



Grovedale Executive Office Park - Building A
6400 Grovedale Drive, Alexandria, VA 22310

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INVESTMENT OVERVIEW

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$5,500,000
BUILDING SIZE:	18,491 SF
LOT SIZE:	1.6 Acres
NUMBER OF UNITS:	2
PRICE / SF:	\$297.44
CAP RATE:	7.74%
NOI:	\$425,962
YEAR BUILT:	2001
ZONING:	C-2
MARKET:	Washington DC Metro
SUBMARKET:	Springfield/Franconia

PROPERTY OVERVIEW

6400 Grovedale Drive is a stable, income-producing asset in a dense and highly sought-after pocket of Alexandria. The property is anchored by two strong, mission-driven tenants —The New Story School and Crescent Counseling—both delivering essential educational and behavioral-health services with steady demand and long-term relevance in the market. Their presence contributes to consistent occupancy and reliable cash flow.

The site is zoned C-2, allowing a wide range of commercial, institutional, and service-oriented uses that continue to draw operators seeking accessible, well-located space. This zoning flexibility, paired with the area's strong population density, supports ongoing tenant stability and low vacancy risk.

For investors seeking dependable returns and alignment with growing service-based industries, 6400 Grovedale Drive offers a compelling, low-volatility opportunity in one of Northern Virginia's most resilient submarkets.

HIGHLIGHTS

PROPERTY HIGHLIGHTS

- **Stable Income Asset:** Located in a dense Alexandria submarket with long-term demand for service-based uses, supporting consistent performance.
- **Established Tenant Base:** Anchored by The New Story School and Crescent Counseling, both providing essential educational and behavioral-health services with steady occupancy.
- **Strong Lease Durability:** Renewal options and long-term tenancy contribute to predictable cash flow and overall stability.
- **Flexible C-2 Zoning:** Broad commercial and institutional uses allowed, keeping the property attractive to a wide range of operators.
- **High-Density, Accessible Location:** Proximity to major transportation corridors enhances tenant desirability and long-term viability.
- **Low-Volatility Investment:** 100% occupancy and a \$391K+ create a reliable, resilient investment profile in Northern Virginia.



ADDITIONAL PHOTOS



PROPERTY DETAILS

SALE PRICE

\$5,500,000

LOCATION INFORMATION

BUILDING NAME Grovedale Executive Office Park
- Building A
STREET ADDRESS 6400 Grovedale Drive
CITY, STATE, ZIP Alexandria, VA 22310
COUNTY Fairfax
MARKET Washington DC Metro
SUB-MARKET Springfield/Franconia
NEAREST AIRPORT Ronald Reagan Washington
National Airport

PROPERTY INFORMATION

PROPERTY TYPE Office
PROPERTY SUBTYPE Office Building
ZONING C-2
LOT SIZE 1.6 Acres
APN # 0813-05-A1

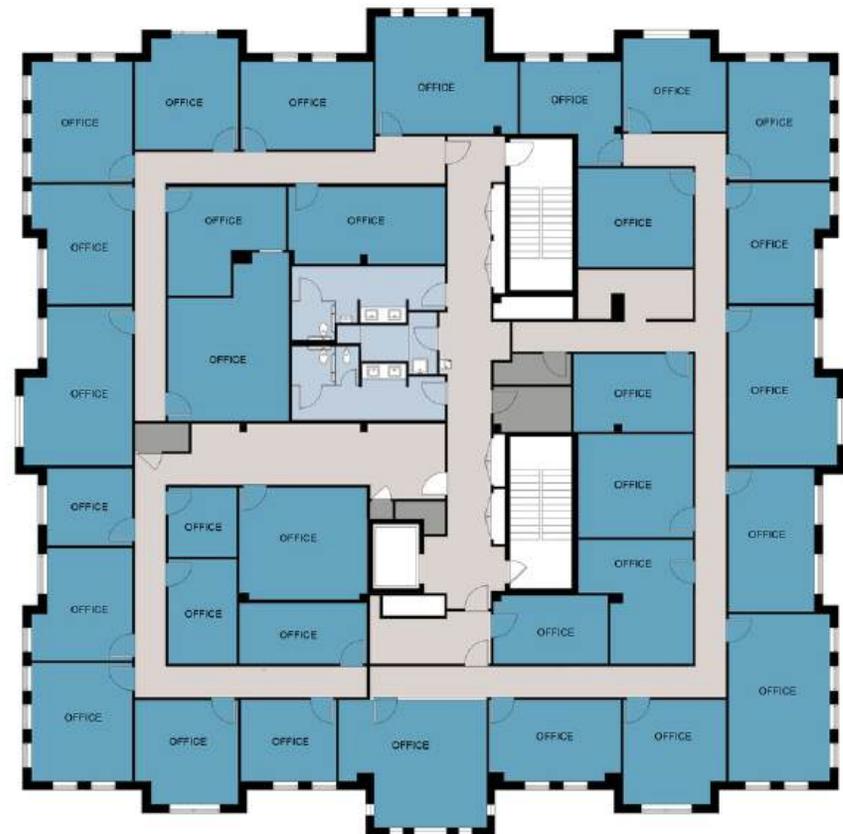
BUILDING INFORMATION

BUILDING SIZE 18,491 SF
NOI \$425,962.00
CAP RATE 7.74
BUILDING CLASS B
OCCUPANCY % 100.0%
TENANCY Multiple
NUMBER OF FLOORS 2
YEAR BUILT 2001
CONSTRUCTION STATUS Existing
CONDITION Good
NUMBER OF BUILDINGS 1
FLOOR COVERINGS Carpet/Carpet/Tile
EXTERIOR WALLS Brick/Insulite

FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

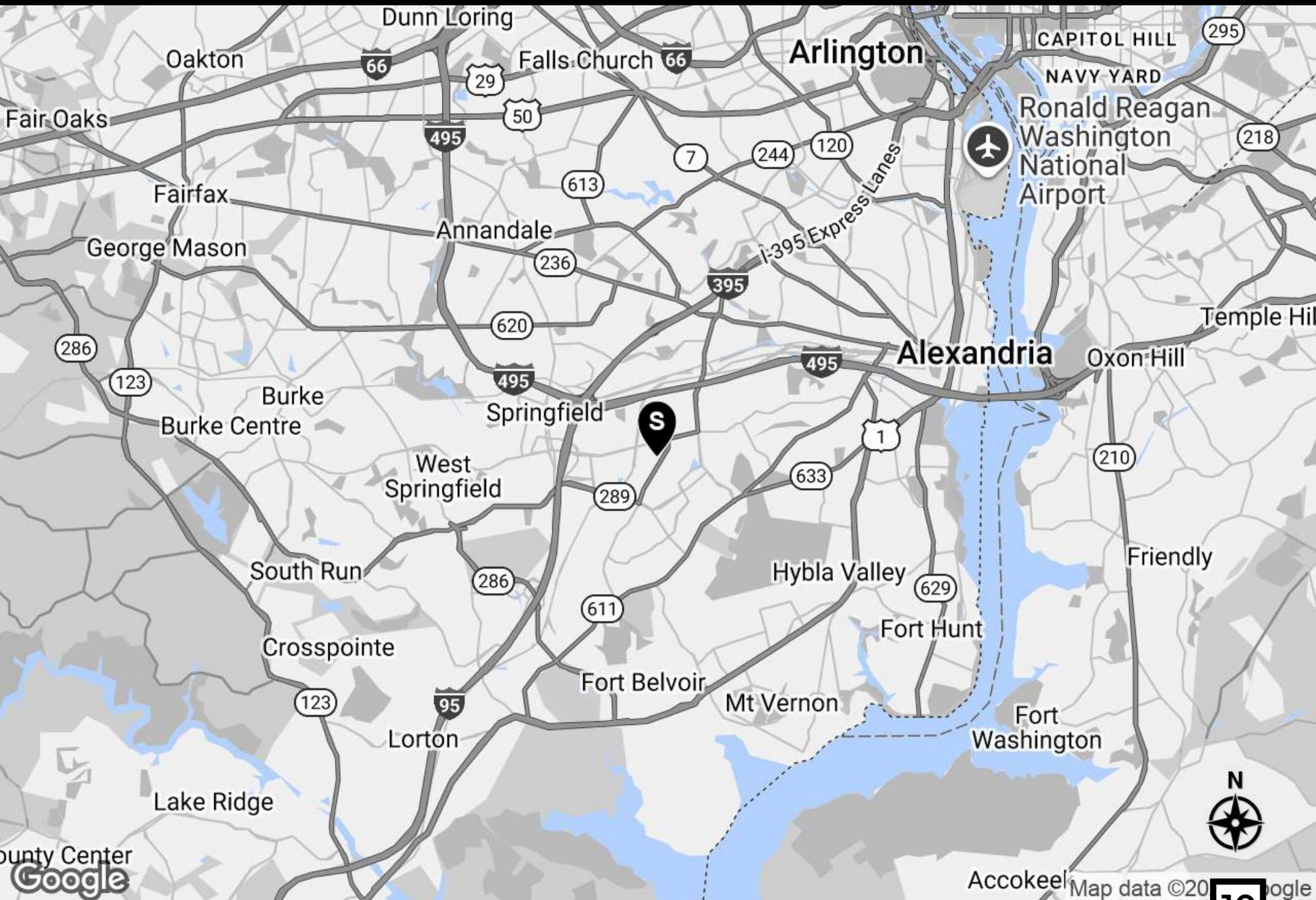
This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

1st Floor



M A P S

REGIONAL MAP



County Center
Google

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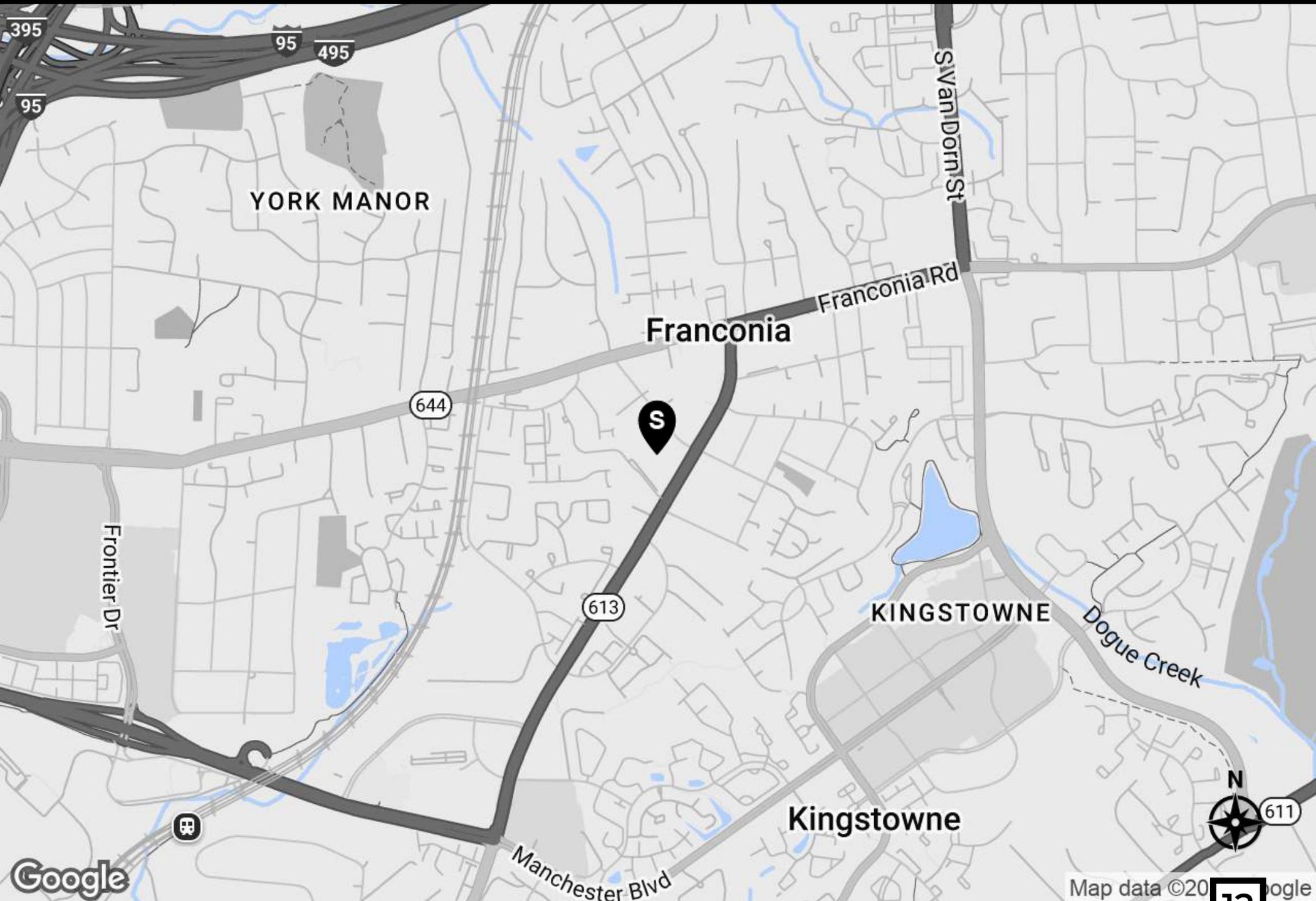
AERIAL MAP



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LOCATION MAP



YORK MANOR

Franconia

KINGSTOWNE

Kingstowne

Google

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RETAILER MAP

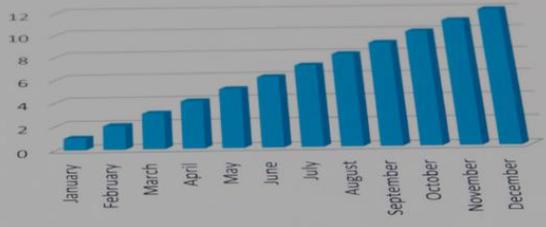
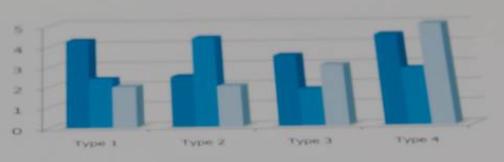


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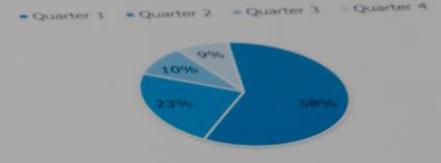
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FINANCIAL OVERVIEW

Fund	Unit Price	NAV	Prem/(disc)	Dividend Yield
BKSCP	9.90	12.20	81.13%	6.48%
SKWLD	12.20	52.12	55.64%	5.54%
IWLKS	53.45	15.15	45.54%	7.84%
SKWOS	62.15	68.15	78.15%	8.14%
ISKJLS	14.15	20.54	30.48%	1.41%
AKSDK	33.45	40.14	51.14%	4.88%
PKDKJ	85.15	70.44	65.45%	6.44%
KSFKW	77.15	60.45	56.41%	5.55%
ISKJLS	14.15	20.54	30.48%	1.41%
AKSDK	33.45	40.14	51.14%	4.88%
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FINANCIAL SUMMARY



INVESTMENT OVERVIEW

PRICE	\$5,500,000
PRICE PER SF	\$297
CAP RATE	7.74%
CASH-ON-CASH RETURN (YR 1)	7.74%
TOTAL RETURN (YR 1)	\$425,962

OPERATING DATA

TOTAL SCHEDULED INCOME	\$548,063
GROSS INCOME	\$548,063
OPERATING EXPENSES	\$122,101
NET OPERATING INCOME	\$425,962
PRE-TAX CASH FLOW	\$425,962

Add text here...

RENT ROLL

Tenant	Suite	Lease Term	Current Annual Rent	Rent Increase	Tax/OpEx Recovery	Proportionate Share
6400 Grovedale Dr						
New Story Schools (CARD)	100/201	11/01/21 – 11/30/28	\$334,473	2.75% Annually	Yes (Over Base)	60.47%
Crescent Counseling	200	06/01/24 – 05/31/31	\$196,934	3.00% Annually	Yes (Over Base)	31.36%
TOTAL CURRENT ANNUAL RENT			\$531,407			

Current

Base Rent Income:	\$531,407
Tenant Reimbursements:	\$16,656
Gross Income:	\$548,063
Owner Expenses:	\$122,101
CURRENT NOI:	\$425,962

2025 INCOME & EXPENSES

Category	2025 Reported (Actual)	Add-Backs / Adjustments	Stabilized (Underwriting)	Notes
Building A (6400 Grovedale)				
TOTAL INCOME:	\$513,951	\$0	\$513,951	Anchored by New Story Schools
OPERATING EXPENSES				
Real Estate Taxes	\$35,473	\$0	\$35,473	
HVAC Repairs	\$35,183	-\$32,683	\$2,500	Removed CapEx; kept \$2,500 reserve.
Leasing Expense	\$14,869	-\$14,869	\$0	One-time commissions/marketing.
Sprinkler Inspection	\$5,487	-\$3,727	\$1,760	Normalized to market rate.
Management Fees	\$25,051	-\$25,051	\$0	Removed for buyer's structure.
All Other OpEx	\$82,368	\$0	\$82,368	Utilities, Janitorial, Insurance, etc.
Total Expenses	\$198,431	-\$76,330	\$122,101	
NET OPERATING INCOME	\$315,520	\$76,330	\$391,850	Stabilized Yield



AREA OVERVIEW

CITY INFORMATION

LOCATION DESCRIPTION

Economic Overview: Alexandria, VA 22310 Zip code 22310 is strategically located in Fairfax County, within the Washington, D.C. metropolitan area. This submarket benefits from direct access to major transportation arteries, including I-95, I-495 (Capital Beltway), and Route 1, and is just minutes from Reagan National Airport and Downtown D.C. The nearby Springfield-Franconia Metro Station and VRE rail line further enhance connectivity, making it a desirable location for both commuters and businesses.

Key Economic Drivers:

1. Government & Defense:

Being part of the D.C. metro, Alexandria 22310 benefits from proximity to several federal agencies and defense contractors. The presence of Fort Belvoir, the U.S. Patent & Trademark Office, and the Pentagon supports a steady stream of government-related employment and vendor activity.

2. Healthcare & Education:

The submarket has seen strong growth in medical and professional services. Providers like Inova Health System, Kaiser Permanente, and numerous private practices support consistent commercial demand for medical office space. Nearby higher education institutions also contribute to workforce stability and demand for services.

3. Retail & Consumer Spending:

Alexandria 22310 is adjacent to the Kingstowne Towne Center, Springfield Town Center, and other retail corridors that drive local spending. The area's high median household income (approx. \$130,000+) and educated population contribute to robust consumer demand, benefiting surrounding businesses.

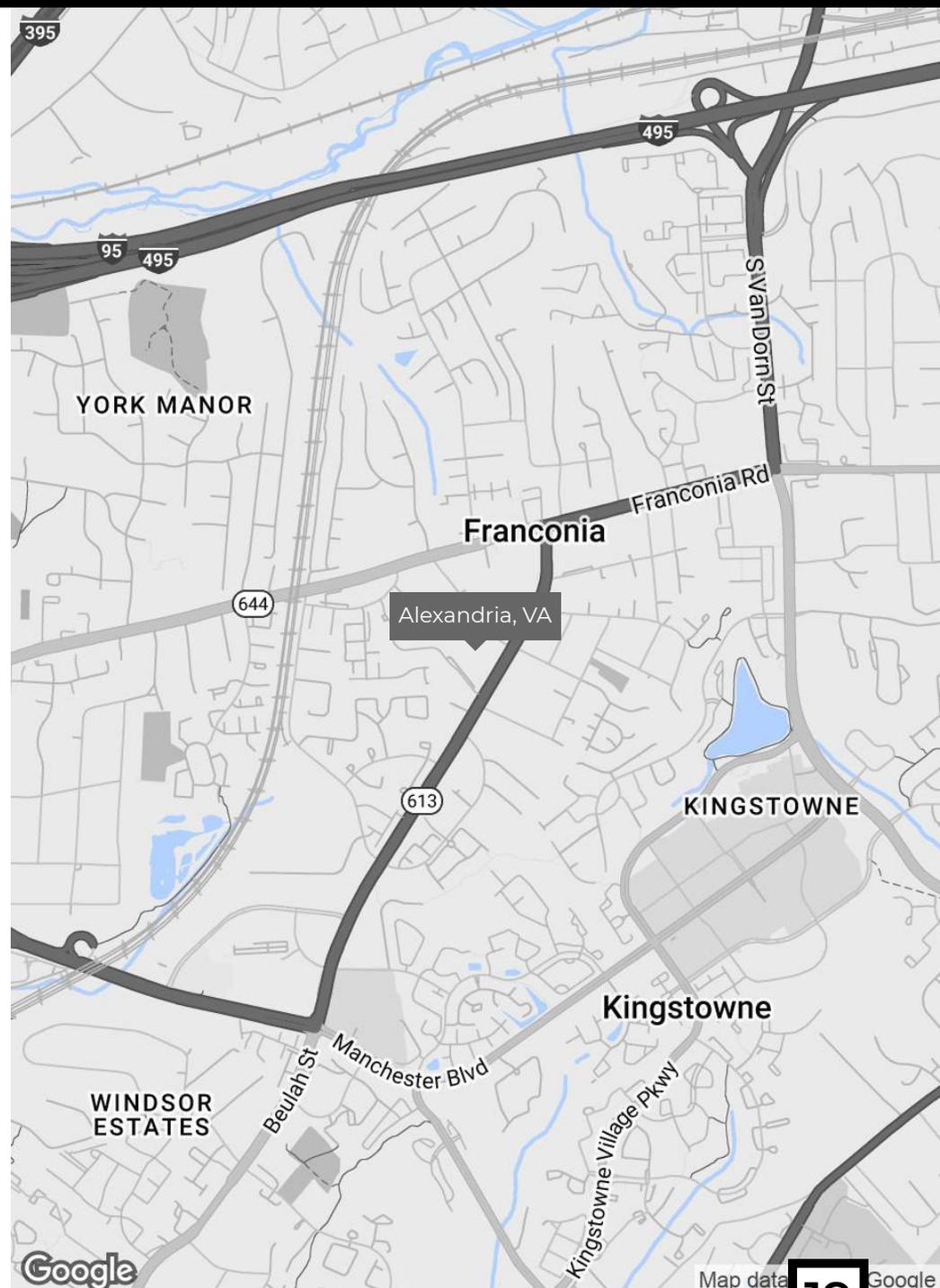
Demographics & Workforce:

Median Household Income: ~\$130,000 Unemployment Rate: Below national average, historically around 2.5–3.5% Population: Affluent, professional, and diverse—ideal for service-based industries and stable tenancy.

Commercial Real Estate Fundamentals:

Office Market: Submarket maintains strong occupancy, especially in low-rise medical and professional buildings. Cap rates typically range from 6.5%–7.5%, depending on tenant quality and term.

Economic Outlook: Alexandria 22310 continues to benefit from Northern Virginia's diversified economy, driven by tech, defense, health, and education. With stable demographics, high incomes, and strategic location, the area is positioned for continued economic resilience and long-term real estate appreciation.

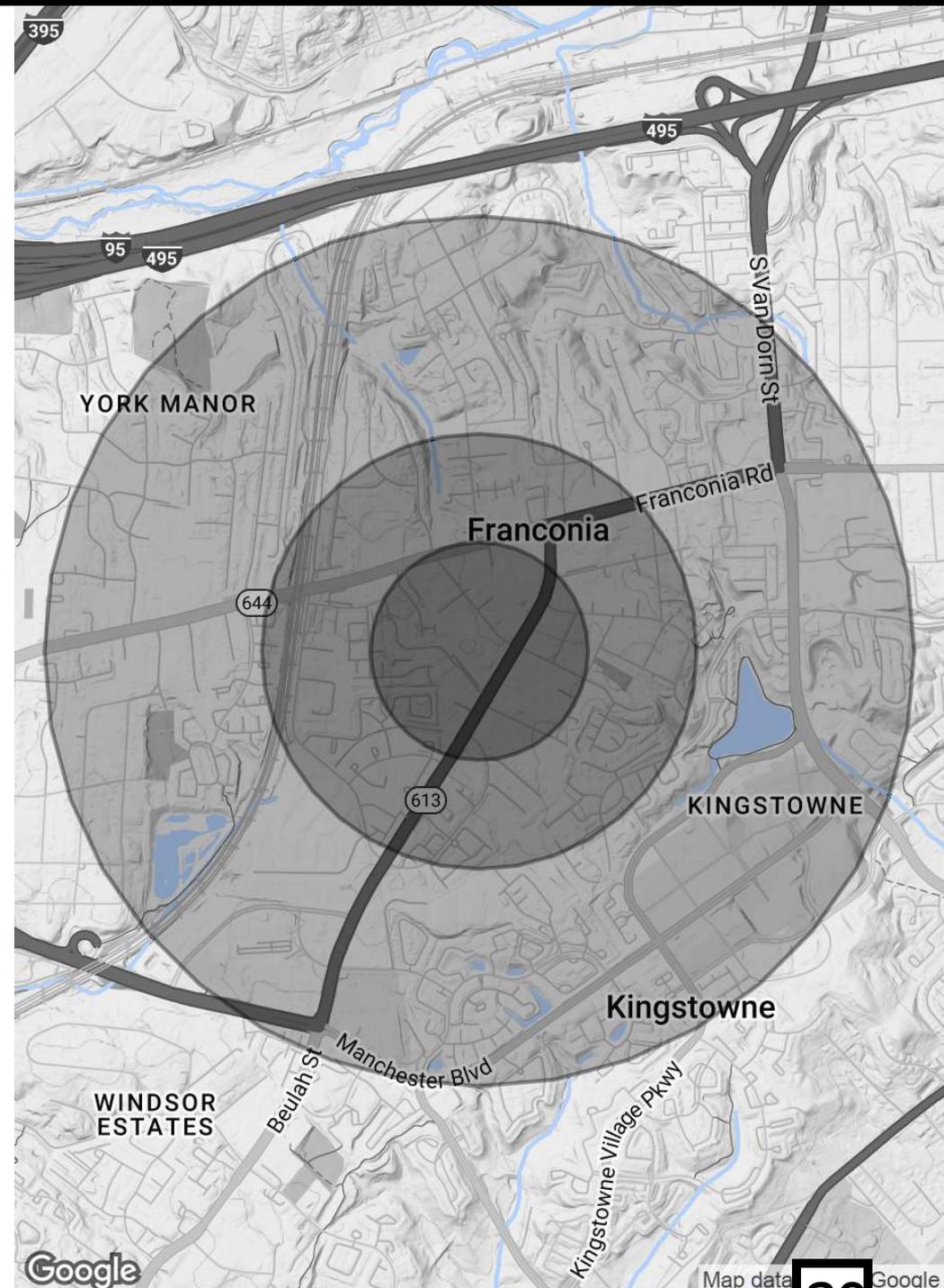


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	992	4,189	17,404
AVERAGE AGE	42.5	43.4	41.2
AVERAGE AGE (MALE)	39.1	41.8	39.7
AVERAGE AGE (FEMALE)	46.7	45.8	43.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	376	1,633	6,838
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$120,950	\$130,801	\$131,783
AVERAGE HOUSE VALUE	\$487,861	\$519,173	\$468,046

2020 American Community Survey (ACS)



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2022
BEST OF
LOUDOUN
Loudoun Times-Mirror

WINNER

2023
BEST OF
LOUDOUN
Loudoun Times-Mirror

WINNER

2024
BEST OF
LOUDOUN
Loudoun Times-Mirror

WINNER

ABOUT US

SRE

SERAFIN REAL ESTATE

Commercial | Investment | Brokerage

2022
**BEST OF
LOUDOUN**
Under Five Stars
WINNER

\$653M
in Sold Transaction
Volume

2023
**BEST OF
LOUDOUN**
Under Five Stars
WINNER

1.35M
Total SF Sold

\$130M
in Active Listing
Inventory

2024
**BEST OF
LOUDOUN**
Under Five Stars
WINNER

#1
in Loudoun County
for Total Volume Sold

Serafin Real Estate is a premier commercial real estate brokerage based in Northern Virginia, specializing in sales, leasing, and strategic investment advisory. With over 19 years of experience and over **\$650 million in closed transactions**, we are proud to be Loudoun County's top-selling commercial brokerage and a **three-time Best of Loudoun award winner**.

At Serafin Real Estate, we are dedicated to delivering exceptional results, leveraging our deep market expertise, advanced technology, and a client-first approach. Whether you're a property owner looking to maximize your investment or a buyer seeking the ideal space, our team provides personalized strategies tailored to meet your specific goals.

Our clients trust us not only for our extensive knowledge of the market but also for our commitment to transparency, integrity, and success. Serafin Real Estate is your trusted partner for commercial real estate in **Loudoun, Fairfax, and Prince William Counties**.

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JOE SERAFIN

Founder | CEO | Principal Broker

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PROFESSIONAL BACKGROUND

Joe Serafin, a 19-year veteran of the real estate industry, is the esteemed owner of Serafin Real Estate. Over nearly two decades, Joe has built a robust foundation by representing a diverse array of developers, private equity firms, and individual investors. His career is marked by the successful closure of over \$650 million in transactions, a testament to his expertise and dedication.

Joe's specific areas of expertise include strategic planning, financial investment analysis, and financial structuring. These skills ensure solid and transparent property investments for his clients, consistently exceeding their investment goals. His deep market knowledge and strategic approach have earned him the trust of his clients, fostering long-lasting business and personal relationships.

In recognition of his outstanding contributions to the real estate sector, Joe Serafin was honored as one of the Top 10 real estate agents in Virginia by Apple News, Grit Wire, and Google News in 2023. His insights and expertise are frequently sought after, leading to numerous invitations to speak at industry events and panel discussions where he shares his knowledge as an authority on the local commercial real estate market.

Under Joe's leadership, Serafin Real Estate actively participates in various chambers and associations, contributing to the growth and development of the community. His commitment to excellence and innovation has solidified his reputation as a leading figure in the commercial real estate industry.

Serafin Real Estate

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MEET THE TEAM



JOE SERAFIN
703.994.7510
jserafin@serafinre.com

Joe is an 18-year real estate industry veteran and owner of Serafin Real Estate, specializing in investment sales, acquisitions, brokerage, and property investment consultation in Loudoun, Fairfax, and Prince William County.

Joe has built a solid foundation through his representation of many developers, private equity firms, and individual investors throughout the years and has successfully closed over \$600M of transactions since his start in the industry. His specific areas of expertise include strategic planning, financial investment analysis, and financial structuring ensuring solid and transparent property investments for his clients.



JENNIFER CUPITT
703.727.6830
jcupitt@serafinre.com

Jennifer is the Office Manager for SRE and assists in the day to day administrative and client care needs of the company. Her organizational skills and process mentality ensures the company's everyday duties are carried through smoothly.



SEAN KLINE
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skline@serafinre.com

Sean has over 20 years of experience in real estate acquisition, negotiation, and investment. He graduated from the United States Merchant Marine Academy at Kings Point, and bought his first investment property in Falls Church after returning from sea tours in Operations Enduring Freedom and Iraqi Freedom.



GRANT WETMORE
703.727.2542
gwetmore@serafinre.com

Grant Wetmore is a Sales and Acquisition Advisor at Serafin Real Estate. His prior experience is backed by 20 years in the Banking industry including 10 years within the commercial real estate lending, financial analysis, management and disposition of distressed and foreclosed properties and business evaluation.