

COMMERCIAL INVESTMENT

GODDARD SCHOOL OF WALDORF

NNN LEASED INVESTMENT



INVESTMENT

KELLER WILLIAMS SOLUTIONS

8100 Ashton Ave #103
Manassas, VA 20109



Each Office Independently Owned and Operated

PRESENTED BY:

ED MARTIN, CCIM

Principal Broker

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0225075345, Virginia

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PROPERTY SUMMARY

7005 SAINT FLORIAN DRIVE



Property Summary

APN:	0906270344
Available SF:	10454
Building Class:	C
\$/SF Bldg	\$363.50
Building Size:	10,454
HVAC:	Three
Lot Size:	1.10 Acres
Available	Under Lease to 10/2030
Base Rent	\$19,500/Month
Parking Ratio:	2.4/1000
Cap Rate	6.
Property Type:	Commercial
Purchase Price:	\$3,800,000
CAP Rate:	6.2%
Year Built:	1999
Zoning:	PUD
General Use	PreSchool/Daycare
Lease type	NNN

Property Overview

Do Not Disturb Tenant as it is an operating business.
Mature Stable NNN investment with long-term tenant.
Rear addition ~650 SF added approximately 2009.
Potential asset for 1031 Investors.

Location Overview

Goddard School of Waldorf, located off of Smallwood Dr near Middletown Rd close to Westlake HS.

From 495/95, take 210 South past Fort Washington. Left on Berry Rd, Right on Middletown, Left on Smallwood, Right on Saint Florian, asset will be on the left.

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PROPERTY PHOTOS

7005 SAINT FLORIAN DRIVE



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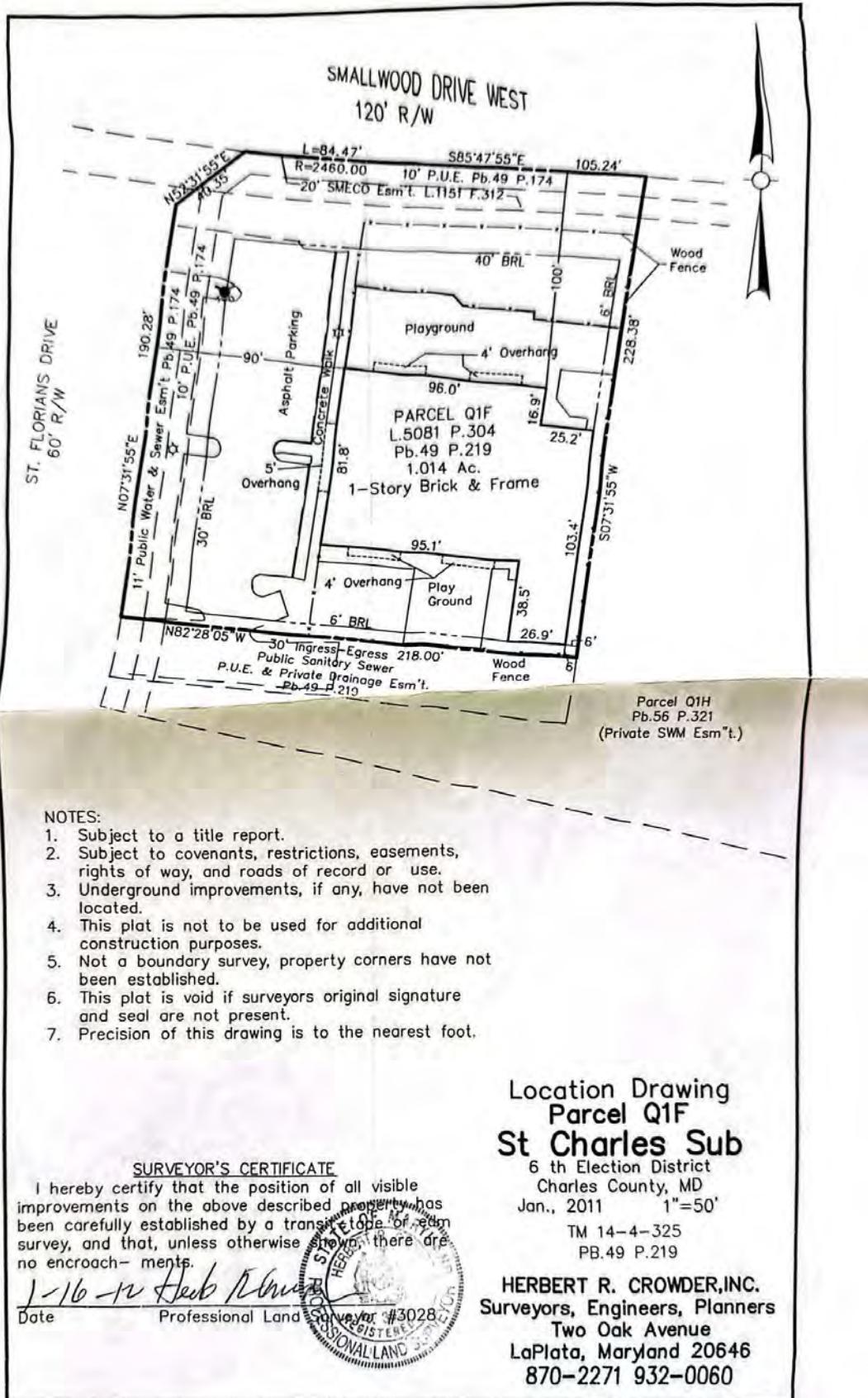


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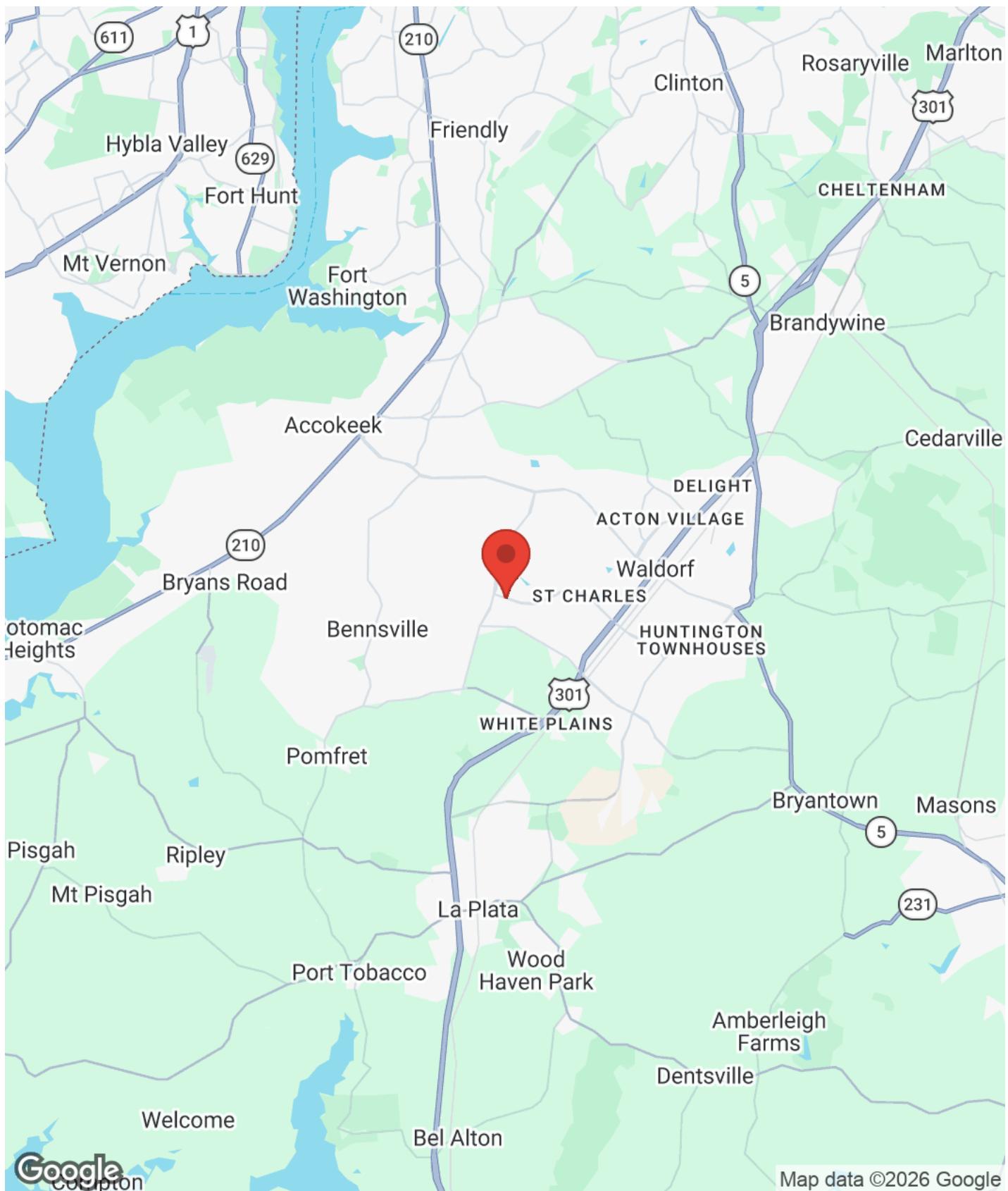
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REGIONAL MAP

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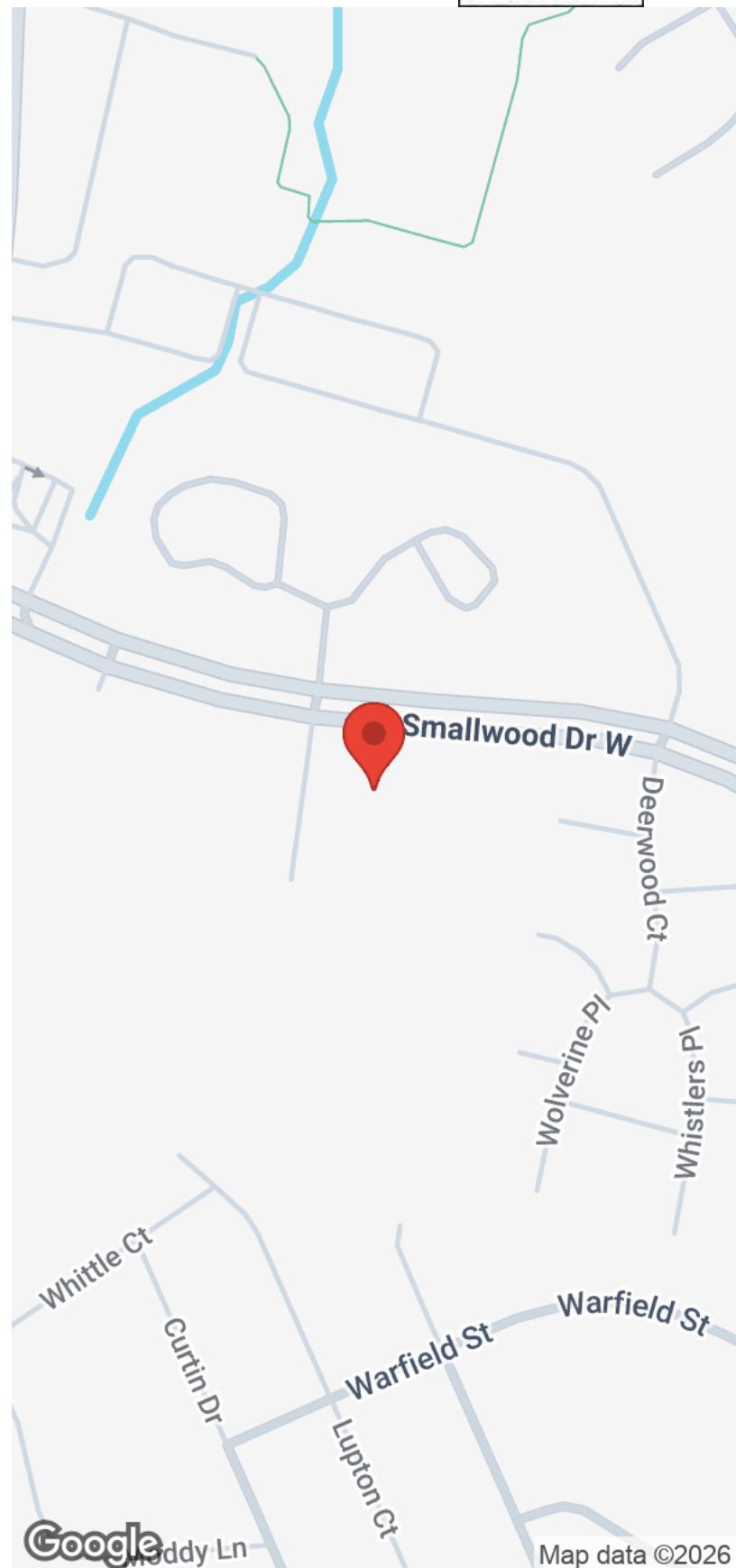


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LOCATION MAPS

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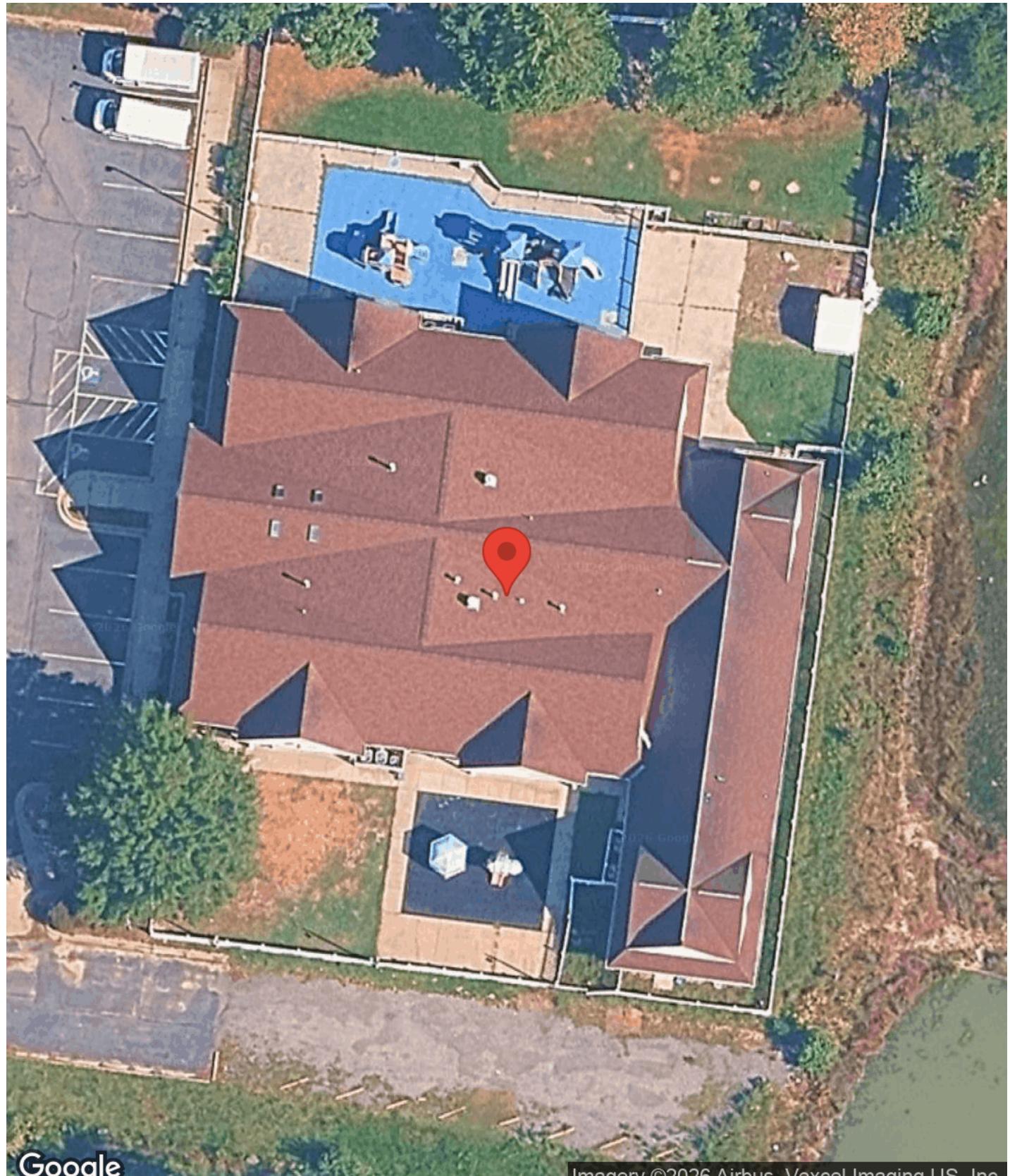
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Map data ©2026 Google

AERIAL MAP

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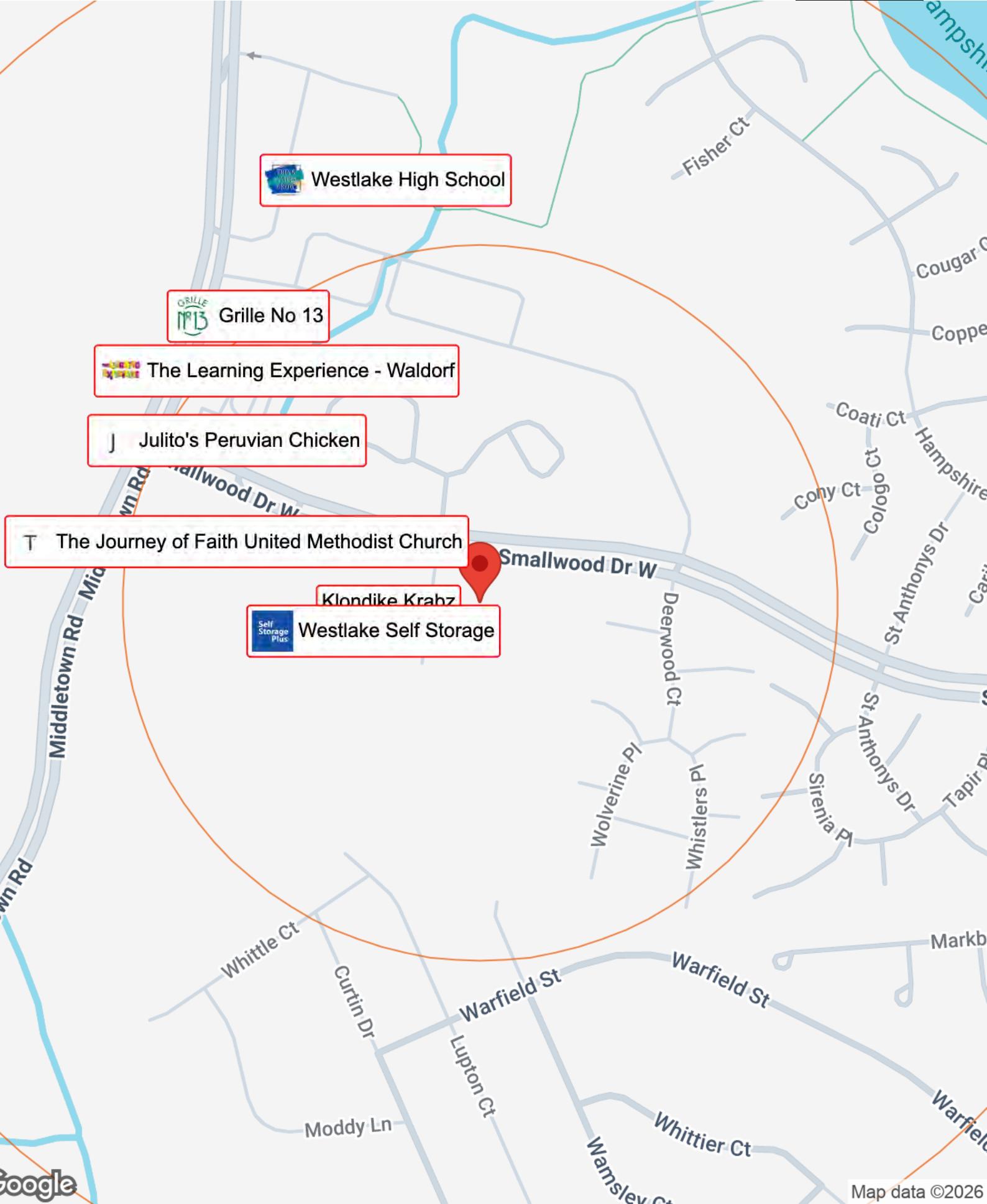


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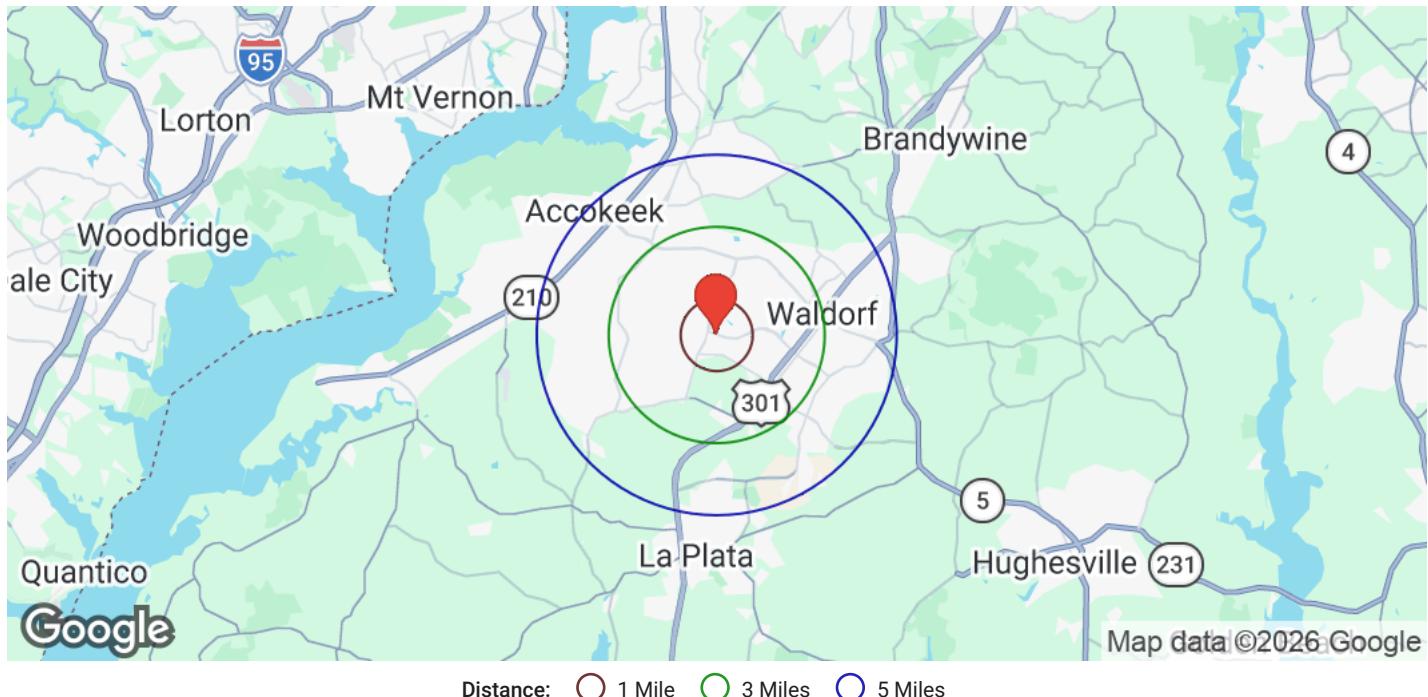
BUSINESS MAP

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DEMOCRAPHICS

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Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,191	23,084	50,266
	Female	4,903	25,897	57,226
	Total Population	9,094	48,980	107,492
Race / Ethnicity	White	1,592	9,786	19,327
	Black	5,982	30,446	69,784
	Am In/AK Nat	22	147	333
	Hawaiian	5	29	54
	Hispanic	683	4,134	9,416
	Asian	474	2,591	4,751
	Multiracial	327	1,798	3,676
	Other	8	54	150
Housing	Total Units	3,202	17,583	40,047
	Occupied	3,088	16,893	38,423
	Owner Occupied	2,287	12,807	27,959
	Renter Occupied	801	4,086	10,464
	Vacant	114	691	1,624
Age	Ages 0 - 14	1,885	9,374	20,917
	Ages 15 - 24	1,301	6,759	14,188
	Ages 25 - 54	3,981	20,432	45,213
	Ages 55 - 64	1,160	6,517	14,339
	Ages 65+	769	5,899	12,835
Income	Median	\$133,533	\$134,707	\$124,037
	Under \$15k	171	790	2,210
	\$15k - \$25k	41	525	1,002
	\$25k - \$35k	79	580	988
	\$35k - \$50k	109	781	1,728
	\$50k - \$75k	275	1,397	3,610
	\$75k - \$100k	382	1,633	4,372
	\$100k - \$150k	749	3,795	9,645
	\$150k - \$200k	482	2,906	6,091
	Over \$200k	801	4,485	8,775

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PROFESSIONAL BIO

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Ed Martin has been involved in Real Estate Brokerage since 2004. Ed has a background as an executive for large organizations, and through this experience he has developed the historical perspective of a user. Ed continually looks at things through a strategy to execution frame for his clients. With a focus on Business Owners and Investors, he brings a broad knowledge base and business experience that allows his clients (Sellers/Landlords, or Buyers/Tenants) to benefit from having deep expertise on their team. Ed's strong attention to detail, creativity, and his full-service approach gives his clients an advantage when negotiating and structuring a transaction. Ed is a CCIM, which gives him the capabilities to perform a complete financial analysis and take a deeper look into the transactions he participates in. This allows Ed to provide a high level of Decision Support to his clients. Ed serves as the Commercial Director and Principal Broker for the Keller Williams Manassas, VA Market Center. Ed also has a Masters in Business Administration. In 2012, Ed was named a top 100 IT leader by Computerworld Magazine.