

# Prime Retail/Office in Heart of McLean

*Newly renovated 3-level fee-simple townhouse condo in Old McLean Village*

**FOR SALE**

**1358 Old Chain Bridge Rd.  
McLean, VA 22101**



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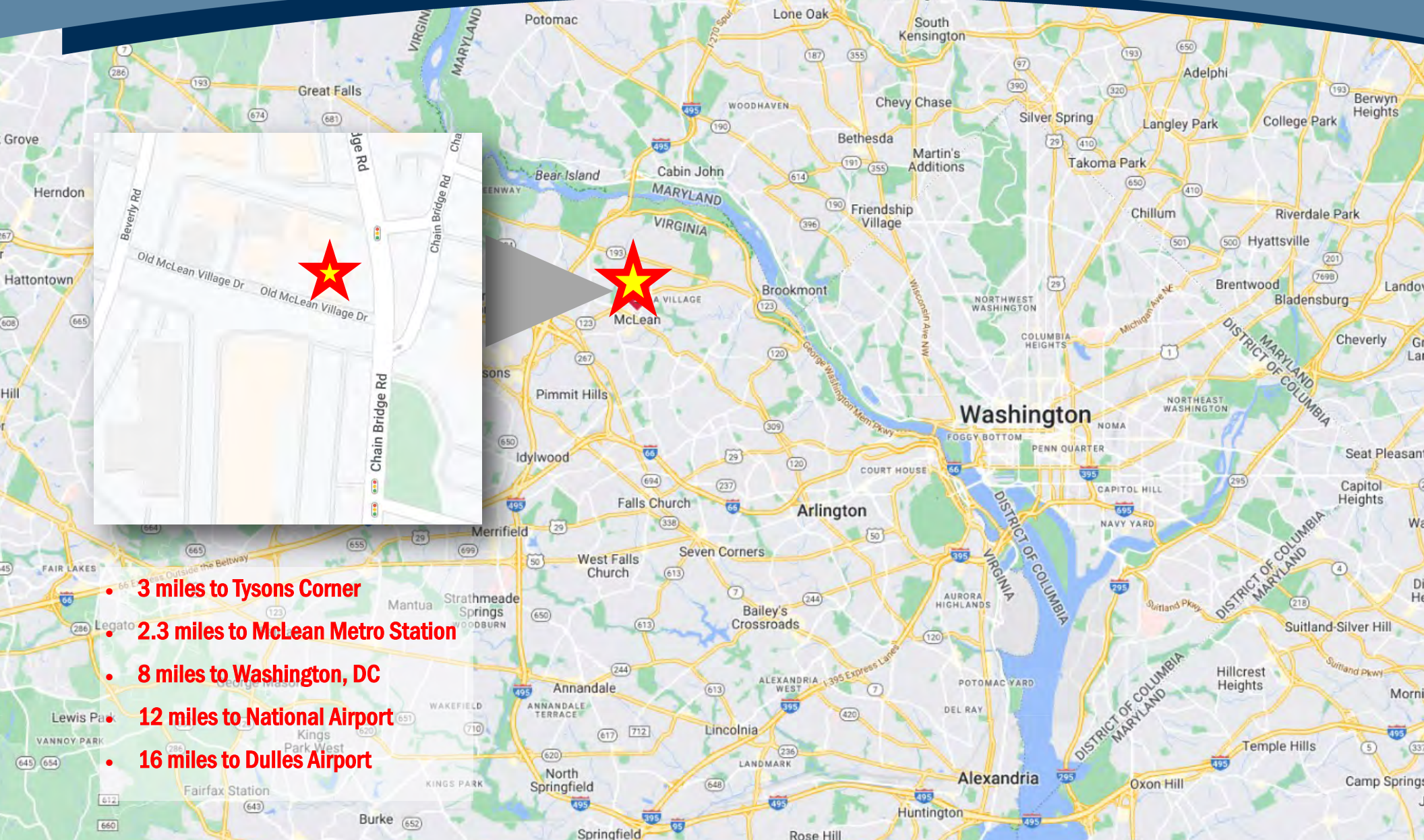
**703-536-2100**



# Regional and Local Map

1358 Old Chain Bridge Rd.  
McLean, VA 22101

*Convenient to I-495, I-66, DC, Tysons Corner, McLean Metro, Dulles Toll Road and GW Parkway*



- **3 miles to Tysons Corner**
- **2.3 miles to McLean Metro Station**
- **8 miles to Washington, DC**
- **12 miles to National Airport**
- **16 miles to Dulles Airport**



# Near Tysons—but Without the Traffic

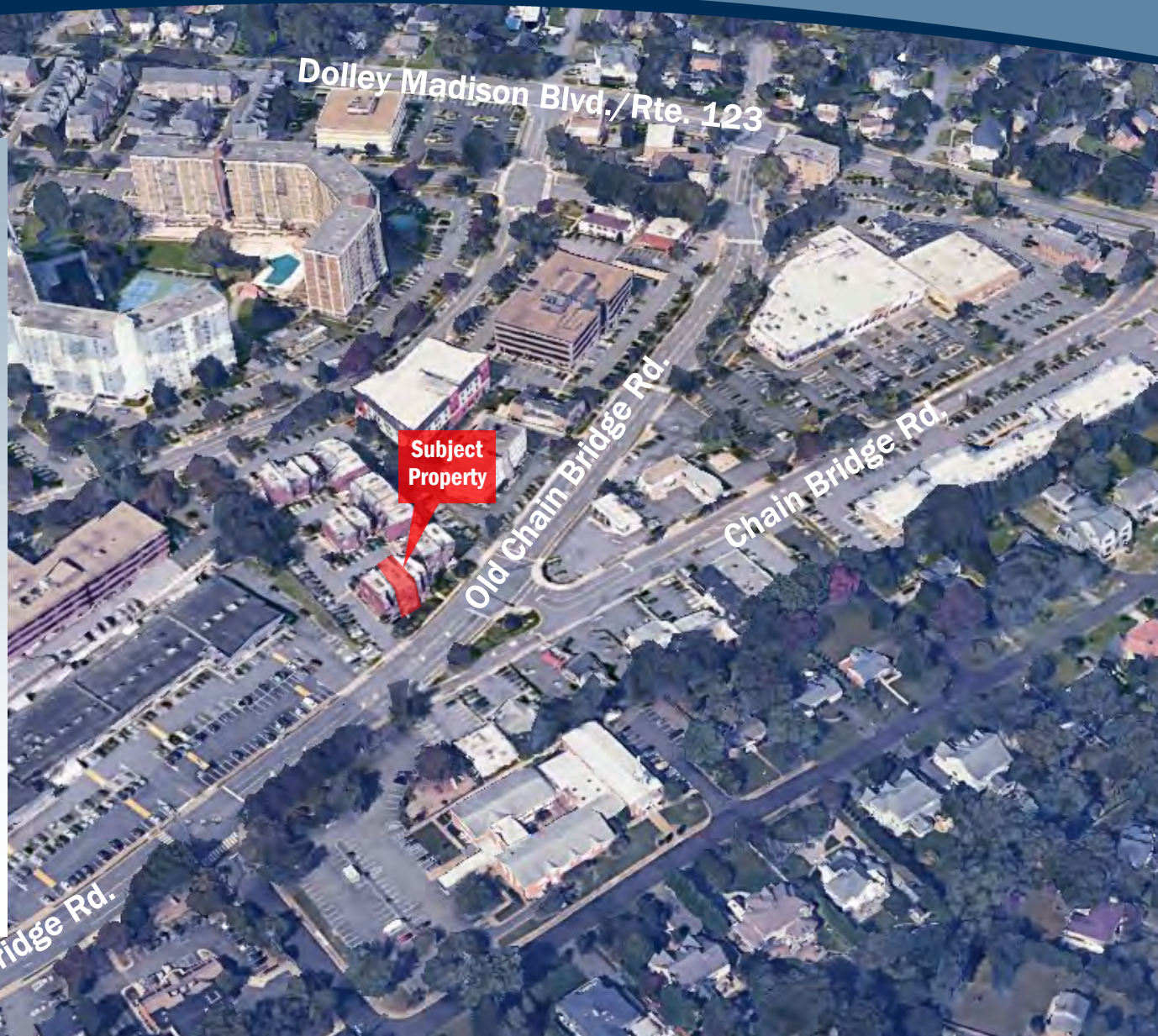
*At nexus of McLean's key business corridors: Old Dominion, Chain Bridge Rd. and Rte. 123*

**FOR SALE**

**1358 Old Chain Bridge Rd.  
McLean, VA 22101**

## Key Property Data

List Price ..... \$1,593,405  
Gross Building Area (tax records) .. 3,219 SF  
Price/SF..... \$495  
Levels ..... 3  
Year Built..... 1980  
Construction:..... Masonry/Brick  
Ceiling Height at 1358 (to tile) ..... 8'  
Ceiling Height Suite 100 (to tile) ..... 8'  
Ceiling Height Suite 200 (to tile) ..... 10'  
Parking ..... Unassigned  
Market: ..... Washington, DC  
Sub-Market ..... Northern VA  
Zoning..... C-6  
Tax ID# ..... 0302 36 D2  
Acreage..... 0.03  
Real Estate Taxes (2025) ..... \$16,328  
Property Name ..... Old McLean Village  
Property Type ..... Fee Simple  
Condo Fees ..... \$810/month





# Great Retail Exposure—and Newly Renovated

*Highly visible signage on Old Chain Bridge Rd. [Take the virtual tour!](#)*

1358 Old Chain Bridge Rd.  
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- ☐ 3-Level Fee-Simple Townhouse
- ☐ Perfect for User/Investor
- ☐ Desirable C-6 Zoning Allows Many Uses
- ☐ Separate Entrance/Bath for Each Level
- ☐ Block and Brick Construction

## Rare to market—and a fresh look!

A just completed, high-end renovation of the retail level and first floor offers a Class-A style that includes all-new flooring, new bathrooms and fresh paint throughout.

This property is only one of a few in the Old McLean Village complex that have direct frontage on Old Chain Bridge Rd., offering an outstanding signage opportunity. Upper floors have their own balcony. Condo fee includes common area maintenance and repair, upkeep of parking lot and landscaping, snow removal, trash service and related insurance.

## AKA 6704 Old McLean Village Dr.

This property has two addresses. The one shown on county tax records is 1358 Old Chain Bridge Rd., which is the address of the retail-level space. 6704 Old McLean Village Dr. is the address on the courtyard side of the building. Suite 100, currently vacant, is on the first floor on this side, and Suite 200, second floor, is leased to a month-to-month tenant.

## Configure to suit your needs, maximize income

As each level can function as its own independent unit, this could easily become an investment property with full lease-up of all levels. For a user, occupy one, two or all three levels. The retail level and Suite 100 have an interior staircase between the two so a user—or a tenant—could easily occupy these two levels.

This gives you the flexibility to customize each floor for your own use, or to maximize rental income.

## Walk to lunch

With a 93 Walk Score, it's easy to get around. Walk to nearby eateries and shopping, available at Langley Shopping Center or the new Lidl-anchored shopping center on Chain Bridge Rd. with District Taco, Big Buns hamburgers and Matchbox restaurant. Or take advantage of nearby Tysons Corner, just three miles away.

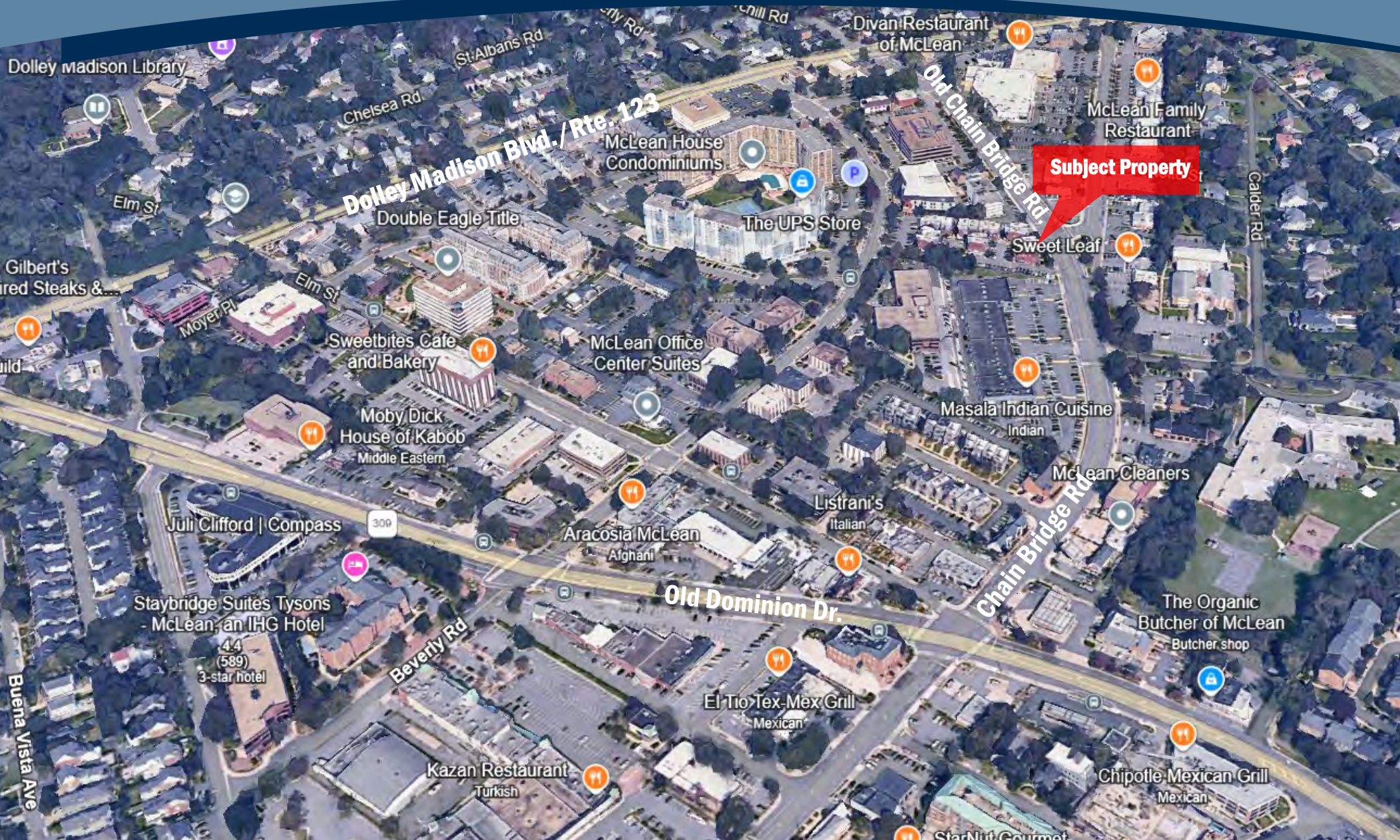




# Invest in Your Future—Buy Instead of Rent

*Limited small business space in downtown McLean presents a unique opportunity*

1358 Old Chain Bridge Rd.  
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# Asking Comps in McLean

*Subject property: \$495/SF vs. market-average asking price of \$554/SF*

1358 Old Chain Bridge Rd.  
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<u>Market Comps—ASKING</u>	<u>Ask Price</u>	<u>Gross SF</u>	<u>Per SF</u>	<u>Year Built</u>	<u>Zoning</u>	<u>Distance from Subject</u>
1. 6800 Fleetwood Rd., #102	\$450,000	918	\$490	1975	PDH-40	0.1 mile
2. 7601 Lewinsville Rd. #305	\$1,899,000	3,233	\$587	1987	C-2	1.7 miles
3. 6706-6716 Whittier Ave	\$1,300,000	2,200	\$590	1981	C-2	0.5 mile
4. 1310-1312 Vincent Pl.	Unknown*	2,984	<u>\$550*</u>	1980	C-2	0.2 mile
Average asking price			\$554			

\* NOTE: Comp 4 has no ask price. Price/SF estimated based on three separate 2023-24 sales on Vincent Place.



## Subject Property: 1358 Old Chain Bridge

List Price ..... \$1,593,405  
Gross Building Area ..... 3,219 SF  
Price/SF ..... \$495  
Lot size ..... 0.03



# Sold Comps in McLean

1358 Old Chain Bridge Rd.  
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<u>Market Comps—SOLD</u>	<u>Sold Price</u>	<u>Gross SF</u>	<u>Per SF</u>	<u>Sold Date</u>	<u>Zoning</u>	<u>Distance from Subject</u>
1. 7601 Lewinsville Rd, Suite 302	1,000,000	2,119	\$472	5-31-24	C-2	2.1 miles
2. 1317 Vincent Place, #22	\$750,000	1,408	\$532	4-16-25	C-2	0.2 mile
3. 6740 Old McLean Village Dr.*	\$1,050,000	2,560	\$410	6-14-24	C-6	Within same complex
4. 1316 Vincent Place, #5	\$795,000	1,408	<u>\$564</u>	1-9-24	C-2	0.2 mile
Average Sold Price			\$494			

\* 6740 Old McLean Village Dr. required complete renovation. Lacks retail exposure of subject property.



## Subject Property: 1358 Old Chain Bridge

List Price ..... \$1,593,405  
Gross Building Area ..... 3,219 SF  
Price/SF ..... \$495  
Lot size ..... 0.03

# Newly Renovated Retail Level

4-ft. ceramic tile flooring, new molding, paint and new bathroom. [Take a virtual tour.](#)

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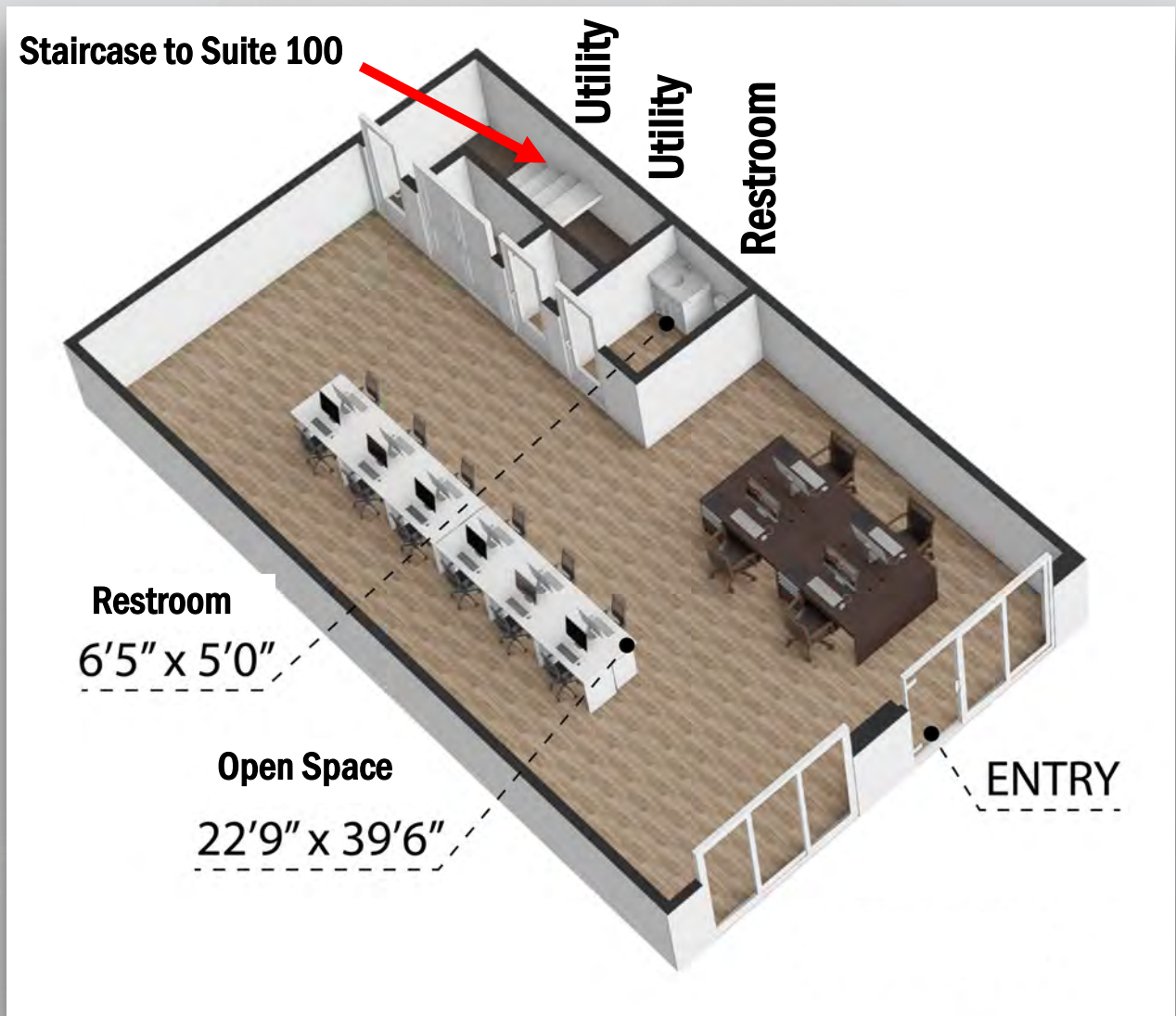
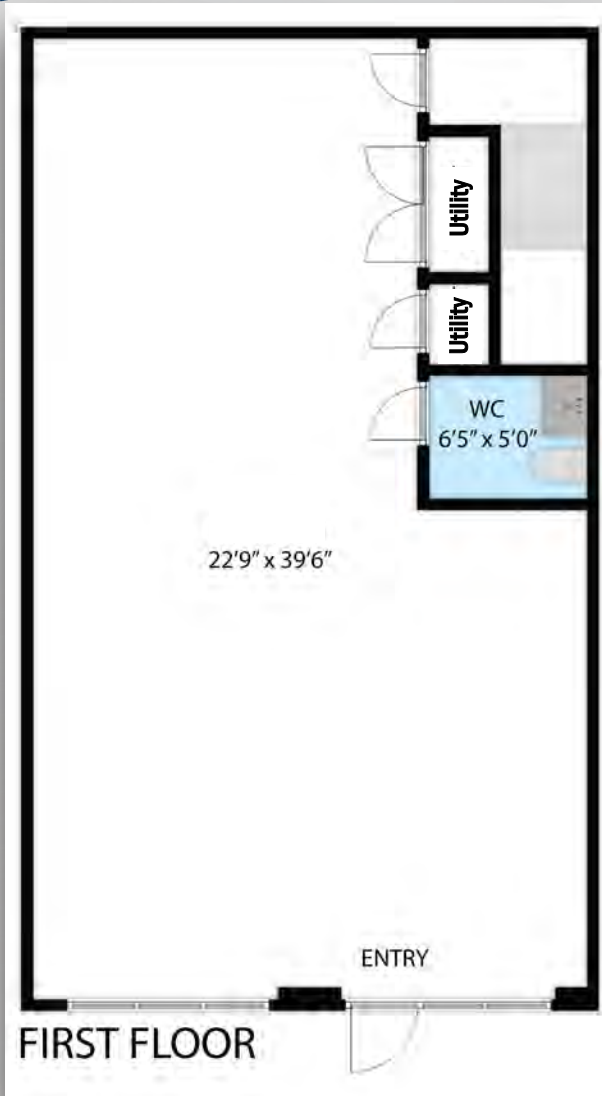




# Floor Plan—Retail Level

Access from and faces Old Chain Bridge Rd. Floor size approx. 900 SF.

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# Retail Level Exterior Photos

*Faces Old Chain Bridge Rd—ideal for retail use*

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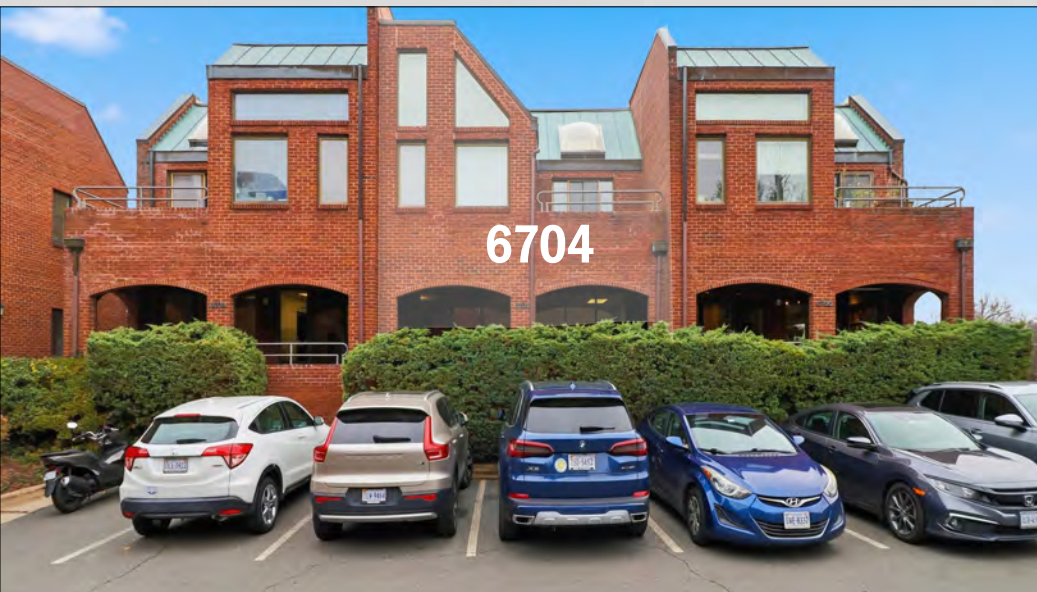




# First Floor

*Different address, same building*

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# Suite 100—Newly Renovated

*Vinyl laminate flooring, new bathroom, and new paint throughout. [Take a virtual tour.](#)*

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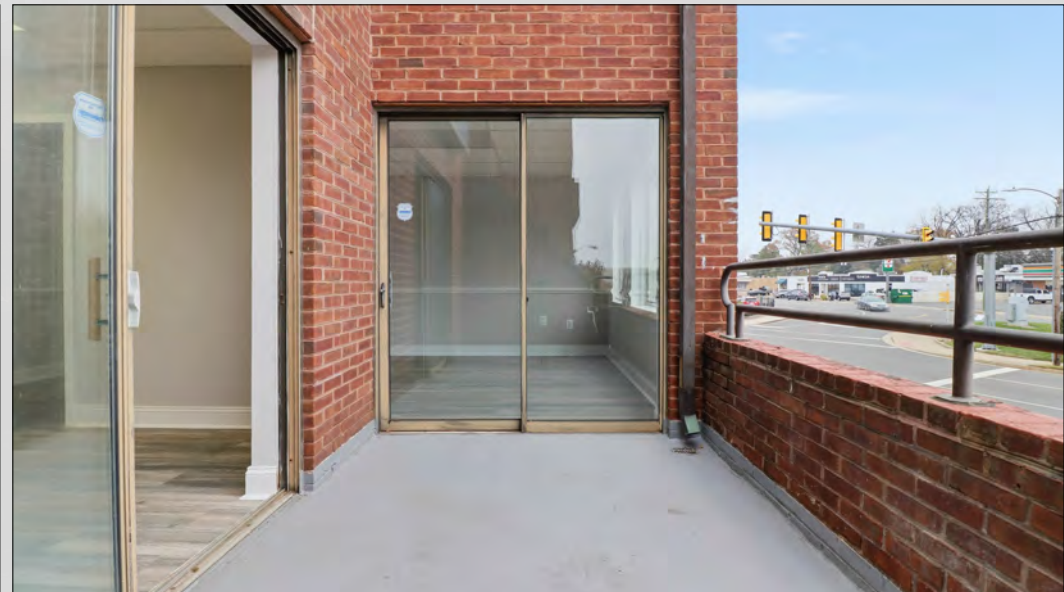
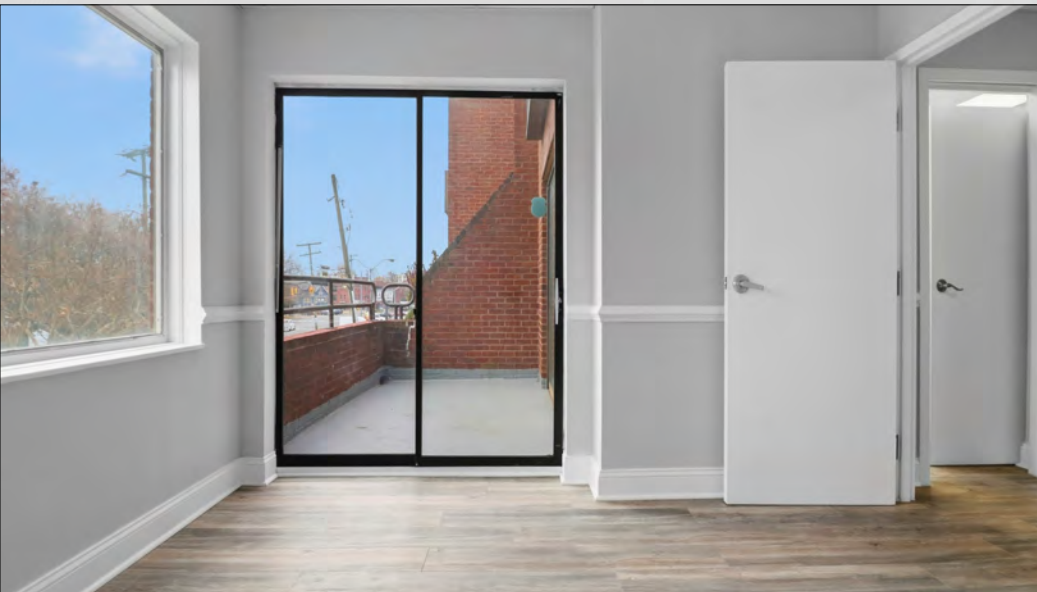
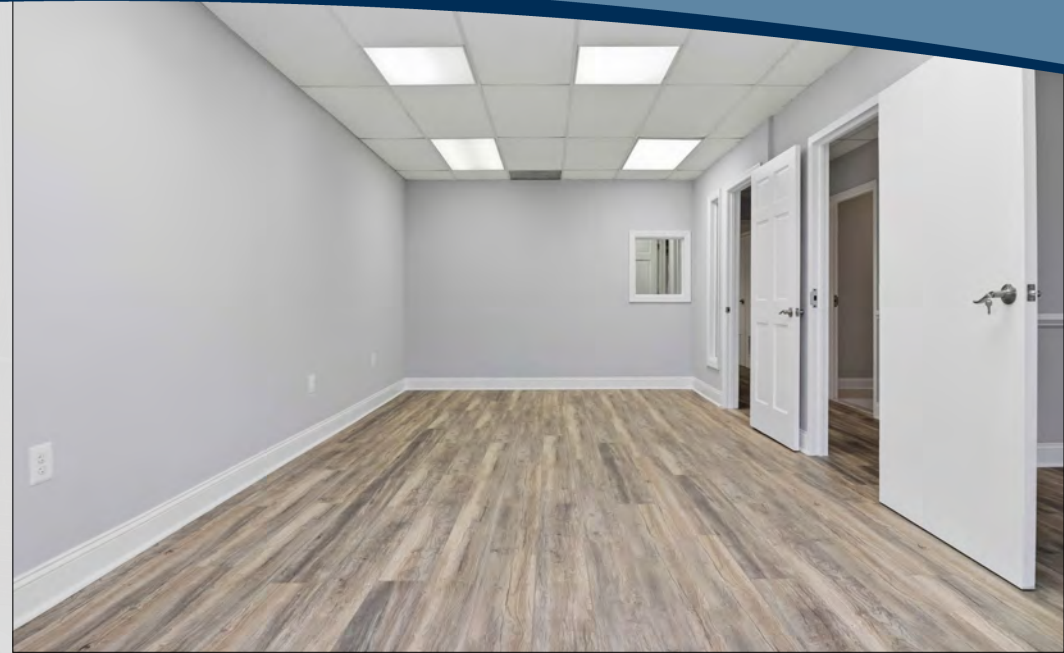




# Suite 100—Newly Renovated

*New vinyl laminate flooring, bathroom, freshly painted and refinished floor on walkout balcony*

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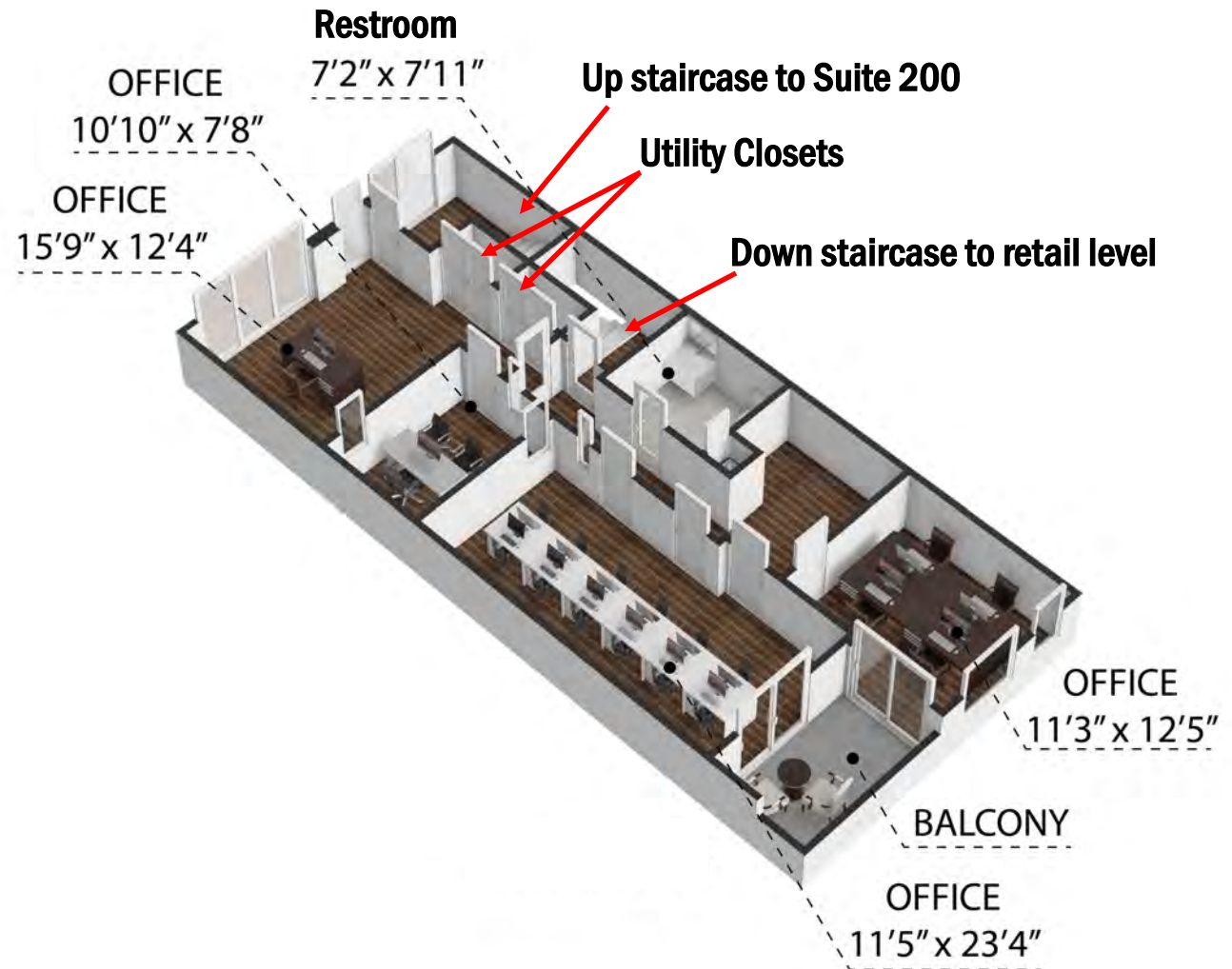




# Floor Plan Suite 100

*Accessible from courtyard side of building.*

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# Suite 200

*Currently occupied by month-to-month tenant*

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# Suite 200

*Currently occupied by month-to-month tenant*

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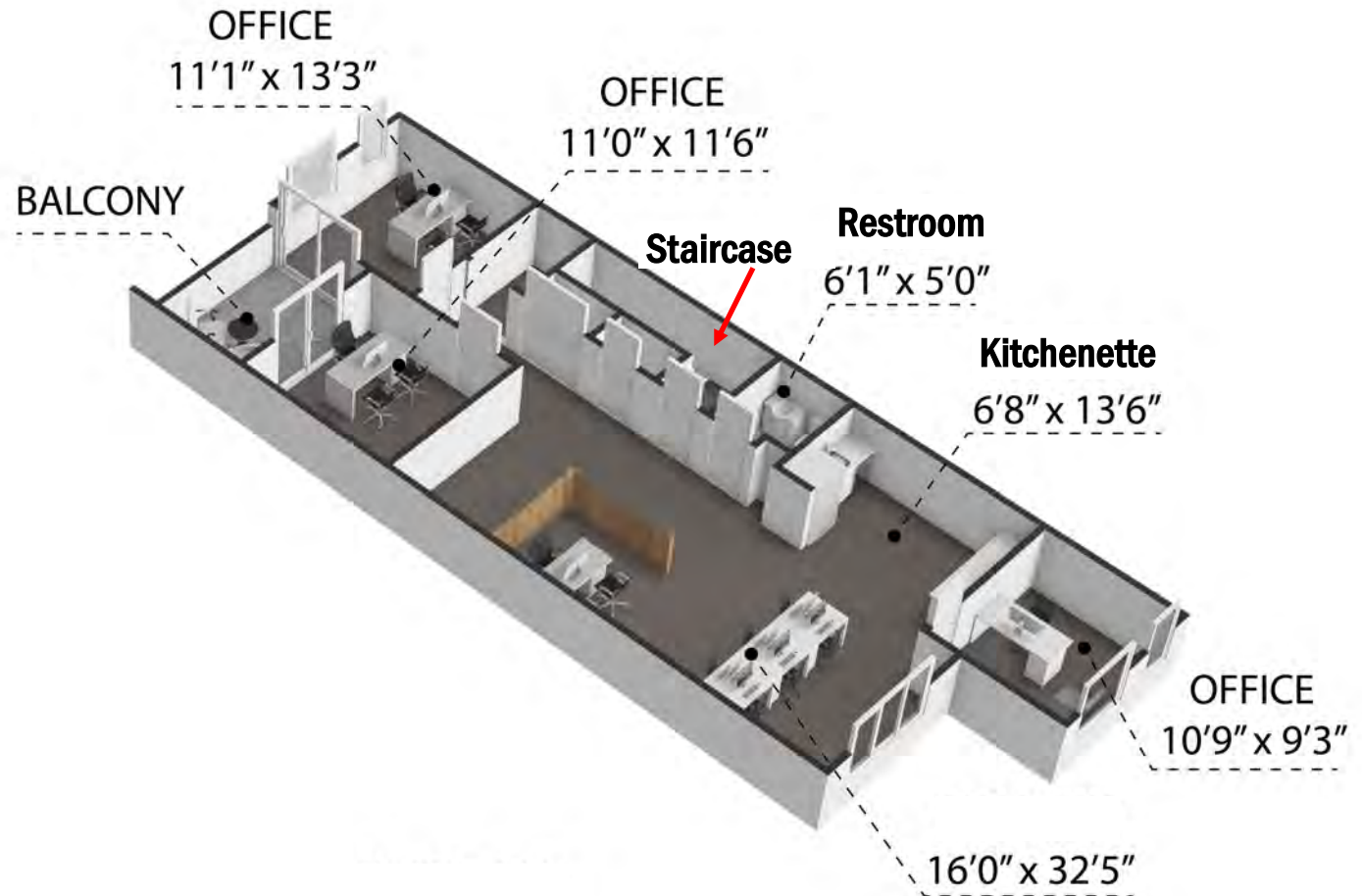
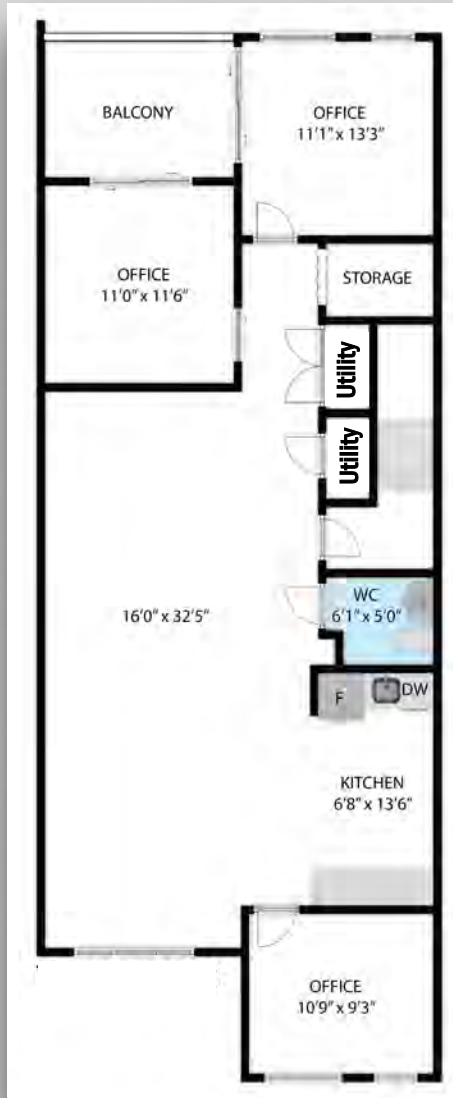




# Floor Plan Suite 200

*Accessible from courtyard side of building.*

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## 1980 Site Plan for Old McLean Village Commercial Condominiums

**OLD CHAIN BRIDGE RD. ENTRANCE**





# Favorable Zoning Allows Many Uses

*Retail, schools, business services, medical, etc. allowed under Fairfax's C-6*

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## C-6 Community Retail Commercial District

“The C-6 District provides locations for retail, commercial and service uses oriented to serve multiple neighborhoods within the community. Typical uses in the C-6 District are similar to those allowed in the C-5 District, but also include more intense commercial uses. Development within the district should be encouraged in compact centers with coordinated development that is planned to maximize comparison and one-stop shopping...”

### Sampling of By-Right Uses Under [C-6 Zoning](#)

*Note: any proposed use subject to condo rules.*

- Retail sales establishments.
- Business service and supply service
- College or University
- Garment cleaning
- Office
- Private schools of general education
- Private schools of special education
- Quick-service food stores

Note: By-right use does not necessarily mean an occupancy permit will be granted due to other requirements. Confirm your planned use with the [Fairfax County Planning Office](#).



## An Advantage to Users or Investors

C-6 zoning in Fairfax allows one of the largest number of commercial uses, an opportunity for both owner-occupied or an investor. (As always with condos, some uses may be restricted under Commercial Owners Assn. rules.) Some of the current or past uses include bridal salon, locksmith, florist, tutoring school, home health care, eyeglass co., etc.



# Demographic Highlights

1358 Old Chain Bridge Rd.  
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**3-Mile Median Household Income**

**\$201,298**



**3-Mile Population**

**110,181**



**3-Mile Daytime Employees**

**41,184**



**1-Mile Consumer Spending for  
Food Away from Home**

**\$23,017,825**

Population	1 Mile	2 Mile	3 Mile
2022 Total Population:	11,121	45,581	110,181
2027 Population Projection:	11,160	46,047	112,112
Pop Growth 2022-2027:	0.1%	0.2%	0.4%
Median Age:	42.2	40.8	40
Households			
2022 Total Households:	3,875	16,151	41,130
HH Growth 2022-2027:	0%	0.2%	0.3%
Average Household Inc:	\$218,942	\$214,523	\$201,298
Avg Household Size:	2.8	2.8	2.6
2020 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$987,879	\$962,591	\$935,143

Icons courtesy of flaticon.com



# Broker Profile: Capital Realty Advisors

Geoffrey G. Lindsay is the president and principal broker of Capital Realty Advisors, LLC, specialists in commercial and investment properties. He has had listings from under \$1 million to \$70 million, and is licensed in DC, MD and VA.

Lindsay previously served as an advisor with a national commercial real estate firm, where he was its first salesperson hired in Northern Virginia as the company pursued its expansion strategy. Prior to that, he was in on the ground floor of the creation of the commercial division of a residential brokerage, then the largest privately held real estate company in the U.S.

In addition to his real estate background, Lindsay has over 20 years prior experience as a business owner, including a national publishing operation, East-West Communications, as well as eBusiness World Expo, which was the largest local trade show in the Washington, DC area on business use of the Internet. He also served as president of Lindsay & Co., a business mergers and acquisitions company.

His background as a business owner gives him a special insight into the business side of investment and commercial real estate.

This experience has enabled him to advise corporations and individuals on ways to maximize value as they pursue exit strategies, especially in situations where a business owner is ready to sell both the business and business real estate.



If you're ready to lease, sell or buy investment or commercial real estate, Capital Realty Advisors is ready to help. Whatever the property, our objective is the same: to get you the best possible price in the shortest amount of time.

For your next transaction, contact Capital Realty Advisors. A Capital Idea!