

# Office/Service Space for Lease

*Many uses allowed under C-5 zoning—from business to personal services*

6255-57 Old Dominion Dr.  
McLean, VA 22101

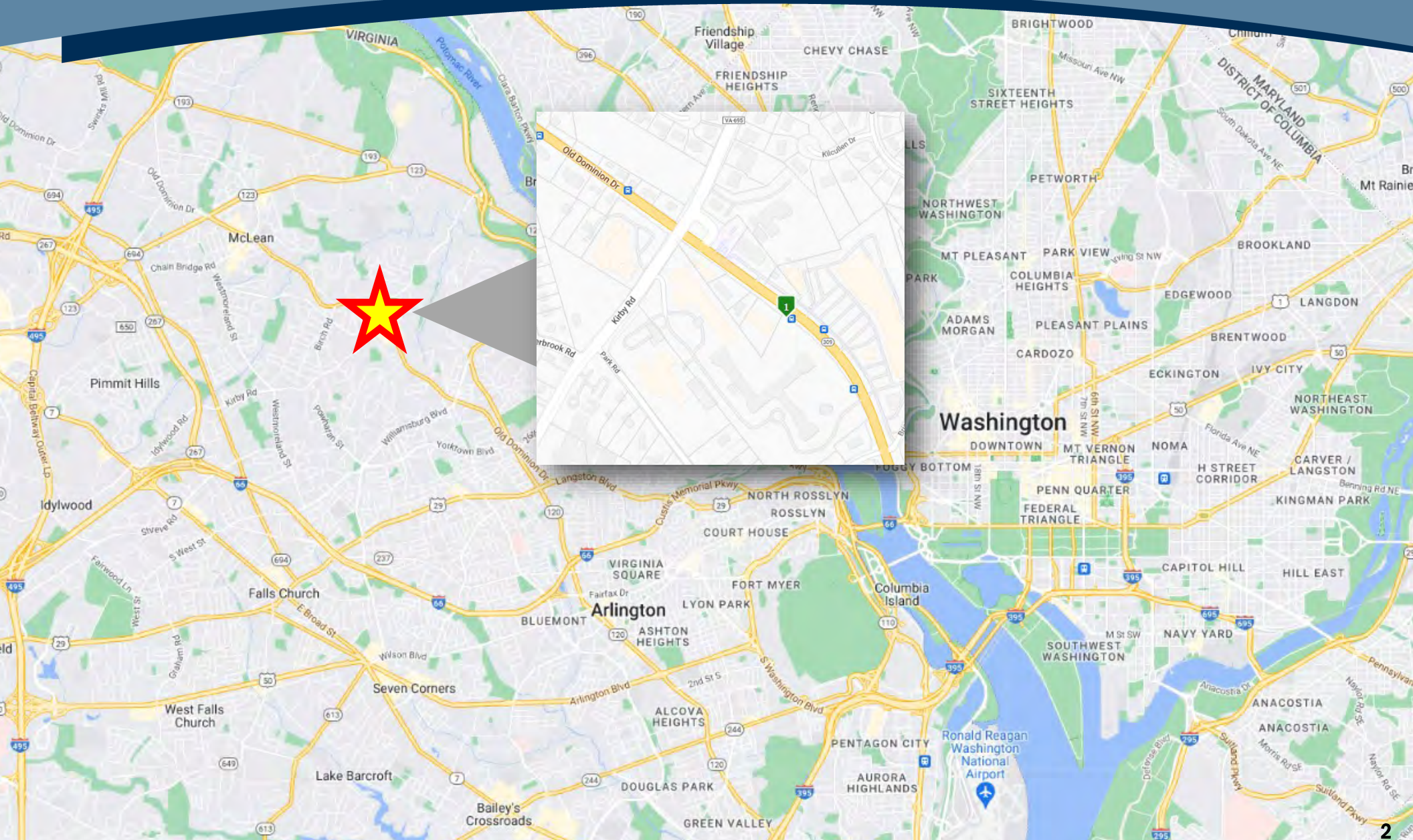


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**703-536-2100**

# Regional and Local Map

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# Your Neighborhood Office and Retail Center!

**For Lease**  
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- Frontage on McLean's "Main Street"
- Easy Access to I-66, Beltway & Dulles Toll Rd.
- Outstanding Demographics and High Traffic Counts
- Across from Chesterbrook Shopping Center

Located within one of Northern Virginia's most exclusive and sought-after suburbs, this property offers affordable options for many different types of users under C-5 zoning, including personal service such as exercise studio in addition to professional office, such as legal, medical/dental or therapist office.

Ample parking in both the front and rear of the building.

| <u>UNIT</u>            | <u>Square Footage</u> | <u>Lease Rate</u> |
|------------------------|-----------------------|-------------------|
| 6255 Old Dom. #204.... | 894 SF.....           | \$25/SF Gross     |

***Potential signage available***

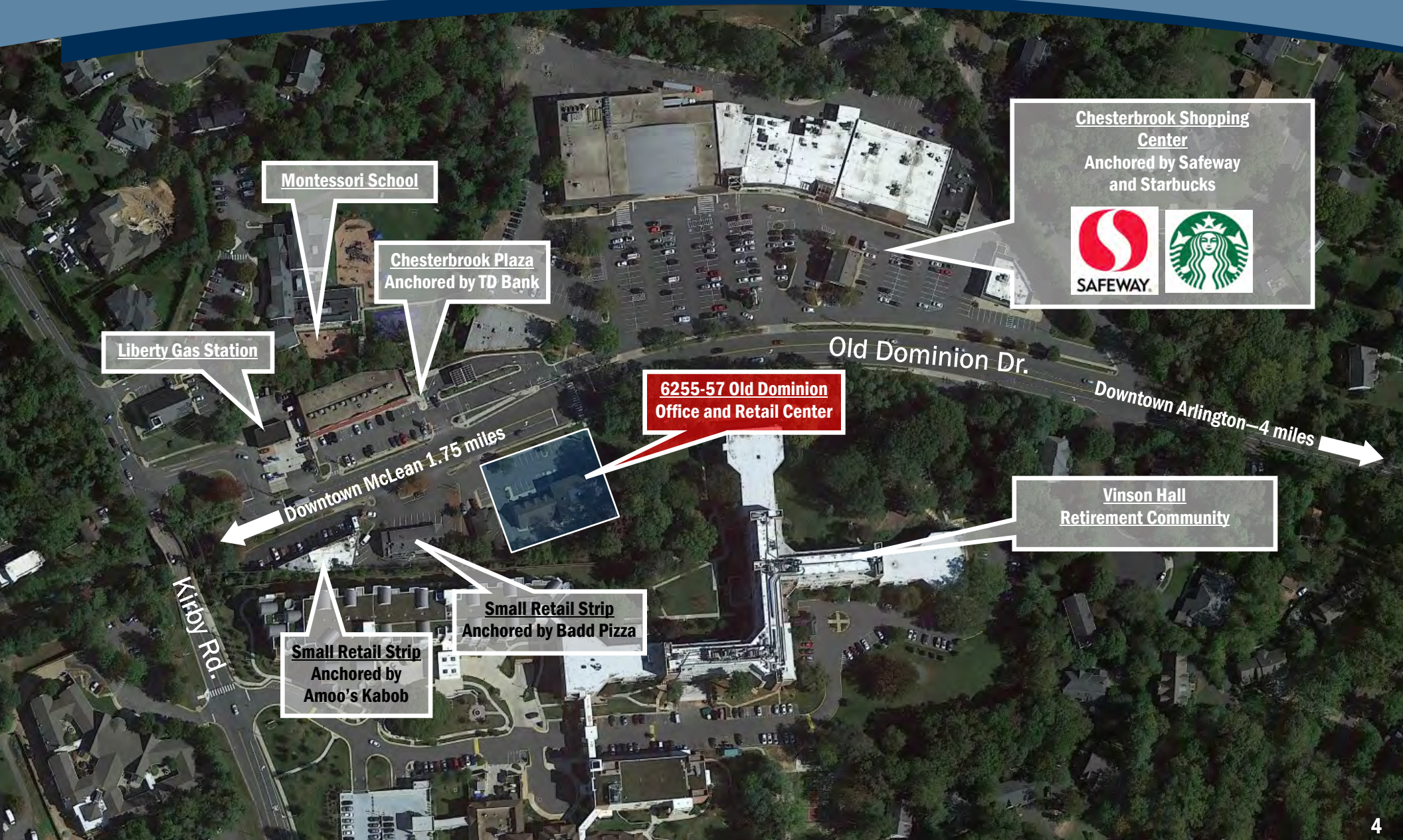
There is one suite left available for lease in the building, Suite 204 on the second floor, featuring a large bullpen area, one large office and a storage space. Offered as full service/gross.

***Note: there is no elevator in the building.***

***C-5 Zoning Offers Many Uses. More detail on pg. 6 or see [Fairfax Zoning Table](#).***

# Aerial View

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# Demographic Highlights

**For Lease**  
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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

# C-5 Zoning: Multiple Uses Allowed

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## C-5: Neighborhood Commercial Retail

The C-5 District provides for neighborhood-oriented convenience shopping. Typical uses include retail commercial, such as grocery stores, drug stores, small specialty shops, and business and personal service establishments, with a limited number of small professional offices and other similar uses. The C-5 District is intended to accommodate development in compact centers. Development should incorporate safe multi-modal access, pedestrian circulation, and should be architecturally compatible with the neighborhood in which it is located. Development in the C-5 District is not intended to attract substantial trade from outside the neighborhood.



## Sampling of By-Right Uses Under [C-5 Zoning](#)

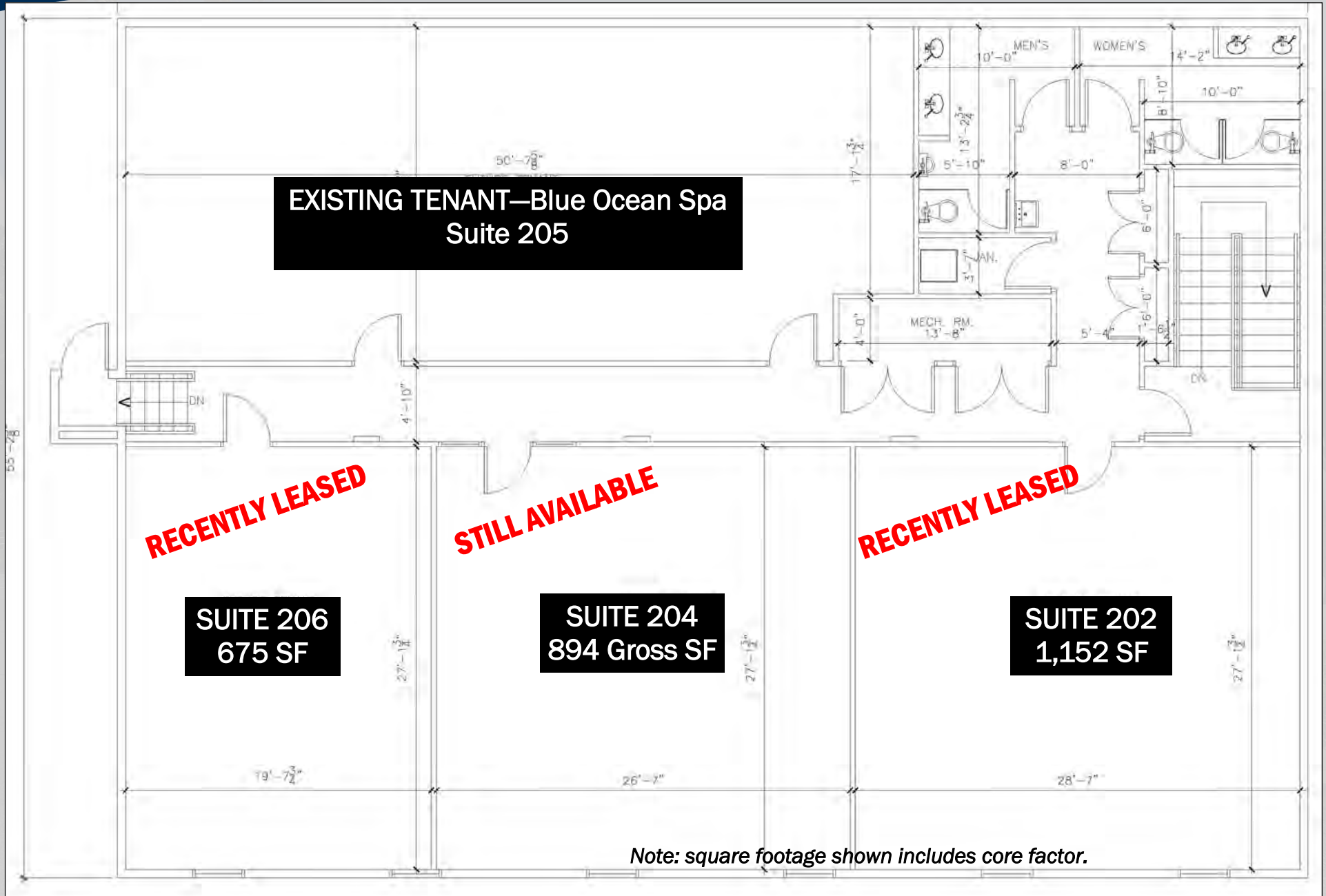
- Adult Day Support Center
- Child Care Center
- Catering
- Club, Service Organization, or Community Center
- College or University
- Craft Beverage Production Establishment
- Cultural Facility or Museum
- Financial Institution
- Garden Center
- Health and Exercise Facility, Large
- Health and Exercise Facility, Small
- Household Repair and Rental Service
- Massage Therapy Establishment
- Office
- Personal Service\*
- Production Establishment, Small Scale
- Public Use
- Restaurant
- Restaurant, Carryout
- Retail Sales, General
- School, Private
- Specialized Instruction Center

\* Fairfax County defines Personal Service as: An establishment primarily engaged in rendering frequent or recurrent services of a personal nature to individuals. Examples of this use include barber shops and beauty salons, tattoo parlors, laundromats, limited-scale laundry and dry-cleaning sites, tailors, shoe cleaning or repair shops, and other similar places of business.

Confirm your planned use with [Fairfax County Zoning Office](#).

# 2nd Floor—Floor Plan

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Note: square footage shown includes core factor.

# Suite 204

*Consists of one large bullpen area, one large office and small storage room*

## For Lease

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Large bullpen area



One large office



Same large office, taken from exterior wall.



Storage room

# 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!