



FAIRFAX COMMONS OFFICE CONDOMINIUMS

3923 Blenheim Boulevard, Units 62C & 62D, Fairfax, VA 22030

HIGHLIGHTS

- Asking Price: \$552,000
- Two office condominiums combined (seller will not divide)
- Eight offices, two restrooms, galley, reception and open area (one newly constructed restroom & galley)
- Combined Size: 2,300 Gross SF (estimated) | 1,958 Net SF
- City of Fairfax location convenient to the Fairfax County Judicial Center & George Mason University.

CONTACT:

MICHAEL MARCEY

Leasing & Sales Associate
(703) 203-8278 - Mobile
mikemarcey@remax.net

PROPERTY SUMMARY

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3923 Blenheim Boulevard
Fairfax, VA 22030



Property Summary (combined units)

Gross Square Footage (estimated):	2,300 SF
Net Square Footage (estimated: per city tax assessment):	1,958 SF
Parking:	Surface
Asking Price:	\$552,000
Year Built:	1989
Zoning:	Commercial Office
Real Estate Taxes 2025	\$6,404.94
Stormwater Fees 2025	\$274.40
Condo Fees 2026	\$8,400.00

Property Overview

Two office condominiums combined with extensive window lines providing natural light, a newly constructed restroom and galley, second restroom, reception area, eight existing offices and an open area. Free surface parking.

Location Overview

Conveniently located in the heart of the City of Fairfax with nearby access to Main Street (Route 236), Fairfax Boulevard (Route 50), George Mason University's main campus, the Fairfax County Judicial Center and numerous restaurants and shopping.



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.



PHOTOS

FAIRFAX COMMONS OFFICE CONDOMINIUM

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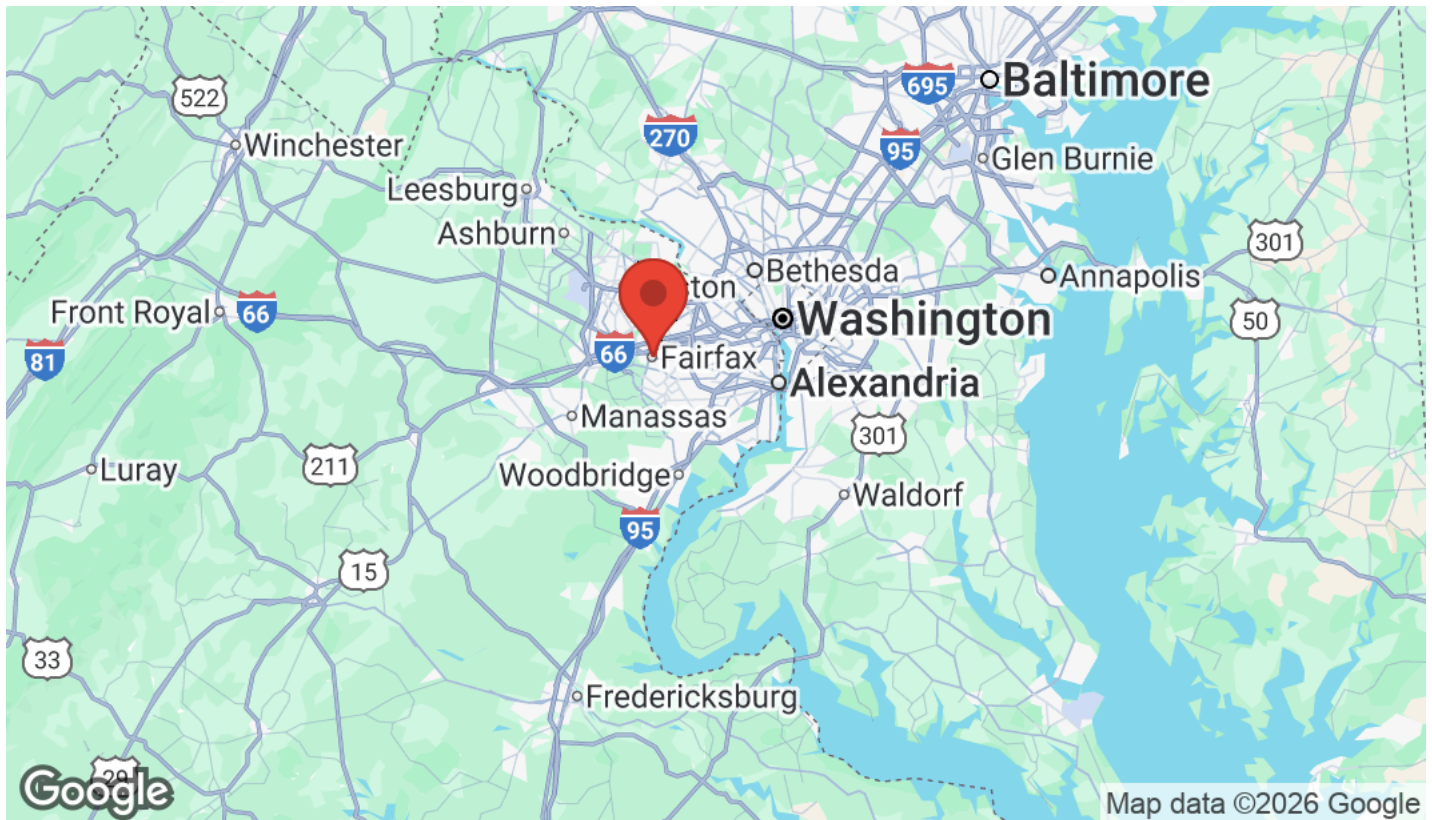


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LOCATION MAPS

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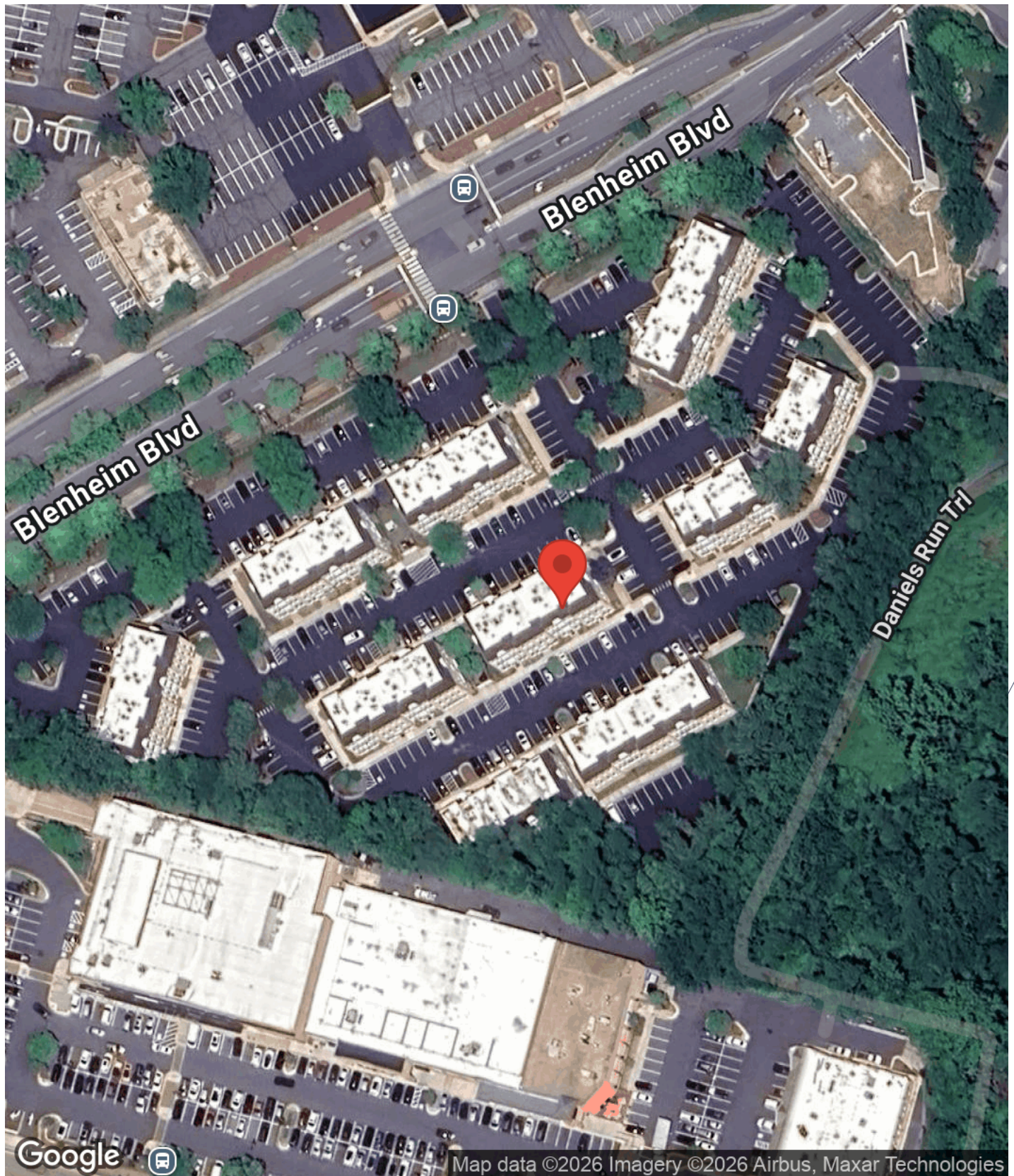


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AERIAL MAP

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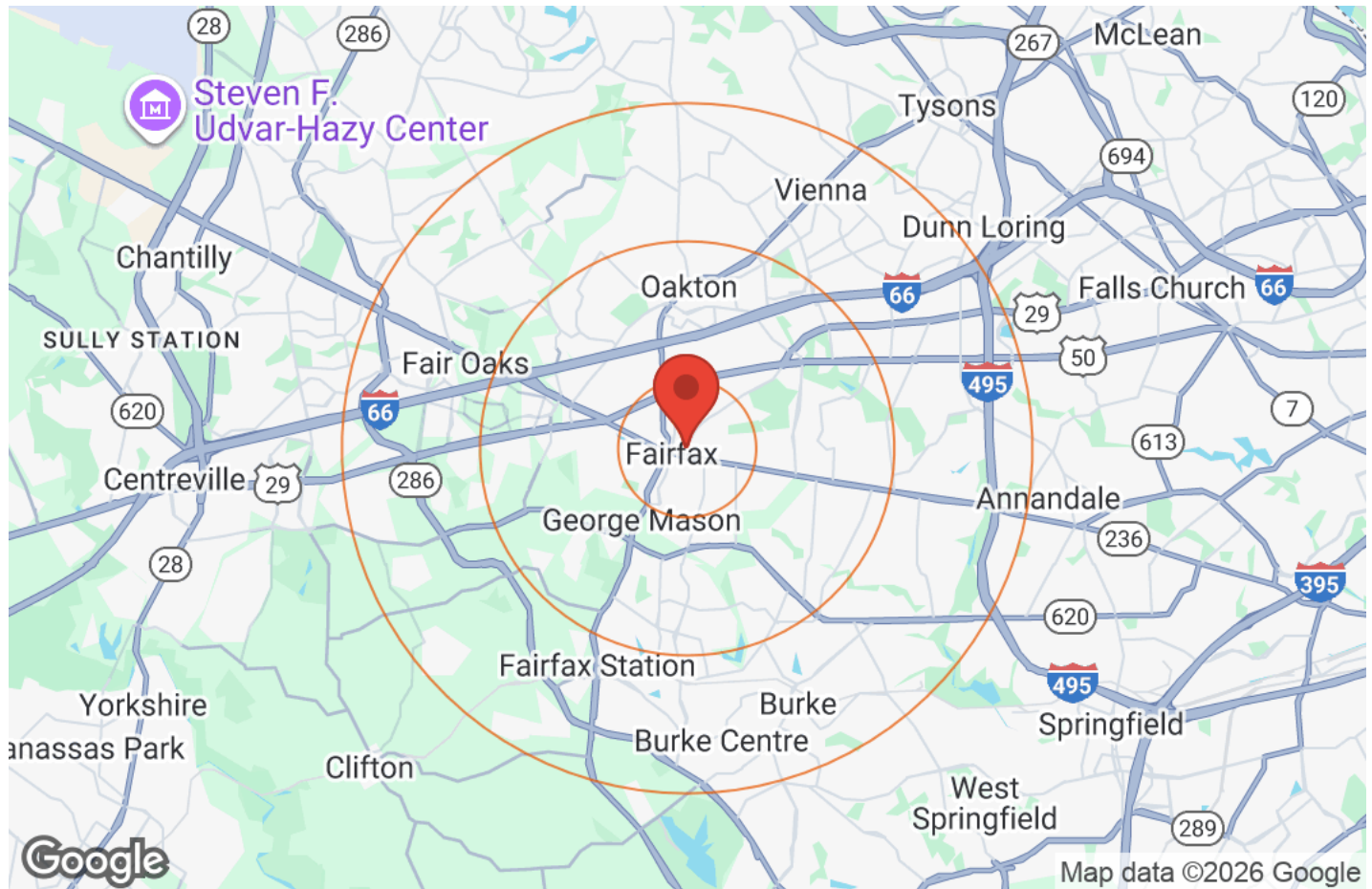


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	8,428	63,279	146,435
Female	6,950	57,840	143,228
Total Population	15,379	121,119	289,664

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,394	22,127	52,150
Ages 15-24	2,264	18,794	39,355
Ages 25-54	5,982	48,740	118,001
Ages 55-64	1,620	13,363	33,940
Ages 65+	2,119	18,097	46,217

Income	1 Mile	3 Miles	5 Miles
Median	\$157,817	\$159,700	\$166,556
< \$15,000	299	1,545	3,245
\$15,000-\$24,999	181	911	2,063
\$25,000-\$34,999	170	1,155	2,696
\$35,000-\$49,999	213	1,698	3,568
\$50,000-\$74,999	313	3,191	7,266
\$75,000-\$99,999	331	4,221	10,277
\$100,000-\$149,999	761	6,546	16,700
\$150,000-\$199,999	853	6,814	17,199
> \$200,000	1,681	15,096	40,007

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,997	42,528	106,046
Occupied	4,802	41,175	103,021
Owner Occupied	3,438	26,753	68,717
Renter Occupied	1,364	14,422	34,304
Vacant	195	1,352	3,024



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RE/MAX DISTINCTIVE REAL ESTATE,6846 Elm Street
McLean, VA 22101

Each Office Independently Owned and Operated

PRESENTED BY:**MICHAEL MARCEY**

Leasing & Sales Associate

O: (703) 821-1840

C: (703) 203-8278

mikemarcey@remax.net



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