

PRIME COVERED LAND PLAY

619-625 Burnside Place

Alexandria, Virginia



SAB

ACTUAL PROPERTY

PRIME COVERED LAND PLAY IN ALEXANDRIA, VIRGINIA

INVESTMENT HIGHLIGHTS

► Prime Covered Land Play

STABLE INCOME FROM CALIBER COLLISION AND ALEXANDRIA WASTE RECOVERY ON NET LEASES WITH ANNUAL ESCALATIONS, PROVIDING CASH FLOW WHILE AWAITING REDEVELOPMENT.

► Strategic Location

SITUATED WITHIN ALEXANDRIA'S EISENHOWER WEST SMALL AREA PLAN, A HIGH-GROWTH DISTRICT UNDERGOING A MAJOR REVITALIZATION TO CREATE A MIXED-USE, TRANSIT-ORIENTED COMMUNITY.

► Transit-Oriented Development (TOD) Opportunity

DIRECT ACCESS TO THE VAN DORN METRORAIL STATION, ENHANCING CONNECTIVITY AND DEMAND FOR FUTURE RESIDENTIAL, OFFICE, AND RETAIL USES.

► Major Infrastructure Enhancements

ALEXANDRIA IS REDESIGNING THE STREET GRID TO IMPROVE PEDESTRIAN, CYCLIST, AND VEHICLE ACCESSIBILITY, FURTHER ELEVATING THE SITE'S DESIRABILITY.

► Expanding Open Space & Greenways

SITS ALONG BACKLICK RUN, WHICH IS UNDERGOING A CITY-LED REVITALIZATION, CREATING UNOBSTRUCTED VIEWS AND A UNIQUE DEVELOPMENT ADVANTAGE.

► Aggressive Incentives for Developers

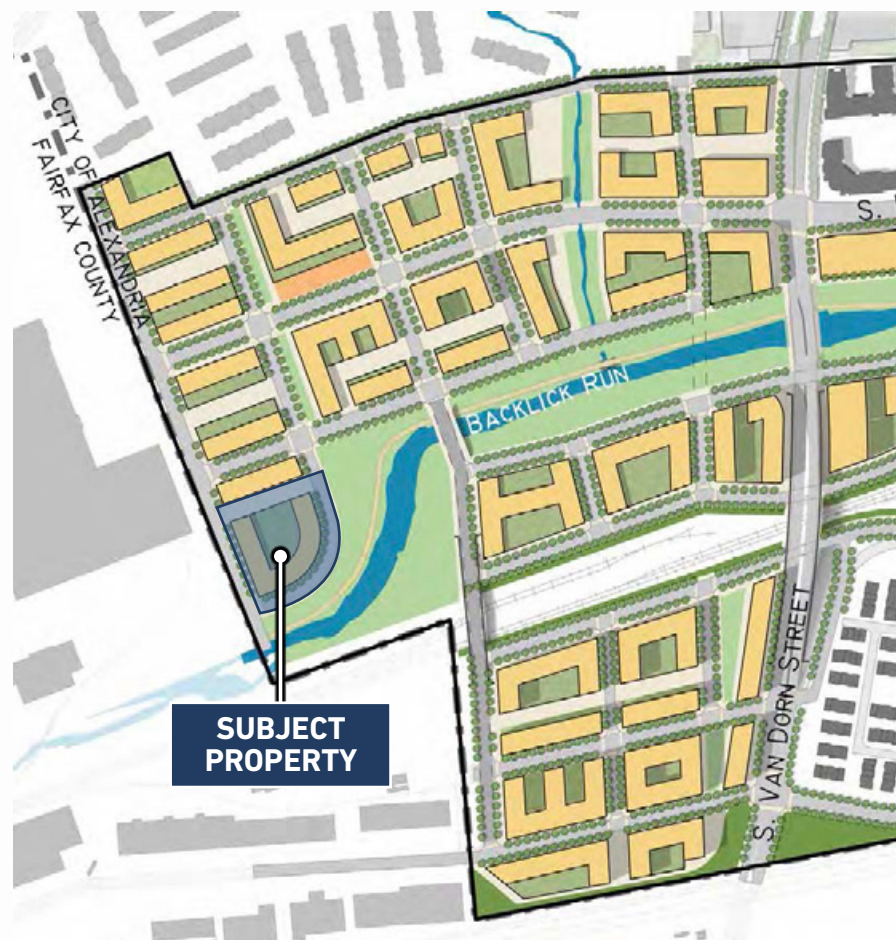
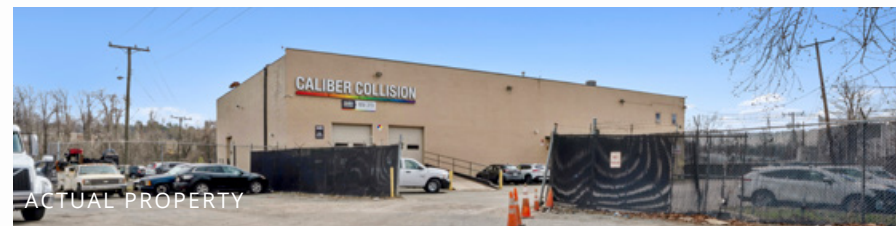
THE CITY OF ALEXANDRIA IS OFFERING FINANCIAL AND ZONING INCENTIVES TO ENCOURAGE LARGE-SCALE REDEVELOPMENT IN THIS DISTRICT.

► Market-Driven Evolution

WITH GROWING RESIDENTIAL AND RETAIL DEMAND, THE CITY'S PLANNING & ZONING DEPARTMENT ANTICIPATES INCREASING REDEVELOPMENT PRESSURE ON INDUSTRIAL PROPERTIES, ACCELERATING THEIR TRANSITION INTO HIGHER-VALUE MIXED-USE DEVELOPMENTS.

► Scalable Development Potential

POSITIONED FOR LARGE-SCALE VERTICAL DEVELOPMENT, WITH THE OPPORTUNITY TO INCORPORATE MULTIFAMILY, OFFICE, RETAIL, AND PRODUCTION, WHOLESALE & REPAIR (PWR) USES, ALIGNING WITH THE CITY'S LONG-TERM GROWTH VISION.



PROPERTY OVERVIEW

SAB Capital is pleased to present 619-625 Burnside Place, a premier covered land play strategically located within Alexandria's Eisenhower West Small Area Plan. This long-term redevelopment opportunity is currently occupied by Caliber Collision and Alexandria Waste Recovery on net leases with annual escalations, offering stable interim cash flow while providing significant upside potential in the long term.

The ongoing revitalization of Alexandria's Eisenhower West is transforming the area into a dynamic, transit-oriented community that integrates several key elements:

- ✓ Multifamily & Townhouse Residential – Addressing the city's growing demand for housing.
- ✓ Retail & Office Space – Enhancing local amenities and creating new employment centers.
- ✓ Production, Wholesale & Repair (PWR) Uses – Supporting innovation and fostering small business growth.
- ✓ Institutional & Mixed-Use Development – Complementing Alexandria's evolving economic landscape.

This highly strategic site is situated along Backlick Run, a vital environmental and recreational corridor being revitalized by the city to enhance green space, improve pedestrian access, and increase connectivity. The property enjoys unobstructed views and benefits from its prime location near Interstates 95, 395, and 495, providing excellent accessibility to regional transportation networks. In addition, the site is in close proximity to ongoing and future development, positioning it as a cornerstone location in Alexandria's transformative revitalization. This offers a unique opportunity for growth and investment within the city's evolving district.

Alexandria's Eisenhower West is experiencing a transformative redevelopment, driven by strategic growth initiatives and robust municipal support. The area is transit-oriented, with direct access to the Van Dorn Metrorail Station, ensuring seamless connectivity for residents and businesses. To further enhance accessibility, the city is redesigning the street grid, improving infrastructure for pedestrians, cyclists, and vehicles. Additionally, the city is offering aggressive financial and zoning incentives to encourage redevelopment, making this an opportune time for investment. With residential and retail demand steadily growing, Alexandria's Planning & Zoning Department has highlighted that industrial properties will face increasing redevelopment pressure, accelerating their transition into higher-value mixed-use properties that align with the city's long-term vision.

619-625 Burnside Place presents a rare assemblage opportunity with the potential for high-density, mixed-use redevelopment that aligns with Alexandria's master plan. As Eisenhower West evolves into a high-value district, investors and developers have a unique opportunity to capitalize on Alexandria's strong growth trajectory and long-term vision for the area.



OFFERING SUMMARY

OFFERING SUMMARY

NOI	\$645,803
RENT PER SQUARE FOOT	\$12.59

PROPERTY OVERVIEW

GROSS LEASEABLE AREA	51,928 SF
LAND AREA	2.15 Acres
YEAR BUILT	1970



ACTUAL PROPERTY

619-625 BURNSIDE PLACE
ALEXANDRIA, VIRGINIA

PROPERTY/BUILDING INFO

STREET ADDRESS	619-625 Burnside Place
CITY STATE ZIP	Alexandria, VA 22304
COUNTY	Alexandria
TAX PARCEL #	067.03-01-23
LOT SIZE	93,654 SF 2.15 AC
EXISTING IMPROVEMENT	51,294 SF (Industrial)
OCCUPANCY	100%
NUMBER OF TENANTS	2
RENT (2025)	\$645,803
YEAR BUILT	1970
TOTAL ASSESSED VALUE (CITY)	\$6,000,000
RETAX ASSESSMENT (2024)	\$81,389
OPPORTUNITY ZONE	N/A
ZONING	I (Industrial)
INGRESS/EGRESS	Burnside Place & South Pickett Street

LEASE SUMMARY

POTOMAC LANDFILL

TENANT	Potomac Landfill, Inc.
TENANT'S RENTABLE AREA	34,298 SF
RENT COMMENCEMENT DATE	4/1/2023
EXPIRATION DATE	3/31/2033
TERM REMAINING	8.0 Years
STRUCTURE	NN
ANNUAL RENT	\$407,911
RENT/SF	\$11.89
BASE TERM INCREASES	3% Annually
OPTIONS	One 5-Year Renewal
LEASE GUARANTOR	AWRF, Inc.
GUARANTOR STRENGTH	Corporate
TENANT'S TAX REIMBURSEMENT	\$39,600
TENANT'S UTILITY REIMBURSEMENT	\$3,853



RENT SCHEDULE			
LEASE DATES	MONTHLY RENT	ANNUAL RENT	RENT PSF
4/1/2025 - 3/31/2026	\$33,993	\$407,911	\$11.89
4/1/2026 - 3/31/2027	\$35,012	\$420,148	\$12.25
4/1/2027 - 3/31/2028	\$36,063	\$432,753	\$12.62
4/1/2028 - 3/31/2029	\$37,145	\$445,735	\$13.00
4/1/2029 - 3/31/2030	\$38,259	\$459,107	\$13.39
4/1/2030 - 3/31/2031	\$39,407	\$472,880	\$13.79
4/1/2031 - 3/31/2032	\$40,589	\$487,067	\$14.20
4/1/2032 - 3/31/2033	\$41,807	\$501,679	\$14.63

LEASE SUMMARY

CALIBER BODYWORKS

TENANT	Caliber Bodyworks of Virginia LLC
TENANT'S RENTABLE AREA	17,000 SF
RENT COMMENCEMENT DATE	3/11/2021
EXPIRATION DATE	3/11/2031
TERM REMAINING	6.0 Years
STRUCTURE	NN
ANNUAL RENT	\$237,892
RENT/SF	\$13.99
BASE TERM INCREASES	2.5% Annually
OPTIONS	One 5-Year Renewal
LEASE GUARANTOR	Caliber Bodyworks of Virginia LLC
GUARANTOR STRENGTH	Corporate
TENANT PRO-RATA SHARE	33%
TENANT'S TAX REIMBURSEMENT	\$26,858
TENANT'S UTILITY REIMBURSEMENT	100%



RENT SCHEDULE			
LEASE DATES	MONTHLY RENT	ANNUAL RENT	RENT PSF
4/10/2025 - 3/11/2026	\$19,824	\$237,892	\$13.99
4/10/2026 - 3/11/2027	\$20,362	\$244,350	\$14.37
4/10/2027 - 3/11/2028	\$20,914	\$250,968	\$14.76
4/10/2028 - 3/11/2029	\$21,479	\$257,752	\$15.16
4/10/2029 - 3/11/2030	\$22,059	\$264,706	\$15.57
4/10/2030 - 3/11/2031	\$22,653	\$271,834	\$15.99

TENANT OVERVIEW

Caliber Collision is the largest collision repair company in the United States, operating over 1,800 locations across 41 states. Founded in 1997, the company has established itself as a trusted brand in the automotive repair industry, specializing in collision repair, auto glass repair and replacement, and mechanical services. With a mission to restore the rhythm of life®, Caliber Collision is committed to providing high-quality, efficient, and customer-focused repair solutions.

The company's growth has been fueled by strategic acquisitions and partnerships, expanding its footprint to serve a diverse customer base, including individual vehicle owners, insurance companies, and fleet operators. Backed by strong insurance relationships and a nationwide operational model, Caliber Collision benefits from consistent demand, positioning it as a resilient, recession-resistant tenant in the automotive service sector.

As a tenant at 619-625 Burnside Place, Caliber Collision provides stable, cash flow on a net lease with annual escalations, further enhancing the property's value as a covered land play in the evolving Eisenhower West district of Alexandria.

**CALIBER
COLLISION**

OVERVIEW

TENANT	Caliber Collision
LEASE GUARANTOR	Wand NewCo 3, Inc. (Corp.)
OWNERSHIP	Private
CREDIT RATING	S&P: B Moody's: B2
SYSTEMWIDE LOCATION COUNT	1,800+ Sites
EMPLOYEES	30,000+ People
HEADQUARTERS	Lewisville, Texas
WEBSITE	https://www.caliber.com/
ANNUALIZED REVENUE (2023)	\$6.9B



OVERVIEW

TENANT	Alexandria Waste Recovery Facility (AWRF)
LEASE GUARANTOR	Corporate
OWNERSHIP	Private
CREDIT RATING	N/A
SYSTEMWIDE LOCATION COUNT	1 Site
EMPLOYEES	20+ People
HEADQUARTERS	Alexandria, Virginia
WEBSITE	http://www.alexandriarecovery.com/
ANNUALIZED REVENUE (2023)	\$6.9B

Alexandria Waste Recovery Facility (AWRF) operates as a key construction and demolition (C&D) transfer station in Alexandria, Virginia, specializing in the processing and management of waste materials generated from construction and demolition projects. The facility plays a critical role in the region's waste management infrastructure by promoting environmental sustainability through efficient waste recovery and recycling practices.

Located at 625 Burnside Place in Alexandria, AWRF processes a significant volume of debris, contributing to the area's recycling and waste diversion efforts. The company employs more than 20 individuals and generates stable financial standing within its sector. Alexandria Waste Recovery supports the local construction industry by providing essential services, while aligning with broader environmental goals.

AWRF ALEXANDRIA
WASTE RECOVERY
FACILITY

EISENHOWER WEST OVERVIEW

619-625 Burnside Place represents one of the most strategically positioned redevelopment opportunities in Alexandria. Situated within the heart of the designated Innovation District, the property offers a compelling covered land play that aligns directly with the City of Alexandria's long-term vision for transformation into a vibrant, mixed-use, transit-oriented urban hub.

A Front-Row Seat to Alexandria's Future

619-625 Burnside Place is uniquely located along Backlick Run, a natural corridor that is central to the city's revitalization strategy. Alexandria's plan calls for restoring and enhancing this greenway to serve as a signature open space, with off-street pedestrian and bicycle trails, native landscaping, and environmental protections. The subject property, which directly fronts this key amenity, is poised to become an anchor site, with the opportunity to establish a new identity at the gateway to Eisenhower West's Innovation District.

As the city commits to a new street grid, improved connectivity, and multimodal infrastructure—including a planned bridge linking South Pickett Street to the Van Dorn Metrorail Station. This site's accessibility will be further elevated. The Burnside property already benefits from immediate access to Interstates 95, 395, and 495, providing seamless regional connectivity for both people and commerce.

An Engineered Vision for Vertical Growth

The Eisenhower West Plan encourages high-density, mixed-use redevelopment, particularly near transit nodes like Van Dorn Station. Within this vision, 619-625 Burnside Place is ideally suited for mid- to high-rise development, with building heights ranging from 7 to 15 stories permitted for sites within half a mile of the Metro. The property can support a blend of multifamily residential, office, retail, and most notably, Production, Wholesale, and Repair (PWR) uses—such as maker spaces and light industrial flex space—which are intended to form the backbone of the Innovation District's identity.

In fact, the integration of PWR with residential and retail is a defining feature of this neighborhood. New development is expected to foster a fresh "urban industrial" character that supports Alexandria's employment base while offering a distinctive sense of place. More than 50% of ground-floor space in this submarket is anticipated to be retail or PWR-related, and the city requires generous ground-floor dimensions (15–18' ceiling heights and 35–50' depths) to future-proof buildings for these active uses.

Backlick Run: A Natural Anchor and Community Asset

The site's unobstructed frontage on Backlick Run is a rare and defining advantage. Future development will be oriented to face and engage this revitalized greenway, creating an address and identity rooted in access to nature, open space, and walkability. This natural corridor is being transformed into a community asset—complete with new parks, trails, and cultural interpretation areas—and Burnside Place sits directly in its path.

A City Committed to Redevelopment and Investment

The City of Alexandria is not just planning for the future; it is actively incentivizing it. Through aggressive financial and zoning incentives, the city is signaling strong public-private alignment. The Plan outlines bonus density options, encourages co-location of civic and affordable housing, and envisions new municipal and recreational facilities that will elevate quality of life in the area.

As traditional industrial tenants relocate or evolve, and as retail and residential demand surges, the city anticipates increasing redevelopment pressure on industrial properties like Burnside Place. This shift positions the site as a first-mover opportunity to lead the transition toward high-value, transit-connected, mixed-use development.

In Summary: A Rare Convergence of Timing, Location, and Vision

619-625 Burnside Place offers investors and developers the chance to be at the forefront of one of Alexandria's most significant transformation efforts in decades. It combines:

- Interim cash flow from existing net leases with
- Development potential in a designated growth zone
- A prime location along a future greenway
- And direct alignment with city planning priorities in infrastructure, use-mix, and design

This is more than a covered land play—it is a foundation site in the emerging fabric of Eisenhower West. As Alexandria executes on its plan, Burnside Place is perfectly positioned to capitalize on market momentum, municipal backing, and placemaking potential.

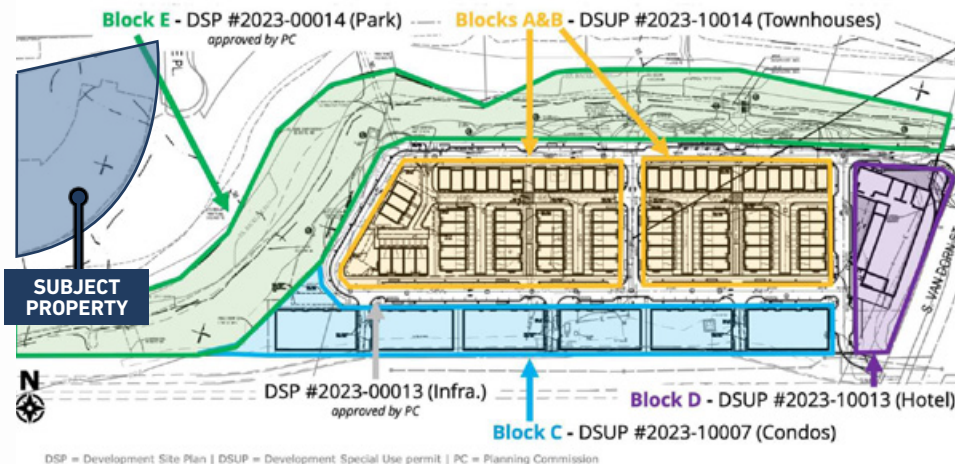
DEVELOPMENT IN AREA

PROJECTS & DEVELOPMENT SITES NEAR 619-625 BURNSIDE PLACE

Project Location

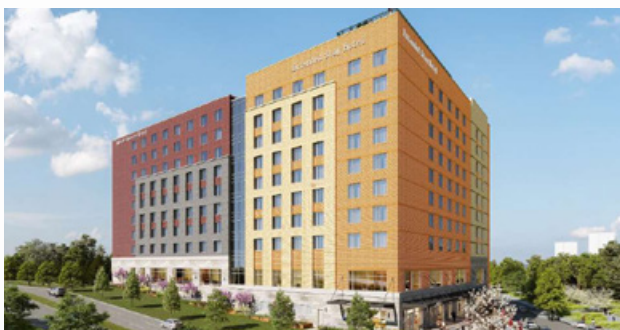


Site Plan



The Vulcan Redevelopment

The recent approval of a transformative redevelopment plan for the former Vulcan Materials site at 701 S Van Dorn Street marks a pivotal moment for Alexandria's West End, and positions the surrounding area for significant upside. Lennar Corporation, in partnership with Potomac Land Group II LLC, acquired the 15.46-acre site for \$40,053,000, with plans to deliver a vibrant, mixed-use destination featuring: - An 11-story dual-branded Hilton hotel - 204 for-sale condominiums - 119 townhome-style residential units - A new 4.4-acre public park adjacent to Backlick Run This large-scale redevelopment will reshape the immediate landscape, further activating the Eisenhower West Innovation District and catalyzing a shift from legacy industrial to modern mixed use urbanism.



DEVELOPMENT IN AREA

PROJECTS & DEVELOPMENT SITES NEAR 619-625 BURNSIDE PLACE

Strategic Assemblage Opportunity:

The property at 950 S Pickett Street presents a compelling opportunity to assemble with the adjacent 619–625 Burnside Place, unlocking a substantial, contiguous land parcel ideal for a large-scale, mixed-use redevelopment within Alexandria’s Eisenhower West Small Area Plan. Spanning 2.93 acres and comprising approximately 101,753 square feet of existing industrial and flex space, 950 S Pickett Street is currently occupied by a mix of tenants, offering near-term income with significant long-term redevelopment potential.

This assemblage aligns directly with the City of Alexandria’s strategic vision for the Eisenhower West area, which emphasizes the creation of a vibrant, sustainable, and transit-oriented community. The plan calls for increased density near the Van Dorn Metrorail Station, enhanced connectivity, and a thoughtfully integrated mix of residential, retail, office, and Production, Wholesale, and Repair (PWR) uses.

With the city actively offering financial and zoning incentives to encourage redevelopment, the combination of these two parcels represents a rare, high-impact opportunity for investors and developers to capitalize on strong market demand and ongoing infrastructure improvements. 619–625 Burnside Place, located directly within this emerging corridor, stands to benefit meaningfully from the momentum generated by a transformative, high-profile project.

Given the current availability and strategic location of 950 S Pickett Street, initiating discussions with Douglas Development Corporation could be a pivotal step toward realizing a flagship development that helps shape the future of Alexandria’s dynamic West End and captures value in one of Northern Virginia’s most promising growth corridors.



Landmark Mall Redevelopment

The redevelopment of the 52-acre Landmark Mall into WestEnd will revitalize Alexandria by transforming the site into a dynamic mixed-use hub. Anchored by Inova’s new \$1B hospital campus, which will bring over 2,000 healthcare workers, the project will drive demand for housing, retail, and entertainment. Retaining and repurposing the existing parking garage, alongside new infrastructure and public spaces, WestEnd will create a vibrant, pedestrian-friendly destination. With the first buildings set to deliver in 2025, this development will strengthen Alexandria’s economy, enhance community engagement, and position the area as a premier live-work-play destination.

DEVELOPMENT IN AREA

EISENHOWER AVENUE TRANSFORMATION: TWO ADJACENT DEVELOPMENTS SHAPING THE FUTURE OF EISENHOWER WEST

5001 Eisenhower Avenue Redevelopment

The long-vacant Victory Center at 5001 Eisenhower Avenue is being reimagined as a dynamic residential hub, marking a pivotal shift in the Eisenhower West corridor. Backed by the City of Alexandria and the Alexandria Economic Development Partnership, the redevelopment includes:

- Conversion of the existing 600,000+ SF office building into 378 affordable housing units
 - 82 units at 50–60% AMI
 - 190 units at 80% AMI
 - 106 units at 100% AMI
- New construction of an adjacent 450-unit market-rate apartment complex
- Emphasis on transit-oriented development near the Van Dorn Metro
- Strategic revitalization supporting citywide goals: reducing office vacancy, expanding housing options, and improving infrastructure

This project is a major catalyst for reinvestment across Eisenhower West, transforming a dormant site into a vibrant, inclusive community.

Eisenhower Pointe

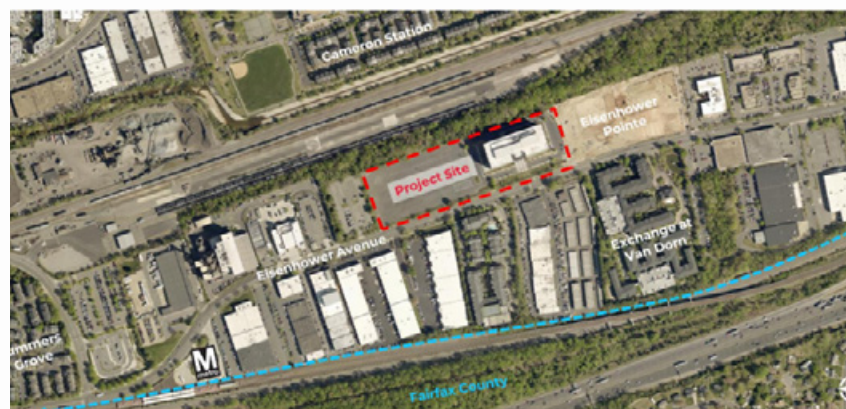
Directly adjacent to 5001 Eisenhower, Eisenhower Pointe offers a luxury townhome community of 138 four-level homes with 3–4 bedroom layouts ranging from 1,917 to 2,705 SF. Each home features:

- Private outdoor space
- Two-car garages
- Contemporary design in a walkable, urban setting

Together, these two developments reflect the ongoing evolution of Eisenhower Avenue into a thriving, mixed-use residential corridor.



Proposed Development



NOTABLE MARKET DEVELOPMENTS

STAR: SUBJECT PROPERTY

- | | | | |
|--|---|---|--------------------------------|
|  | 1. The Vulcan Redevelopment |  | 5. Public Storage |
|  | 2. 950 S Pickett St |  | 6. Landmark Mall Redevelopment |
|  | 3. 5001 Eisenhower Avenue Redevelopment & Future Phases |  | 7. Existing Caliber Collision |
|  | 4. Eisenhower Pointe | | |



DEVELOPMENT IN AREA

Increased Property Value & Development Demand

The successful repositioning of a former industrial site into a walkable, amenity-rich neighborhood will increase investor confidence and drive demand for surrounding properties. Burnside Place is now more attractive as a redevelopment site with future uses that align with Alexandria's Eisenhower West vision—especially as demand for housing, hospitality, and commercial space grows.

Improved Connectivity & Streetscape Enhancements

With planned street grid extensions, green infrastructure, and the creation of Backlick Run Park, the area will become more pedestrian-friendly and accessible. These enhancements will significantly raise the visibility and desirability of Burnside Place as a future development site—whether for residential, retail, or PWR (Production, Wholesale, Repair) uses.

Market Positioning Amidst New Product

New condo units at the Vulcan site are expected to garner to dollar, setting new market benchmarks and potentially elevating future sales comps in the area. This shift creates the opportunity to strategically position Burnside Place to complement or contrast with nearby offerings—whether through differentiated product, pricing, or mixed-use configuration.

Increased Activity + Density Considerations

The influx of residents, visitors, and businesses will likely enhance the commercial potential of Burnside Place, particularly for street-level retail, service, and community-oriented uses.

Conclusion: A Rising Tide in Eisenhower West

The Vulcan redevelopment is not just a neighboring project—it's a market signal. It affirms the City of Alexandria's commitment to a complete neighborhood transformation of the West End and accelerates the trajectory toward a mixed-use, transit-connected, innovation-driven community.

As such, 619–625 Burnside Place is positioned at the heart of this change, offering an exceptional opportunity to ride the wave of reinvestment, leverage public and private infrastructure improvements, and deliver a project that contributes to the area's new identity. Thoughtful repositioning of the property, whether through short-term strategy or long-term redevelopment, will be key to maximizing value in this rapidly evolving submarket.

ABOUT ALEXANDRIA

Residential Market

Alexandria's residential market is booming due to its central location, proximity to Washington, D.C., and growing appeal as a vibrant urban area. The city offers a mix of historic homes, modern condos, and townhouses, catering to a diverse population. Strong demand for both multifamily and townhouse residential properties is driven by young professionals, families, and empty nesters seeking urban living with easy access to the nation's capital. Over the past few years, Alexandria has experienced steady population growth, and housing development is expected to continue with planned mixed-use and transit-oriented projects in neighborhoods like Eisenhower West and Old Town Alexandria. As a result, residential property values have remained strong with increasing demand for both rental and owner-occupied properties.

Commercial & Retail Market

Alexandria's commercial real estate market is seeing significant growth, fueled by a diverse economy with a mix of government contractors, tech companies, and professional services firms. Alexandria continues to evolve with transformative projects that are reshaping its future. The redevelopment of the former Landmark Mall site into a modern, mixed-use community is set to introduce a state-of-the-art medical campus, new housing, retail spaces, and green areas, adding a fresh pulse to the city's western corridor. Meanwhile, neighborhoods like Carlyle, Eisenhower East, and Potomac Yard are rapidly growing, attracting new businesses, residents, and investors eager to be part of Alexandria's upward trajectory. The Eisenhower West Small Area Plan is playing a key role in transforming the area into a vibrant, mixed-use community, creating opportunities for new office and retail spaces. The city's efforts to enhance its street grid, improve pedestrian access, and integrate green spaces contribute to making Alexandria a highly attractive location for businesses and retail operations.

The retail market in Alexandria benefits from its large residential base and proximity to Washington, D.C., attracting a mix of national retailers, local boutiques, and dining establishments. Neighborhoods like Old Town are known for their vibrant retail scene, while newly revitalized areas, such as Eisenhower West, are experiencing a surge in demand for ground-level retail spaces due to the increasing number of residential and office

developments.

Industrial & Development Market

As Alexandria continues to experience strong population and economic growth, industrial properties are facing redevelopment pressure. The City of Alexandria has emphasized the growing demand for mixed-use and transit-oriented development, particularly in areas such as Eisenhower West, where industrial sites are being repositioned to accommodate higher-value uses. This creates a strategic opportunity for investors and developers to capitalize on the city's long-term vision of transforming industrial zones into thriving mixed-use communities.

Additionally, Alexandria's commitment to environmental sustainability and revitalizing public spaces, like Backlick Run, is spurring new development and enhancing the city's attractiveness as an investment destination.

Economic & Government Support

Alexandria is experiencing significant municipal support for redevelopment and infrastructure improvements. The city's proactive approach to revitalization includes aggressive financial incentives and zoning incentives aimed at encouraging development and revitalization in key areas, including Eisenhower West. The city is focusing on increasing its economic base by fostering business growth in sectors such as technology, professional services, and health care.

Outlook

Alexandria's real estate market is expected to continue its positive trajectory due to its strategic location, strong transportation connectivity, and the ongoing revitalization efforts in neighborhoods like Eisenhower West. With increasing demand for both residential and commercial spaces, Alexandria presents strong investment potential, especially for projects aligned with the city's master plan for mixed-use development and transit-oriented communities. The continued growth of the city, coupled with favorable municipal support, positions Alexandria as a prime market for developers, investors, and businesses seeking long-term opportunities.

ABOUT ALEXANDRIA

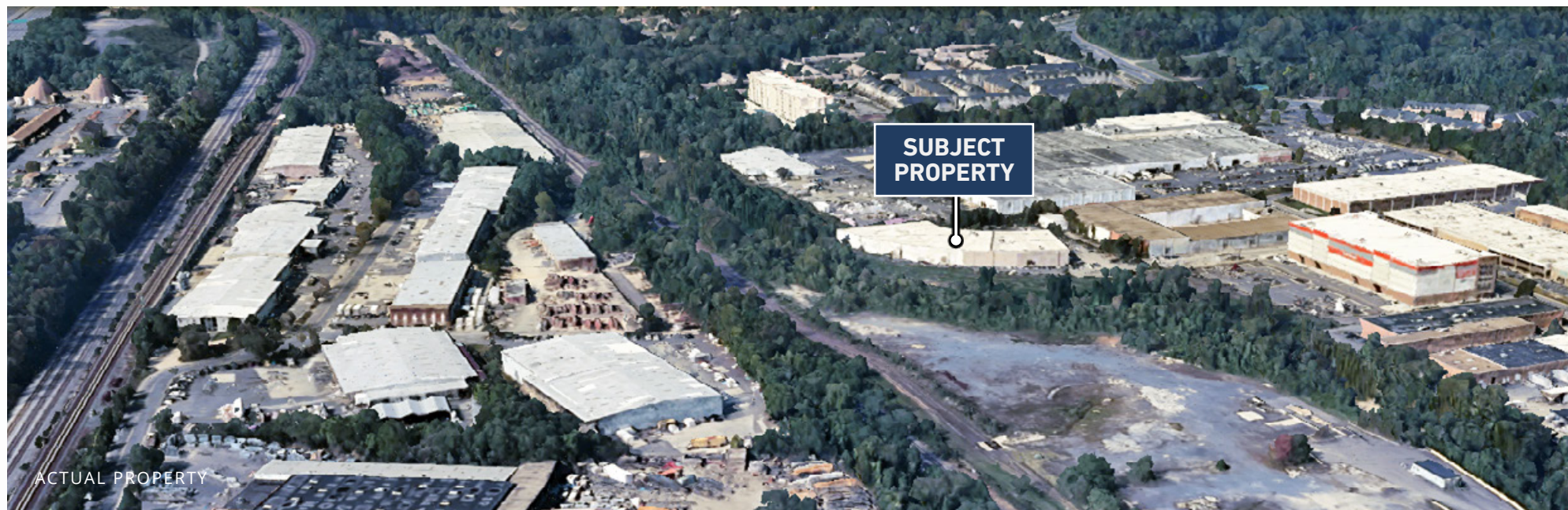
Alexandria, Virginia, is a dynamic and sought-after city located just across the Potomac River from Washington, D.C. Its prime location provides excellent connectivity to the broader Washington, D.C. metropolitan area, making it a highly desirable location for residents, businesses, and investors. Alexandria benefits from its proximity to Interstate 95, Interstate 395, Interstate 495, and the George Washington Parkway, ensuring seamless access to major highways and transportation routes. Additionally, public transit options, including the Van Dorn Metrorail Station and multiple bus lines, further enhance the city's accessibility and connectivity.

Alexandria is a city where historic charm harmoniously blends with modern innovation, creating a dynamic and ever-evolving urban landscape. Known for its picturesque waterfront, thriving business districts, and diverse neighborhoods, Alexandria is a place where history, culture, and economic opportunity converge.

As of the 2020 U.S. Census, Alexandria's population stood at 159,467, reflecting a growth of 12.2% over the past decade. This upward trend underscores the city's appeal as a vibrant and growing community.

With its strategic location near Washington, D.C., strong infrastructure, and commitment to smart growth, Alexandria remains a city of opportunity. Whether through large-scale developments or small business expansions, Alexandria continues to offer a vibrant, forward-thinking environment where businesses and communities thrive.

Alexandria's blend of historical significance, cultural diversity, and modern development positions it as a leading city in the region, offering a high quality of life and abundant opportunities for all.



ACTUAL PROPERTY

PRIME COVERED LAND PLAY - Alexandria, Virginia



PRIME COVERED LAND PLAY - Alexandria, Virginia



648

EDSALL RD

S VAN DORN ST

M VAN DORN ST
SUBWAY STATION

MARKET READY
LINK Parks

FLEET
TRANSPORTATION
ALLIED

Public Storage

THE HOME DEPOT

VIRGINIA
PAVING

PuroClean
The Paramedics of Property Damage

goOats
PICKETT DELI
GOLDEN LILY FOODS

CSI
Printing & Graphics

WHITE CAP

Kamco
SUPPLY CORP OF NEW ENGLAND

THE COOK &
BOARDMAN
GROUP

Public Storage

BEACON

SUBJECT
PROPERTY

CALIBER
COLLISION

Georgetown
Moving and Storage Company
MAKE THE RIGHT MOVE

LIQUIDATION
NATIONAL
M STORAGE
FACILITY

PRIME COVERED LAND PLAY - Alexandria, Virginia



M metro
VAN DORN ST
SUBWAY STATION



CAPITAL BELTWAY



**CALIBER
COLLISION**

WHITE CAP

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MAKE THE RIGHT MOVE

S VAN DORN ST

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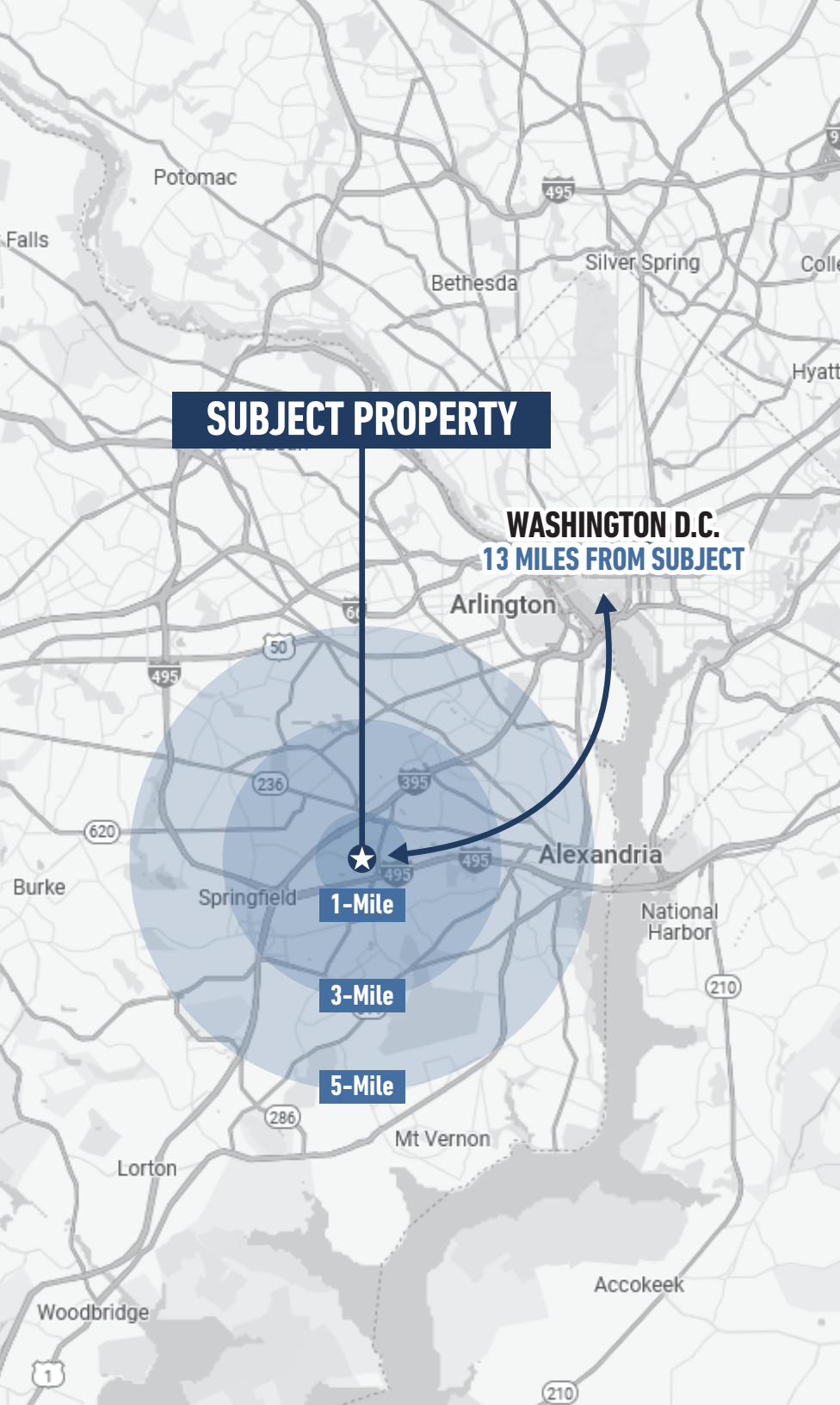
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BURNSIDE PL

**FLEET
TRANSPORTATION**
ALLIED

MARKET READY
LINK Parks

PuroClean
The Paramedics of Property Damage



AREA DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
2024 POPULATION	28,944	169,895	483,855
GENERATIONS			
Generation Alpha	13.70%	18.30%	18.30%
Generation Z	9.10%	9.50%	10.10%
Millennials	32.30%	25.90%	25.10%
Generation X	21.50%	21.20%	20.90%
Baby Boomers	19.20%	20.10%	20.20%
Greatest Generations	4.20%	4.90%	5.50%
HOUSEHOLDS			
Number of Households	\$136,923	\$148,457	\$152,470
Average Household Income	\$109,324	\$114,294	\$117,227
HOUSING VALUE			
Median Home Price	\$481,412.01	\$600,248.49	\$614,144.51
HOUSING UNITS			
Owner-Occupied Housing	46.60%	52.90%	54.10%
Renter-Occupied Housing	53.40%	47.10%	45.90%
LABOR FORCE			
Employed	96.80%	95.80%	95.70%
Unemployed	3.20%	4.20%	4.30%
TRANSPORT TO WORK			
Drove alone	57.30%	58.30%	54.90%
Worked from home	22.60%	21.50%	22.40%
Public transportation	10.20%	9.60%	10.00%
Carpooled	7.30%	7.30%	8.40%
Taxicab	1.50%	0.60%	0.60%
Other	0.60%	1.20%	1.20%
Walked	<0.05%	1.20%	1.70%
Motorcycle	<0.05%	<0.05%	<0.05%
Bicycle	--	<0.05%	0.06%

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EDSALL RD

SVAN DORN ST

SUBJECT
PROPERTY

ACTUAL PROPERTY

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