

FOR SALE

Offering Memorandum

1400 Russell Road, Alexandria, VA

SPECIALTY PROPERTY

Contact

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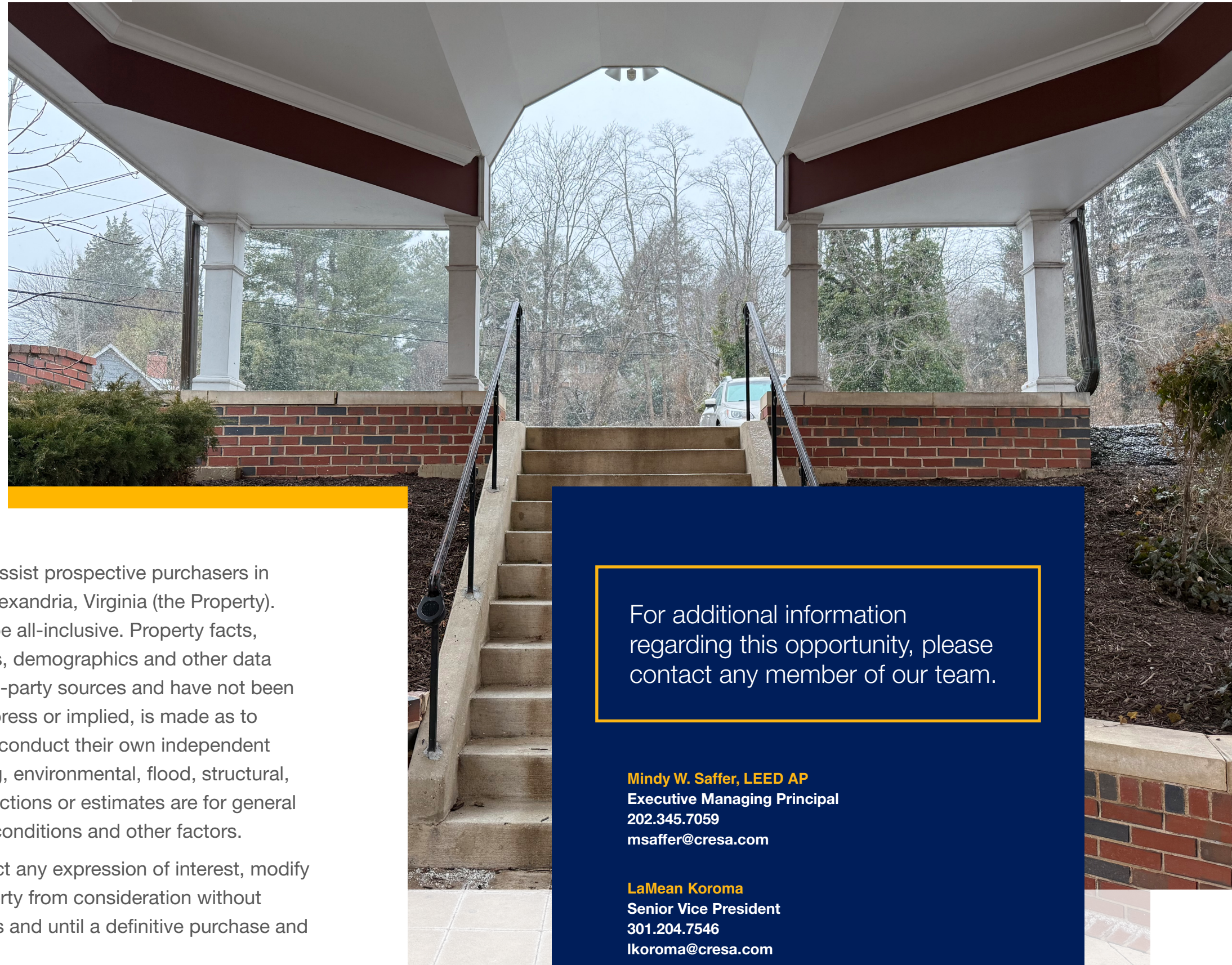


1400 RUSSELL ROAD

Confidentiality & Disclaimer

This Offering Memorandum has been prepared solely to assist prospective purchasers in evaluating a potential acquisition of 1400 Russel Road, Alexandria, Virginia (the Property). It contains selected information and does not purport to be all-inclusive. Property facts, dimensions, occupancy, market information, traffic counts, demographics and other data were derived from information supplied to Cresa and third-party sources and have not been independently verified. No representation or warranty, express or implied, is made as to accuracy or completeness. Prospective purchasers must conduct their own independent investigation of the Property, including title, survey, zoning, environmental, flood, structural, mechanical, financial, lease and tenant matters. Any projections or estimates are for general reference only and may be materially affected by market conditions and other factors.

The owner reserves the right, in its sole discretion, to reject any expression of interest, modify or terminate the offering process, and withdraw the Property from consideration without notice. No legal commitment or obligation will arise unless and until a definitive purchase and sale agreement has been fully executed and delivered.



For additional information regarding this opportunity, please contact any member of our team.

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EXECUTIVE SUMMARY

A Rare Opportunity to Reimagine a Well-Located 20,500 SF Asset in One of Northern Virginia's Most Desirable Urban Environments

1400 Russell Road presents a compelling opportunity to acquire a 20,500-square-foot specialty property on 1.26 acres in Alexandria's highly sought-after North Ridge/Rosemont area. With its substantial building footprint, generous site, established landscaping, and approximately 21 onsite parking spaces, the property offers a strong foundation for an owner, institution, or developer seeking to create a distinctive project in an exceptionally well-located and established community.

Currently utilized as a religious facility, the property offers the potential for continued institutional use or thoughtful adaptive reuse, including education, nonprofit, community, and other compatible uses, such as townhouse development subject to applicable zoning and governmental approvals. The combination of an existing large-scale structure and a sizable parcel creates an opportunity to explore a range of potential strategies while preserving the character and advantages of the existing site.

AT A GLANCE

20,500
SF RBA

1.26
AC LAND AREA

43
SURFACE SPACES



1400 RUSSELL ROAD

Property Overview

1400 Russell Road
ALEXANDRIA, VA



A Platform for Creative Repositioning

What makes 1400 Russell Road particularly interesting is the combination of scale, land, location, and an existing structure in an area where opportunities of this nature are limited.

For the right developer or end user, the property could serve as a platform for a variety of concepts—from a sophisticated institutional or educational use to a thoughtfully designed community-oriented destination or other adaptive-reuse strategy. The existing improvements provide an opportunity to potentially leverage the property’s current physical infrastructure while exploring a new vision for the site, subject to zoning, entitlement, and other required approvals.

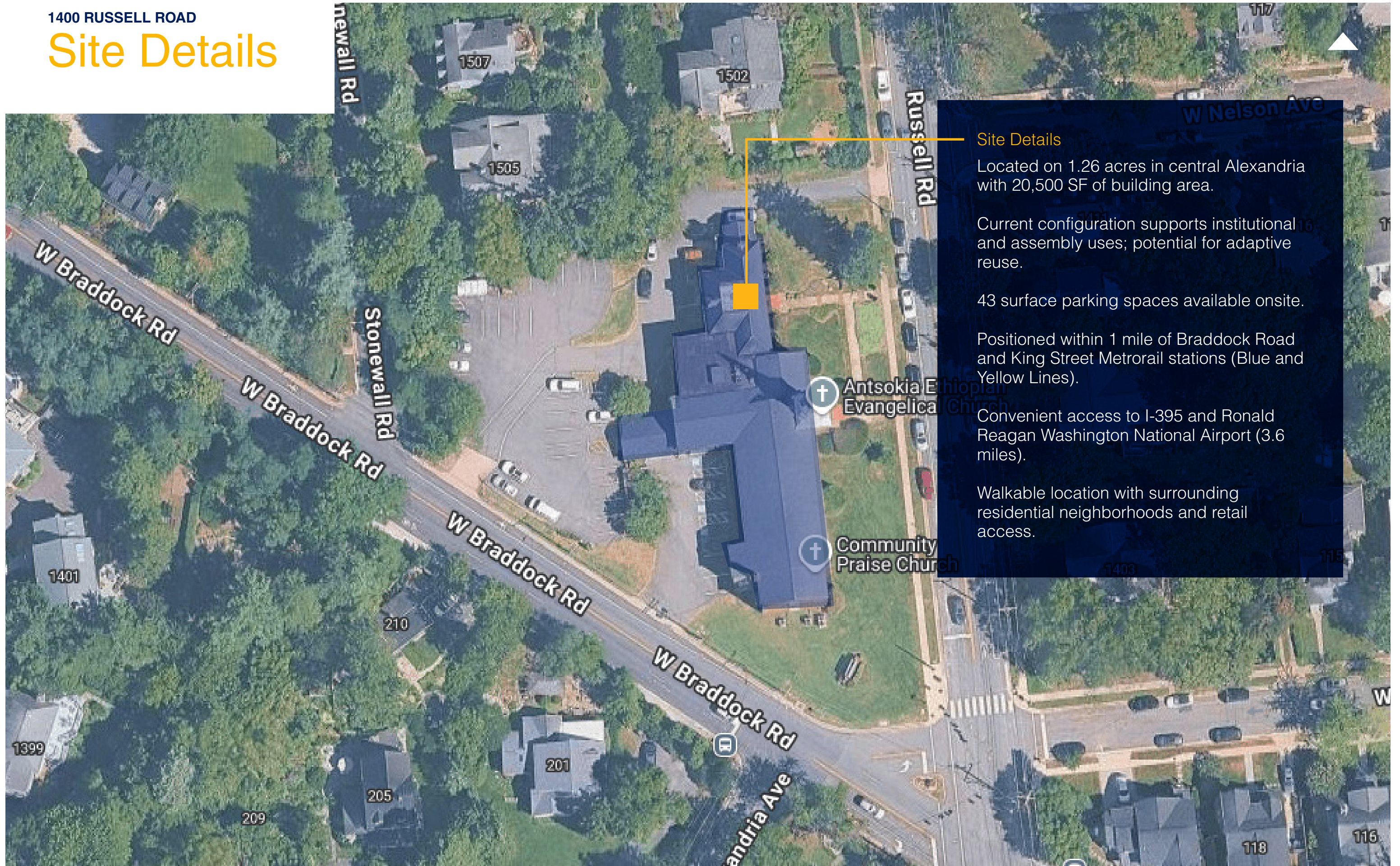
1400 Russell Road represents an opportunity to acquire a substantial, well-positioned asset in an established Alexandria neighborhood and unlock its next chapter. For a developer with the vision to thoughtfully reposition the property, the combination of location, scale, accessibility, and site characteristics warrants serious consideration.

PROPERTY DETAILS

ADDRESS:	1400 Russell Rd, Alexandria, VA 22301
BUILDING AREA:	20,500 square feet
SITE AREA:	1.26 acre / 54,886 SF
STORIES:	Two
YEAR BUILT / RENOV:	1940 / 1980
ZONING:	R5
PARKING:	43 surface spaces; 2.1 per 1,000 SF
PARCEL:	043.03-01-10

1400 RUSSELL ROAD

Site Details



Site Details

Located on 1.26 acres in central Alexandria with 20,500 SF of building area.

Current configuration supports institutional and assembly uses; potential for adaptive reuse.

43 surface parking spaces available onsite.

Positioned within 1 mile of Braddock Road and King Street Metrorail stations (Blue and Yellow Lines).

Convenient access to I-395 and Ronald Reagan Washington National Airport (3.6 miles).

Walkable location with surrounding residential neighborhoods and retail access.

Location & Access

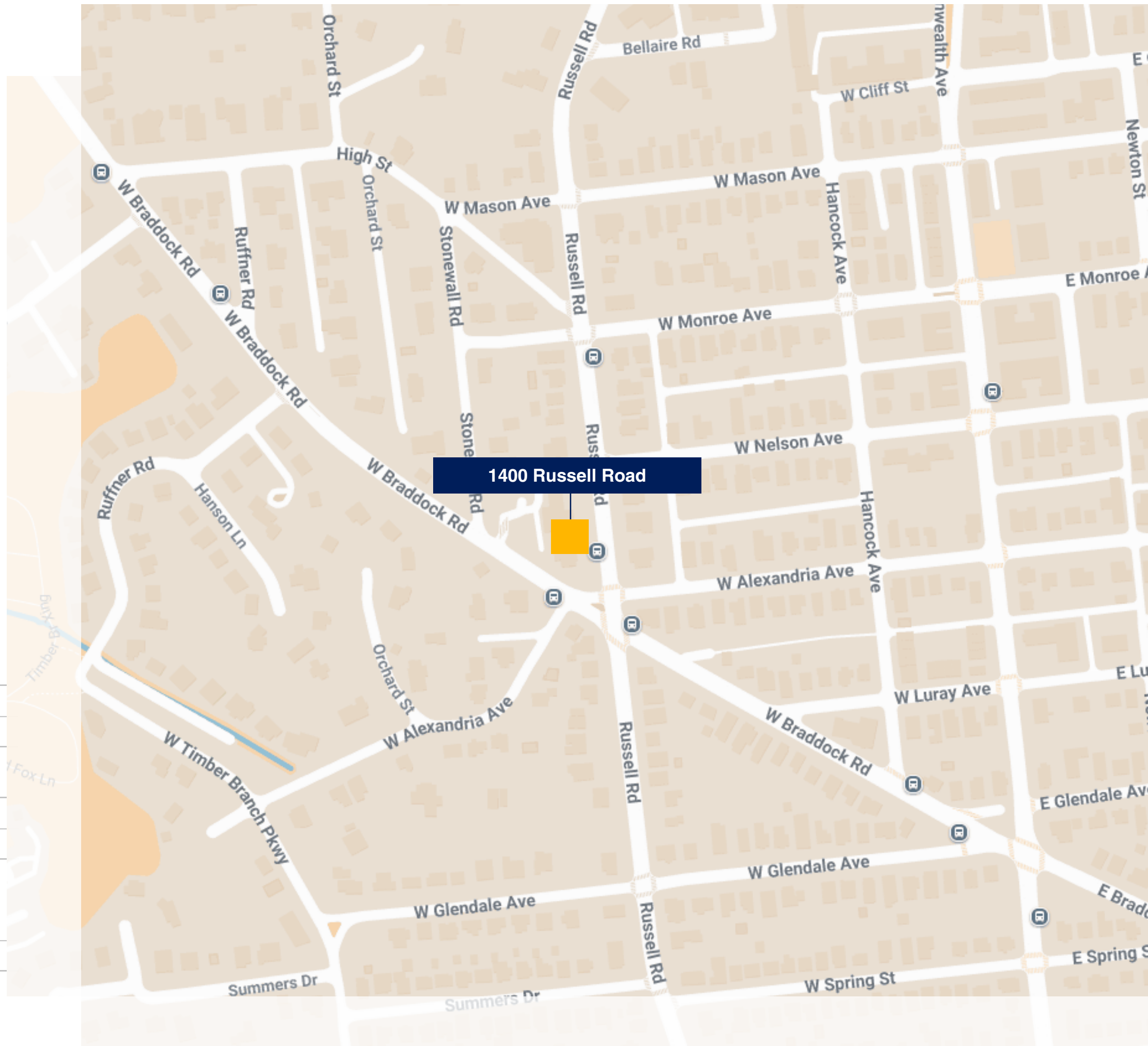
The property is positioned within the North Ridge/Rosemont neighborhood, one of Alexandria's established residential communities, offering an unusually attractive combination of accessibility, demographics, and proximity to the region's major employment, cultural, and lifestyle centers.

The property is also located minutes from Old Town Alexandria, with its nationally recognized dining, retail, entertainment, waterfront, and historic character. The surrounding residential market is mature and highly established, supported by strong household incomes and a desirable Northern Virginia demographic profile.

BRADDOCK ROAD:	0.9 miles, 3 min drive
KING STREET:	0.9 miles, 2 min drive

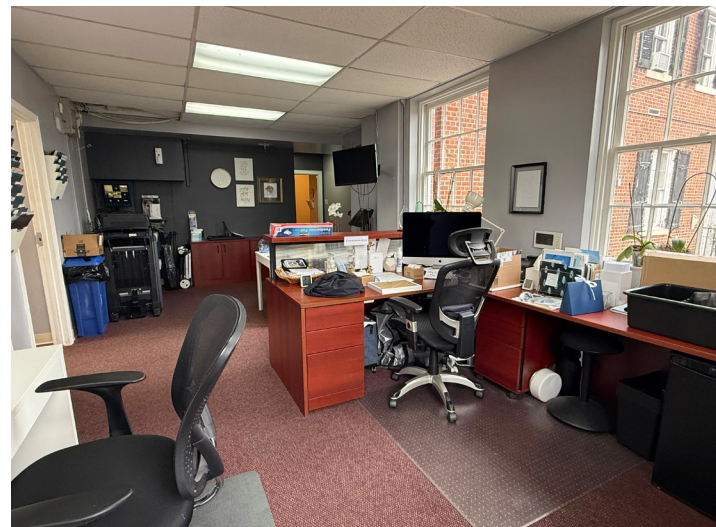
ALEXANDRIA (AMTRAK):	0.9 miles, 3 min drive
CRYSTAL CITY (VA RAILWAY EXPRESS):	3.4 miles, 9 min drive

ANNAPOLIS ROAD:	3.6 miles, 10 min drive
BLADENSBURG ROAD SE:	26.8 miles, 49 min drive



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Additional Photos



Think Beyond Space.



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