100-year-old Lorton Reformatory is being redeveloped as Liberty, a \$190 million mixed-use community with a variety of builders and housing styles.

Gunston Plaza



A major employment driver for Lorton is Fort Belvoir, a US Army installation with over 50,000 employees. Fort Belvoir has witnessed explosive growth since 2005 as the result of BRAC, the Base Realignment and Closure Act. It is the largest government installation in the area and the expansion of Fort Belvoir has also acted as the catalyst to significant new office and commercial development in the submarket.



ZONING AND DEVELOPMENT APPROVALS

The current zoning for 7665 Lorton Road is C-4, a high-intensity commercial zone in Fairfax County. This zoning is intended to reflect the commercial nature of Richmond Highway, and provide for a variety of office, institutional and restaurant development alternatives. Special exception uses increase the development's potential to a variety of housing and specialty uses. C-4 zoning allows for 120' in height and a 1.65 FAR.



7665 LORTON ROAD SALES PROCESS

7665 Lorton Road is being sold in its current condition with current approvals in place. Interested buyers may respond to a “Call for Offers” date which will be announced during the marketing process. Offers should include a letter of intent with information on the purchase price, deposits, feasibility period and settlement time frame. In addition, information on intended use, development team, sources of capital and relevant experience will be requested. Due diligence materials may be found in the online document center and accessed upon completion of a Confidentiality Agreement.

CONTACTS

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