

C-8 ZONED LAND FOR SALE OR LEASE

PRIME CLOSE-IN LOCATION

**5719 Leesburg Pike
Falls Church, VA 22041**

OFFERING SUMMARY

Price	\$2,750,000 (for sale) \$6,000/mo. NNN (for lease)
Land Area	25,421 SF (0.584 acre)
Zoning	C-8 (highway commercial) - see attached zoning code
Utilities	Public water/sewer & electric are nearby. None currently at the site.
2025 Taxes	\$12,751/yr.
Parcel ID	0612 01 0100

INVESTMENT SUMMARY

A great opportunity to buy or lease this 25,421 sq. ft. land. Close-In Location in the heart of Baileys Crossroads. Excellent C-8 zoning permits a broad range of commercial uses, by right. Ideal for redevelopment or automobile storage/parking. With limited commercial land available in this sought-after corridor, this site offers a rare chance to establish or expand a presence in one of Northern Virginia's most active submarkets.

LOCATION HIGHLIGHTS

- In the heart of Bailey's Crossroads - strategically positioned off service road, along Route 7 (Leesburg Pike), near the intersection with Columbia Pike - high traffic, vibrant retail corridors.
- 1 mile to Arlington.
- Easy access to I-395.
- 3.4 miles to Falls Church City.
- 6 miles to The Pentagon, Amazon HQ2, Crystal City, Potomac Yard, Reagan National Airport.
- 7 miles to Washington DC.



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8. C-8 Highway Commercial District

A. Purpose

The C-8 District provides locations on heavily traveled collector and arterial highways for auto-oriented commercial and service uses. The C-8 District is intended to accommodate uses in a manner that minimizes interference with through traffic movements and to ensure a high standard in site design, layout, and landscaping. Allowed uses in the C-8 District are encouraged in concentrations.

Figure 2103.15: C-8 District Aerial Example



B. C-8 Lot and Building Dimensional Standards

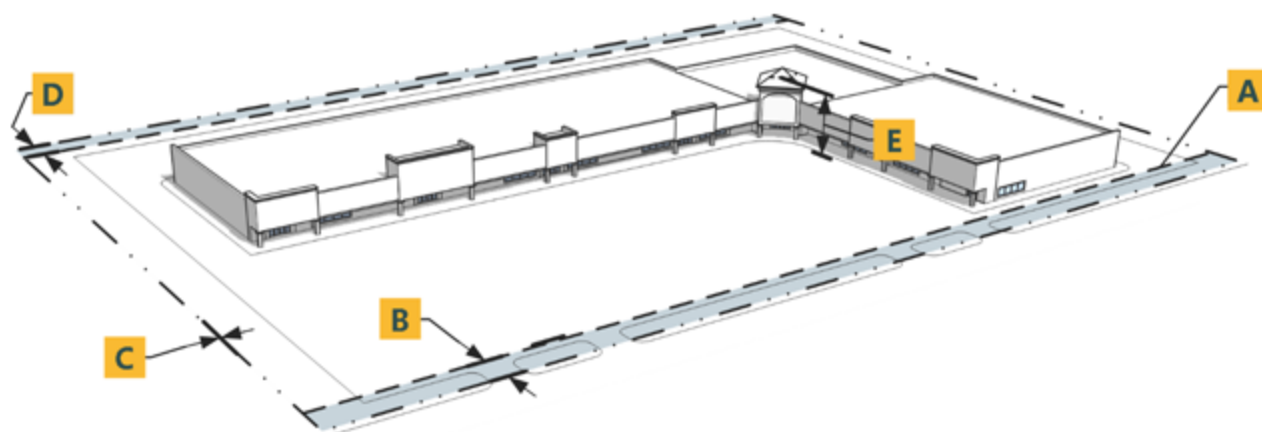
Table 2103.8: C-8 Lot and Building Standards [1]

	Lot area, minimum [2]	40,000 sq. ft.
A	Lot width, minimum [2]	200 feet
	Landscaped open space, minimum [3]	15 percent of the gross area
B	Front setback, minimum [4]	40 feet
C	Side setback, minimum	No requirement
D	Rear setback, minimum	20 feet
E	Building height, maximum	40 feet
	Floor area ratio, maximum	0.50 [5]

Notes:

- [1] Refer to subsection 5108.5 for provisions that may qualify the setback requirements.
- [2] Lot area and lot width may be modified in accordance with subsection 5100.2.K.
- [3] Open space is calculated in accordance with subsection 5100.3.A(3).
- [4] Refer to subsection 3102.3.C(2)(a) for front setback provisions in Commercial Revitalization Districts.
- [5] An increase to 0.70 FAR may be permitted by the Board in accordance with subsection 5100.2.E(4).
- [6] Freestanding accessory structures are regulated by subsection 4102.7.A.

Figure 2103.16: C-8 District Lot and Building Dimensional Standards



C. Reference to Other Standards

General regulations that may supplement the regulations above:

Use regulations	Article 4
Lot, bulk, and open space regulations	Article 5, Section 5100
Landscaping and screening requirements	Article 5, subsection 5108
Off-street parking, loading and private street requirements	Article 6
Signs	Article 7
Site plan provisions	Article 8, subsection 8100.7

ARTICLE 4 - USE REGULATIONS

Contents:

4100. General Provisions

4101. Use Tables

4102. Use Standards

4100. General Provisions

1. All land uses are listed in the two tables in Section 4101. Table 4101.1 addresses the land uses allowed in the conventional zoning districts (the Residential, Commercial, and Industrial Districts) and Table 4101.2 addresses the land uses allowed in the Planned Districts (PDH, PDC, PRC, PRM, PCC, and PTC Districts). The land uses allowed in each zoning district are identified in those tables as permitted (i.e. by right), special exception, special permit, accessory, associated service, or administrative permit uses. Each use is subject to the applicable general and use-specific standards that are referenced in the right-most column of the tables, and to all other applicable requirements of this Ordinance.
2. When a proposed land use is not listed in Table 4101.1 and Table 4101.2 below and is not otherwise prohibited by law, the Zoning Administrator will determine its appropriate use category and the most similar listed use.
3. No structure or use of land may be built, moved, remodeled, established, altered, or enlarged unless it complies with all regulations of this Ordinance.

4101. Use Tables

1. Use Table Instructions and Abbreviations

- A. A "P" in a cell of Table 4101.1 indicates that the use can be established by right in that zoning district, subject to compliance with related use standards.
- B. A "✓" in a cell of Table 4101.2 indicates that the use can be established only when identified on an approved final development plan in the PDH, PDC, PRM, PCC, or PTC Districts, or when identified on an approved PRC development plan and, if applicable, a PRC plan in the PRC District, in accordance with subsection 8100.2. All uses must comply with related use standards. If the cell containing the "✓" is in a column under the subheading "Secondary," the use can only be established with one or more principal uses.
- C. A "✓/SE" in a cell of Table 4101.2 indicates that the use can be established only when it complies with Section 2105 and related use standards as follows:
 - (1) The use must be identified on an approved PRC development plan and, if applicable, a PRC plan in the PRC District, or on an approved final development plan in any other P district; or
 - (2) The use may be established with approval of a special exception by the Board when the use is not specifically identified on a final development plan, development plan, or PRC plan, as applicable. When a use is being considered for approval as a special exception, the related special exception or special permit use standards apply.
 - (3) However, when a use is being considered for approval on a development plan in the PRC District or a final development plan in any other P district, the special exception or special permit use standards are used as a guide.
 - (4) When a standard is identified as required in all instances of a particular use, it is mandatory.
- D. An "SE" in a cell of Table 4101.1 or Table 4101.2 indicates that the use can be established only with Board approval of a special exception in accordance with subsection 8101.3 and related use standards.
- E. An "SP" in a cell of Table 4101.1 or Table 4101.2 indicates that the use can be established only with BZA approval of a special permit in accordance with subsection 8101.3 and the related use standards.
- F.

An “A” in a cell of Table 4101.1 or Table 4101.2 indicates that the use is allowed only as accessory to, in connection with, incidental to, and on the same lot with a principal use or structure that has been legally established in a district. In addition, the Zoning Administrator may allow any use as an accessory use, provided that it meets the definition of an accessory use.

- G.** An “AP” in a cell of Table 4101.1 or Table 4101.2 indicates that the use is allowed only with approval of an administrative permit by the Zoning Administrator.
- H.** An “A+” in a cell of Table 4101.1 or Table 4101.2 indicates that the use can be established as an associated service use if it conforms to the related use standards.
- I.** If a cell in Table 4101.1 or Table 4101.2 contains more than one approval type, there is more than one possible way to establish the use, as referenced in the related use standards for the specific use. For example, when a cell contains a “P” as well as an “SE” or “SP,” if the use does not meet the standards when permitted by right, it may be established with BZA or Board approval in accordance with the applicable special exception or special permit standards and procedures.
- J.** A blank cell in Table 4101.1 or Table 4101.2 indicates that the use cannot be established in that zoning district.
- K.** The right-most column in Table 4101.1 and Table 4101.2 references related standards that are specific to individual uses. It does not include references to other zoning standards governing uses that may apply to a particular use, including standards in subsection 4102.1, Article 2, and Article 3.

2. Structure of the Use Classification System

Allowable uses are organized according to a three-tiered hierarchy consisting of use classifications, use categories, and uses. This classification system is intended to provide a structure that groups similar uses together for ease in locating or identifying a use and to simplify the classification of new uses.

A. Use Classifications

Each use is grouped under one of these seven broad use classifications: Agricultural and Related Uses; Residential Uses; Public, Institutional, and Community Uses; Commercial Uses; Industrial Uses; Accessory Uses; and Temporary Uses.

B. Use Categories

Use categories are subgroups of uses in each classification that have common functional or physical characteristics, such as the type and amount of activity, types of goods, services, occupants or users/customers, or operational characteristics. For example, the Commercial classification is divided into multiple use categories, including Food and Lodging, Office and Financial Institutions, and Retail Sales.

C. Uses

Uses are the specific land uses that can be established in a zoning district, such as restaurant, hotel or motel, or catering uses.

[illegible]

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[illegible]

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Animal-Related Services: uses related to the provision of medical services, general care, and boarding services for household pets and domestic animals

TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts

P = permitted; SE = special exception; SP = special permit; blank cell = not allowed

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Use	Residential Districts														Commercial Districts								Industrial Districts						Use-Specific Standards NOTE: General Standards also apply
	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5	I-6	
Animal Shelter	SE	SE	SE	SE															P SE	P SE	P SE	P SE							4102.5.A
Kennel	SE	SE	SE	SE															P SE	P SE	P SE	P SE			P SE	P SE	P SE	P SE	4102.5.A
Pet Grooming Establishment																			P	P	P	P							4102.5.B
Veterinary Hospital	SE	SE	SE	SE													P	P	P SE	P SE	P SE	P SE			P SE	P SE	P SE	P SE	4102.5.C
Food and Lodging: establishments primarily engaged in the preparation and serving of food or beverages for on or off premises consumption, or providing lodging units or rooms for transient stays of 30 days or less																													
Bed and Breakfast	P	P SE	P SE	P SE	SE																								4102.5.D
Catering																	P	P	P	P	P	P			P	P	P	P	4102.5.E
Hotel or Motel																	P	P		SE	P	P		SE	SE	SE	SE		4102.5.F
Restaurant												A+	A+		A+	SE A+	P	P	P	P	P	P		SE A+	SE A+	SE A+	SE A+	SE A+	4102.5.G 4102.1.G
Restaurant, Carryout															A+	SE A+	P	P	P	P	P	P		A+	A+	A+	SE A+	SE A+	4102.5.H 4102.1.G
Restaurant with Drive-Through																			SE	SE	SE	SE					SE	SE	4102.5.I
Retreat Center			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	SE	SE			SE	SE	SE			4102.5.J
Office and Financial Institutions: buildings housing activities conducted in an office setting, generally focusing on the provision of professional services (e.g., lawyers, accountants, engineers, architects), financial services (e.g., banks, lenders, brokerage houses, tax preparers), research and development, and medical and dental services																													
Alternative Lending Institution																					P	P							4102.5.K
Drive-Through Financial Institution																SE	SE	SE	P SE	P SE	P SE	P SE			SE	SE	SE	SE	4102.5.L
Financial Institution																P	P	P	P	P	P	P		P	P	P	P	P	
Office																P SE	P SE	P SE	P SE	P SE	P SE	P SE		P	P	P	P	P	4102.5.M
Office in a Residential District				SE	SE	SE	SE	SE	SE				SE																4102.5.N
Personal and Business Services: businesses that primarily provide routine business support functions for the day-to-day operations of other businesses or frequent or recurrent needed services of a personal nature to individuals																													
Business Service															A+	A+	A+	A+	P	P	P	P		A+	A+	A+	A+	A+	4102.1.G
Household Repair and Rental Service																			P	P	P	P							

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Massage Therapy Establishment															P	P	P	P	P	P	P	P	P	P	P	P	P	P	4102.5.O
Personal Service												A+	A+		P	P	P	P	P	P	P	P		A+	A+	A+	A+	A+	4102.5.P 4102.1.G
Recreation and Entertainment: uses providing indoor or outdoor facilities for recreation or entertainment-oriented activities by patrons or members																													
Banquet or Reception Hall															SE	SE	SE	SE	P	P	P	P							
Campground		SP	SP	SP																									4102.5.Q
Commercial Recreation, Indoor																	P SP SE	P SP SE	P	P	P	P		SP SE	SP SE	SP SE	SP SE	SP SE	4102.5.R
Commercial Recreation, Outdoor		SP SE	SP SE	SP SE													SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	4102.5.S
Entertainment, Adult																					SP								4102.5.T
Entertainment, Public																			SE	SE	SE	SE		SE	SE	SE	SE	SE	4102.5.U
Golf Course or Country Club		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE							4102.5.V
Health and Exercise Facility, Large																	P SP	P SP	P	P	P	P			SP	SP	SP	SP	4102.5.W
Health and Exercise Facility, Small															P	P	P	P	P	P	P	P		P	P	P	P		
Marina, Commercial		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE					SE	SE	SE	SE		SE	SE	SE			4102.5.X
Marina, Private Noncommercial		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP					SP	SP	SP	SP		SP	SP	SP			4102.5.Y
Quasi-Public Park, Playground, or Athletic Field	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE		P SE	P SE	P SE	P SE	P SE	4102.5.Z
Smoking Lounge																			P	P	P	P		SP SE	SP SE	SP SE	SP SE	SP SE	4102.5.AA
Stadium or Arena																					SE	SE		SE	SE	SE	SE	SE	
Zoo or Aquarium			SP	SP																		SP	SP						4102.5.BB

Retail Sales: uses involved in the sale, rental, and incidental servicing of goods and commodities that are generally delivered or provided on the premises to a consumer

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Convenience Store												A+	A+		A+	A+	A+	A+	P SE	P SE	P SE	P SE		A+	A+	A+	SE A+	SE A+	4102.5.CC 4102.1.G
Drive-Through, Other																			SE	SE	SE	P SE							4102.5.DD
Drive-Through Pharmacy																			P SE	P SE	P SE	P SE							4102.5.EE
Drug Paraphernalia Establishment																					SE								4102.5.FF
Garden Center			SE	SE	SE														P	P	P	P SE							4102.5.GG
Pawnshop																				SE	SE	SE							
Retail Sales, General																			P	P	P	P	A			SE	SE	SE	4102.5.HH
Retail Sales, Large																				P SE	P SE	P SE							4102.5.II
Vehicle-Related Uses: uses for the maintenance, sale, or rental of motor vehicles and related equipment																													
Car Wash																			SE	SE	SE	SE			SE	SE	SE	SE	4102.5.JJ
Commercial Off-Street Parking																	SE	P	P	P	P	P		SE	SE	SE	SE	SE	4102.5.KK
New Vehicle Storage																	P	P		P	P	P			P	P	P	P	4102.5.LL
Truck Rental Establishment																			SE	SE	SE	SE				SE	P	P	4102.5.MM
Vehicle Fueling Station																	SE	SE	SE	SE	SE	SE			SE	SE	SE	SE	4102.5.NN
Vehicle Repair and Maintenance, Heavy																						SE					P	P	
Vehicle Repair and Maintenance, Light																			SE	P SE	P SE	P SE					P SE	P SE	4102.5.OO
Vehicle Sales, Rental, and Service																	P SE	P SE		P SE	P SE	P SE			SE	SE	SE		4102.5.PP
Vehicle Transportation Service																				P SE	P SE	P SE				P	P	P	4102.5.QQ

Industrial Uses

Freight Movement, Warehousing, and Wholesale Distribution: uses involving the movement, storage, and distribution of goods. Goods are generally delivered to other firms or the final consumer.

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Data Center																	P SE	P SE							P SE	P SE	P SE	P SE	P SE	4102.6.A
Freight Distribution Hub																										P	P	P		
Goods Distribution Hub																	P SE	P SE	P SE	P SE	P SE	P SE							4102.6.B	
Self-Storage																						SE			P	P	P	P	4102.6.C	
Warehouse																									SE	P	P	P	4102.6.D	
Wholesale Facility																					SE	P		A	SE A	P	P	P	4102.6.E	
Industrial Services and Extraction of Materials: uses involving the repair or servicing of industrial, business, or consumer machinery equipment, products or by-products, or uses involving the extraction of natural resources from the ground. Few customers from the general public come to the site.																														
Building Materials Storage and Sales																											P	P		
Contractor's Office and Shop																						P SE			P	P	P	P	4102.6.F	
Extraction Activity	Allowed as a SP use only in a Natural Resource Overlay Districts as established in subsection 3103.1.																													4102.6.G
Petroleum Products Storage Facility																												SE	4102.6.H	
Specialized Equipment and Heavy Vehicle Sale, Rental, or Service																											P	P		
Storage Yard																									P SE	P SE	P	P	4102.6.I	
Vehicle Storage or Impoundment Yard																											P	P	4102.6.J	
Production of Goods: uses involving the manufacturing, processing, production, fabrication, packaging, or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, transfer to other industrial operations, or for order by businesses or consumers.																														
Craft Beverage Production Establishment																			P	P	P	P			P	P	P	P	4102.6.K	
Production or Processing																									P	P	P	P	4102.6.L	

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Sawmilling	SP		SP	SP																									4102.7.N
Short-Term Lodging		AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP															4102.1.I 4102.7.O
Solar Collection System	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	4102.7.P
Temporary Uses																													
Community Garden	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP		A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	4102.1.I 4102.8.B
Construction Site Office and Storage		AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP		AP	AP	AP	AP	AP	4102.1.I 4102.8.C
Farmers Market	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP		AP	AP	AP	AP	AP	4102.1.I 4102.8.D
Food Truck	AP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	4102.1.I 4102.8.E
Interim Off-Street Parking in Metro Station Area			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	4102.8.F
Model Home Sales or Leasing Office		AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP															4102.1.I 4102.8.G
Portable Storage Container	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP		A AP	A AP	A AP	A AP	A AP	4102.1.I 4102.8.H
Special Event	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP		AP SP	AP SP	AP SP	AP SP	AP SP	4102.1.I 4102.8.I
Temporary Dwelling or Manufactured Home		AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP		AP	AP	AP	AP	AP	4102.1.I 4102.8.J
OTHER USES																													
Alternative Use of Historic Building	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	4102.1.H

(Ord. 112.2-2024-6, adopted 03/19/2024, effective 03/20/2024; Ord. 112.2-2024-8, adopted 09/10/2024, effective 09/11/2024; Ord. 112.2-2024-09, adopted 12/03/2024, effective 12/04/2024; Ord. 112.2-2025-12, adopted 04/22/2025, effective 04/23/2025)