



OFFERING MEMORANDUM

8411-8417 OLD COURTHOUSE ROAD

VIENNA, VA 22182

PRESENTED BY CAPITAL INVESTMENT, LLC



Capital Investment LLC
COMMERCIAL REAL ESTATE ADVISORS

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This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.** The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Capital Investment LLC, nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT REZA SABAI OF CAPITAL INVESTMENT, LLC FOR MORE DETAILS.

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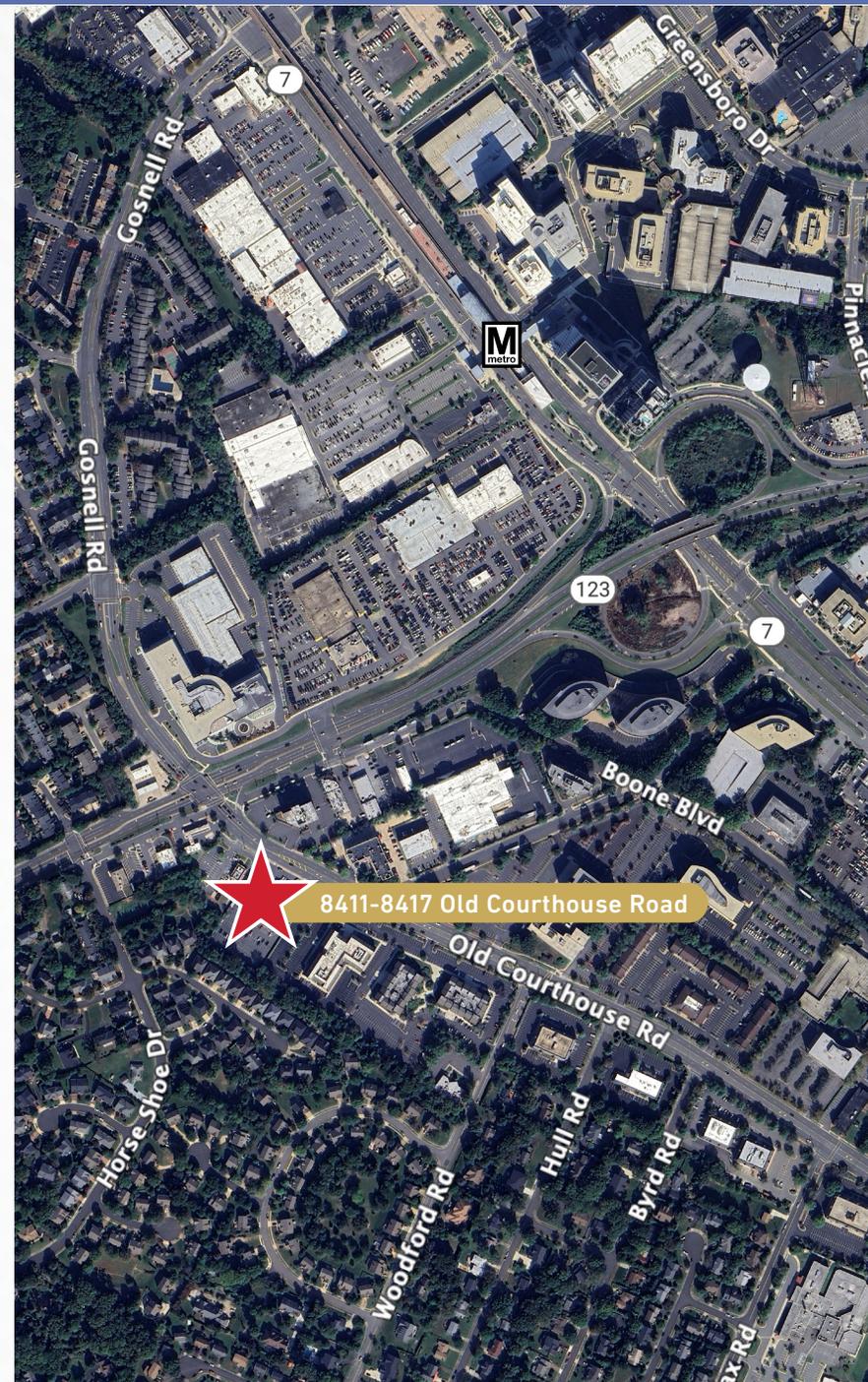
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EXECUTIVE SUMMARY

Capital Investment, LLC is pleased to present the exclusive offering of 8411–8417 Old Courthouse Road, a prime 1.93-acre commercial property located in the heart of Tysons/ Vienna, Virginia. This offering represents a unique opportunity to acquire a fully leased asset with stable cash flow and significant long-term redevelopment potential in one of the most dynamic and sought-after markets in Northern Virginia.

The parcels at 8415 & 8417 Old Courthouse Road, comprising approximately 1.93 acres, are strategically located within the South Old Courthouse Subdistrict of Tysons Corner, Virginia. Currently zoned C-8 for highway commercial uses, these parcels support retail, service, and office developments typical of suburban settings. However, rezoning could significantly enhance development potential by offering increased flexibility in use and greater Floor Area Ratios (FAR). The Fairfax County Comprehensive Plan encourages such transitions toward more intensive, mixed-use, urban development, making these parcels attractive for redevelopment aligned with Tysons Corner's longterm urbanization objectives.



PROPERTY OVERVIEW

ADDRESS

8411-8417 Old Courthouse Road
Vienna, VA 22182

OFFERING SUMMARY

Lot Size ±1.93 Acres (84,070.8 SF)

Buildings 2 Structures, totaling approximately 18,581 SF

Zoning C-8 (Highway Commercial)

Occupancy 100%

Tenants Restaurants, Cleaners and an ABC Liquor store.



KEY INVESTMENT HIGHLIGHTS

- » **Prime Location in Tysons/Vienna Corridor:** Positioned along Old Courthouse Rd with strong visibility and direct access to Route 7 and I-495, in one of Northern Virginia's premier commercial markets.
- » **Fully Leased Asset:** With Stable Income Current tenants operate under market-rate leases with long-term commitments, offering a secure income stream and minimal near-term rollover risk.
- » **Zoning & Redevelopment Potential:** Zoned C-8 with a Floor Area Ratio (FAR) of 0.50, allowing for future repositioning. Ideal for developers with vision toward mixed-use, retail, or enhanced commercial use (subject to approval).
- » **Covered Land Play:** Attractive for investors seeking to hold a cash-flowing asset while planning for redevelopment, capitalizing on the continued growth of the Tysons submarket.
- » **Strong Market Fundamentals:** Vienna/Tysons continues to benefit from population growth, infrastructure investment, and high commercial demand, reinforcing long-term value.

ZONING OVERVIEW

Zoning Designation	C-8 (Highway Commercial)
Permitted Uses	Retail, service businesses, vehicle services, and certain office uses
FAR	0.50
Potential Reuse	Ideal for mixed-use or higher-density redevelopment (subject to rezoning/entitlement process)

CURRENT ZONING (C-8):

The C-8 Zoning District primarily allows highway-oriented commercial services, retail establishments, professional offices, and personal services. The maximum Floor Area Ratio (FAR) for uses within the C-8 zoning district generally does not exceed 0.50, allowing for up to approximately 42,035 square feet of development based on the site's total acreage of 1.93 acres.

REZONING:

While currently zoned C-8, rezoning of the property could potentially provide greater flexibility in use and increased FAR, aligning more closely with the county's evolving urbanization strategy for Tysons. The Comprehensive Plan for the Tysons Urban Center promotes transit-oriented, mixed-use development in proximity to the Metro, and it outlines potential FAR intensities of up to 1.5 to 3.0 within areas transitioning to urban contexts. Actual achievable FAR will depend on specific rezoning approvals by Fairfax County.

DEVELOPMENT OPPORTUNITIES:

The parcels at 8415 & 8417 Old Courthouse Road present notable redevelopment opportunities through potential rezoning, offering greater land use flexibility and increased development intensities. Such redevelopment would align with Fairfax County's strategic objectives for transitioning Tysons Corner into a more urban, pedestrian-oriented environment, subject to approval by county authorities.

LOCATION HIGHLIGHTS

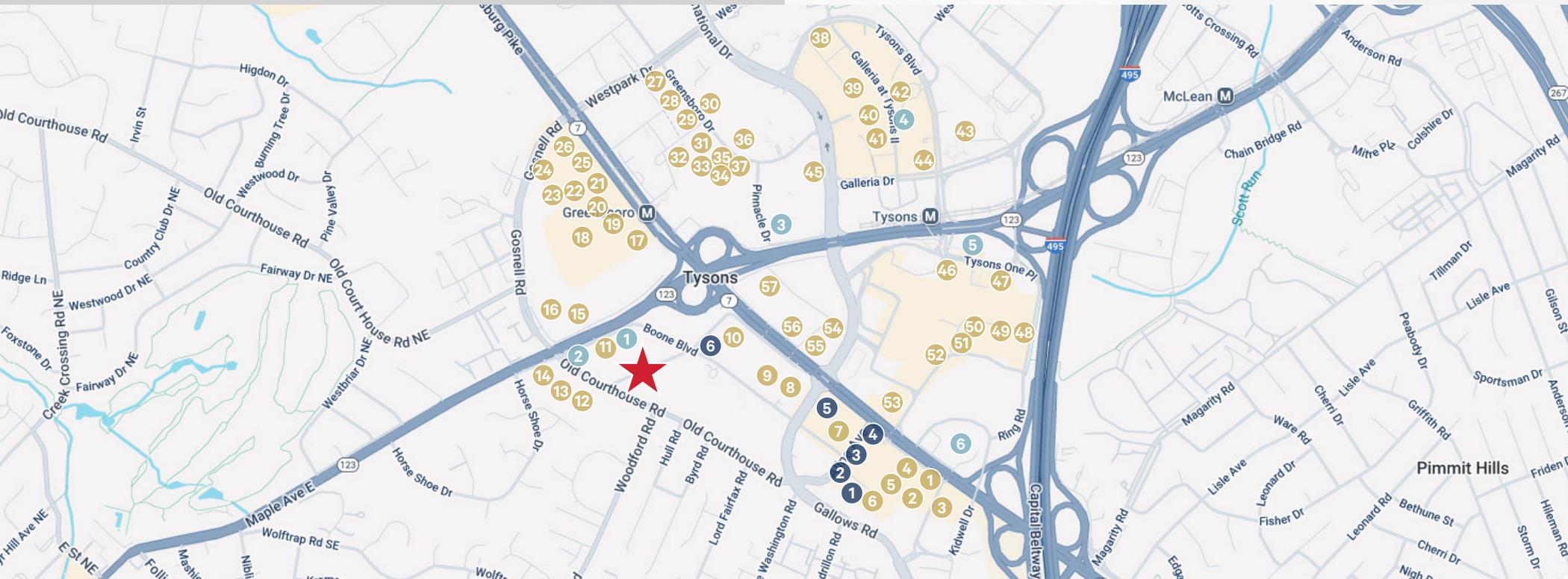
The property sits in close proximity to major transportation nodes, including I-495, the Dulles Toll Road, and the Metro Silver Line, offering unmatched accessibility. Nearby landmarks include Tysons Corner Center, Galleria, and numerous office and residential developments that drive demand in the area. 8411-8417 Old Courthouse Road is a prime commercial property located in the heart of Tysons, Virginia, one of the most sought-after markets in the Washington, D.C. metro area. The surrounding area is a dynamic mix of corporate offices, high-end retail, and dense residential developments, making it a strategic location for future growth.



ZONING OVERVIEW

LOCATION HIGHLIGHTS

FINANCIAL INFORMATION

**RESTAURANTS**

- | | | | |
|---|--------------------------------------|---------------------------------------|------------------------|
| 1. BJ's Restaurant & Brewhouse | 17. Wendy's | 35. Circa | 68. The Capital Grille |
| 2. Neisha Thai Restaurant | 18. Super Chicken | 36. Jeni's Splendid Ice Creams | 69. Silver Diner |
| 3. Rango's Tex-Mex & Grill | 19. Capo Deli Tysons | 37. Paris Baguette | 70. Peet's Coffee |
| 4. Patsy's American | 20. Hangry Joe's Hot Chicken & Wings | 38. Yard House | 71. Roll Play |
| 5. Randy's Prime Seafood and Steaks | 21. Shake Shack | 39. Maggiano's Little Italy | 72. Dunkin' |
| 6. Best Buns Bakery & Burgers | 22. Panera Bread | 40. Lebanese Taverna | |
| 7. Nostos Restaurant | 23. Starbucks | 41. NM Cafe | |
| 8. Olive Garden Italian Restaurant | 24. Dave's Hot Chicken | 42. sweetgreen | |
| 9. Tysons Bagel Market | 25. Honeygrow | 43. Fogo de Chão Brazilian Steakhouse | |
| 10. Kizuna Sushi & Ramen | 26. CAVA | 44. Founding Farmers | |
| 11. Friends Kabob | 27. Tasty Kabob | 45. Fleming's Prime Steakhouse | |
| 12. Alborz Restaurant | 28. Fish Taco | 46. Earls Kitchen + Bar | |
| 13. Taco Bell | 29. Flower Child | 47. Seasons 52 | |
| 14. McDonald's | 30. Tropical Smoothie Cafe | 48. Coastal Flats | |
| 15. Greenhouse Kitchen + Bar | 31. North Italia | 49. The Cheesecake Factory | |
| 16. Terra's Ice Cream, Coffee, & Sweets | 32. Hokkaido Ramen Santouka | 50. Dhoom | |
| | 33. Bluestone Lane | 51. California Pizza Kitchen | |
| | 34. El Bebe | 52. Barrel & Bushel | |

HOTELS/LODGING

1. Hilton Garden Inn
2. Residence Inn
3. Marriott Courtyard
4. Ritz Carlton
5. Hyatt Regency
6. Marriott

OTHER

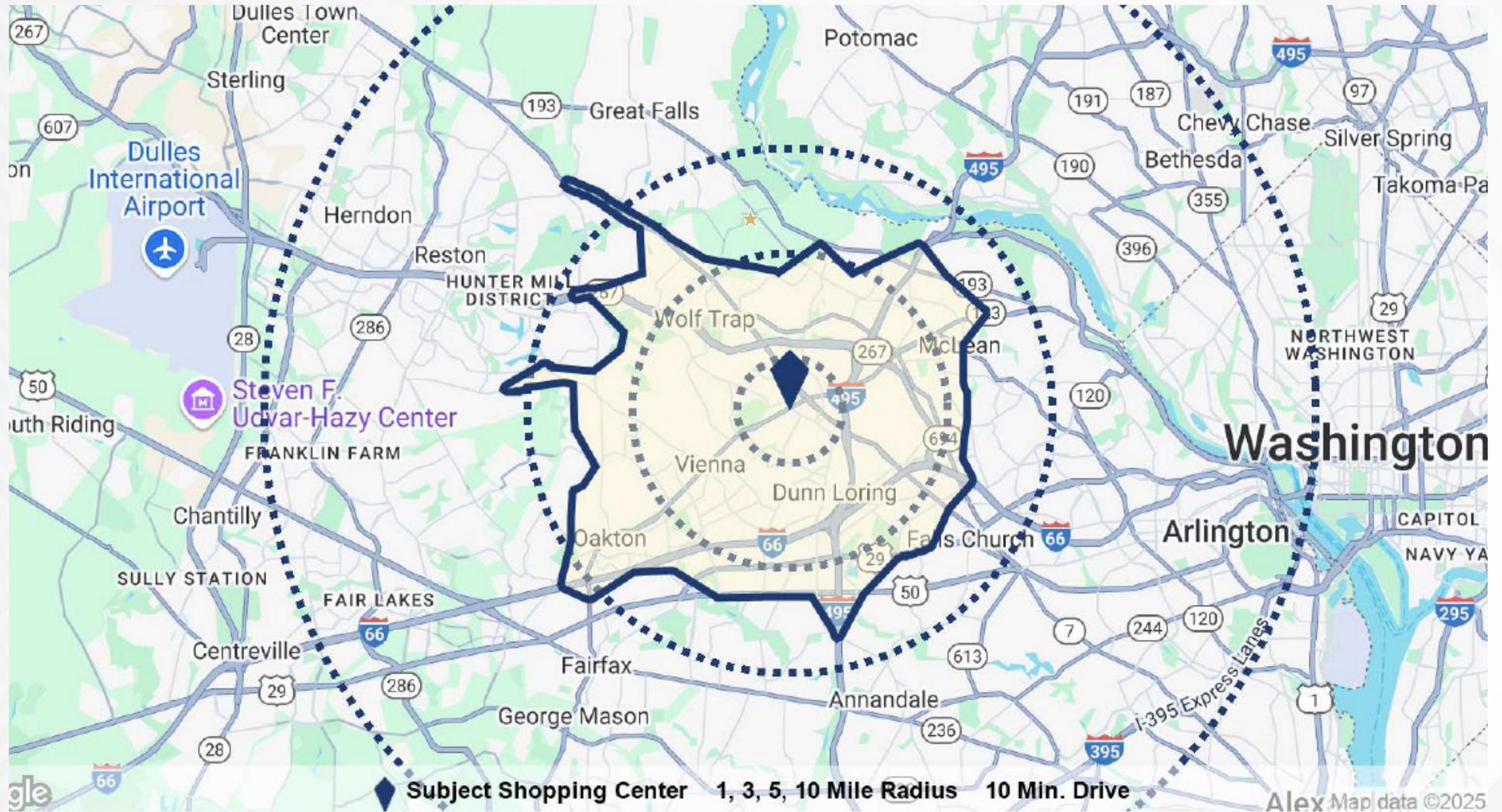
1. Bank of America
2. Equinox
3. Miele Experience
4. Red Door Spa
5. CVS
6. SunTrust Bank

FINANCIAL INFORMATION

Detailed financials and rent roll are available upon request and subject to execution of a confidentiality agreement.



DEMOGRAPHICS SUMMARY REPORT



DEMOGRAPHICS

TRAFFIC REPORT

POPULATION	1 MILE	3 MILES	5 MILES	10 MILES	10 MIN. DRIVE
Population	15,067	113,390	265,212	1,293,548	175,186
5 Yr Growth	0.2%	-0.7%	-1.1%	-1.8%	-0.9%
Median Age	40	40	40	40	40
5 Yr Forecast	41	41	41	41	41
White Black Hispanic	53% 5% 7%	56% 4% 10%	56% 4% 13%	55% 9% 15%	55% 5% 11%
5 Yr Forecast	53% 5% 7%	56% 4% 10%	56% 4% 13%	55% 9% 15%	55% 5% 11%
Employment	54,717	113,676	193,910	805,018	98,930
Buying Power	\$925.2M	\$6.9B	\$15.8B	\$69.7B	\$10.6B
5 Yr Growth	0.7%	-1.1%	-1.5%	-2.9%	-1.2%
College Graduates	74.4%	71.8%	68.2%	65.4%	62.0%

HOUSEHOLD	1 MILE	3 MILES	5 MILES	10 MILES	10 MIN. DRIVE
Households	6,593	44,385	98,215	509,224	67,346
5 Yr Growth	0.7%	-0.7%	-1.2%	-2.1%	-1.0%
Median Household Income	\$140,325	\$155,654	\$160,626	\$136,812	\$157,066
5 Yr Forecast	\$140,362	\$154,954	\$160,057	\$135,685	\$156,669
Average Household Income	\$163,747	\$179,132	\$182,217	\$164,276	\$179,716
5 Yr Forecast	\$163,468	\$178,492	\$181,617	\$163,195	\$179,382
% High Income (>\$75K)	77%	79%	79%	74%	79%

HOUSEHOLD	1 MILE	3 MILES	5 MILES	10 MILES	10 MIN. DRIVE
Median Home Value	\$831,262	\$858,924	\$838,078	\$769,314	\$834,829
Median Year Built	1994	1983	1978	1976	1982
Owner Renter Occupied	42% 58%	56% 44%	63% 37%	57% 43%	59% 41%

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DEMOGRAPHICS

TRAFFIC REPORT

2024 HOUSEHOLDS BY HH INCOME	1 MILE 6,591	3 MILES 44,385	5 MILES 98,214	10 MIN. DRIVE 67,346
<\$25,000	678 (10.29%)	3,240 (7.30%)	6,487 (6.60%)	4,695 (6.97%)
\$25,000 - \$50,000	406 (6.16%)	2,790 (6.29%)	6,221 (6.33%)	4,232 (6.28%)
\$50,000 - \$75,000	443 (6.72%)	3,075 (6.93%)	7,747 (7.89%)	5,348 (7.94%)
\$75,000 - \$100,000	618 (9.38%)	4,349 (9.80%)	8,929 (9.09%)	6,401 (9.50%)
\$100,000 - \$125,000	665 (10.09%)	3,749 (8.45%)	8,261 (8.41%)	5,538 (8.22%)
\$125,000 - \$150,000	792 (12.02%)	4,249 (9.57%)	8,403 (8.56%)	6,053 (8.99%)
\$150,000 - \$200,000	1,001 (15.19%)	6,548 (14.75%)	14,394 (14.66%)	9,945 (14.77%)
\$200,000+	1,988 (30.16%)	16,385 (36.92%)	37,772 (38.46%)	25,133 (37.32%)
2024 Avg Household Income	\$163,747	\$179,132	\$182,217	\$179,716
2024 Med Household Income	\$140,325	\$155,654	\$160,626	\$157,066

TOTAL SPECIFIED CONSUMER SPENDING	1 MILE \$267.4M	3 MILES \$2B	5 MILES \$4.5B	10 MIN. DRIVE \$3B
Total Apparel	\$13.5M (5.06%)	\$98M (4.99%)	\$222.3M (4.98%)	\$149.4M (4.99%)
Women's Apparel	\$5.5M (2.06%)	\$39.4M (2.00%)	\$88.8M (1.99%)	\$59.8M (2.00%)
Men's Apparel	\$2.9M (1.10%)	\$21.3M (1.08%)	\$47.9M (1.07%)	\$32.3M (1.08%)
Girl's Apparel	\$897.5K (0.34%)	\$6.7M (0.34%)	\$15.5M (0.35%)	\$10.3M (0.34%)
Boy's Apparel	\$602.2K (0.23%)	\$4.6M (0.23%)	\$10.7M (0.24%)	\$7.1M (0.24%)
Infant Apparel	\$541.6K (0.20%)	\$3.9M (0.20%)	\$8.8M (0.20%)	\$5.9M (0.20%)
Footwear	\$3M (1.14%)	\$22.2M (1.13%)	\$50.6M (1.13%)	\$34M (1.14%)
Total Entertainment & Hobbies	\$38.2M (14.30%)	\$280M (14.26%)	\$637.7M (14.29%)	\$426.3M (14.25%)
Entertainment	\$3.1M (1.17%)	\$24.4M (1.24%)	\$57.2M (1.28%)	\$36.9M (1.23%)
Audio & Visual Equipment/Service	\$7.9M (2.97%)	\$56.2M (2.86%)	\$126.2M (2.83%)	\$85.6M (2.86%)
Reading Materials	\$586.6K (0.22%)	\$4.2M (0.21%)	\$9.4M (0.21%)	\$6.4M (0.21%)
Pets, Toys, & Hobbies	\$6.6M (2.46%)	\$47.7M (2.43%)	\$108M (2.42%)	\$72.7M (2.43%)
Personal Items	\$20M (7.48%)	\$147.6M (7.51%)	\$336.9M (7.55%)	\$224.7M (7.51%)

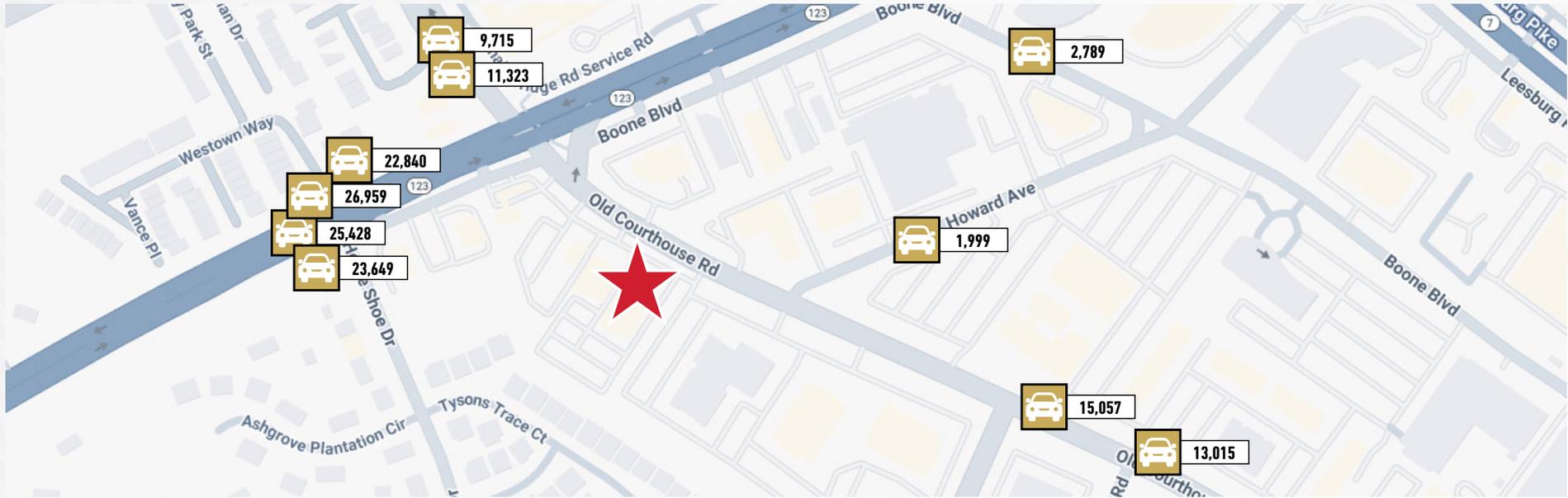
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DEMOGRAPHICS

TRAFFIC REPORT

TOTAL SPECIFIED CONSUMER SPENDING	1 MILE \$267.4M	3 MILES \$2B	5 MILES \$4.5B	10 MIN. DRIVE \$3B
Total Food and Alcohol	\$69.9M (26.14%)	\$499.2M (25.42%)	\$1.1B (25.18%)	\$760.8M (25.42%)
Food At Home	\$32.1M (11.99%)	\$231.8M (11.80%)	\$527.9M (11.83%)	\$354.5M (11.85%)
Food Away From Home	\$32.2M (12.05%)	\$227.5M (11.58%)	\$506.8M (11.36%)	\$345.6M (11.55%)
Alcoholic Beverages	\$5.6M (2.10%)	\$40M (2.03%)	\$89M (1.99%)	\$60.7M (2.03%)
Total Household	\$47.9M (17.93%)	\$361.1M (18.39%)	\$826.7M (18.53%)	\$552.3M (18.46%)
House Maintenance & Repair	\$6.7M (2.51%)	\$57.9M (2.95%)	\$140.8M (3.15%)	\$91M (3.04%)
Household Equip & Furnishings	\$18M (6.72%)	\$129.8M (6.61%)	\$292.1M (6.55%)	\$197M (6.58%)
Household Operations	\$15.5M (5.78%)	\$115.3M (5.87%)	\$262.6M (5.89%)	\$175.8M (5.88%)
Housing Costs	\$7.8M (2.92%)	\$58.1M (2.96%)	\$131.2M (2.94%)	\$88.5M (2.96%)
Total Transportation/Maint.	\$61.3M (22.93%)	\$455.9M (23.21%)	\$1B (23.28%)	\$691.2M (23.10%)
Vehicle Purchases	\$26.8M (10.02%)	\$205.7M (10.47%)	\$474.2M (10.63%)	\$310.5M (10.38%)
Gasoline	\$14.4M (5.40%)	\$105.1M (5.35%)	\$239.2M (5.36%)	\$160.2M (5.35%)
Vehicle Expenses	\$2.4M (0.89%)	\$17.8M (0.91%)	\$40.5M (0.91%)	\$27.3M (0.91%)
Transportation	\$10.1M (3.79%)	\$72.5M (3.69%)	\$161.2M (3.61%)	\$110M (3.68%)
Automotive Repair & Maintenance	\$7.6M (2.83%)	\$54.7M (2.79%)	\$123.6M (2.77%)	\$83.2M (2.78%)
Total Health Care	\$12M (4.48%)	\$88.6M (4.51%)	\$204.1M (4.58%)	\$136.3M (4.55%)
Medical Services	\$7.2M (2.69%)	\$53.6M (2.73%)	\$123.1M (2.76%)	\$82.5M (2.76%)
Prescription Drugs	\$3.4M (1.26%)	\$25.1M (1.28%)	\$58.5M (1.31%)	\$38.6M (1.29%)
Medical Supplies	\$1.4M (0.53%)	\$10M (0.51%)	\$22.6M (0.51%)	\$15.2M (0.51%)
Total Education/Day Care	\$24.5M (9.16%)	\$181.3M (9.23%)	\$408.6M (9.16%)	\$276.2M (9.23%)
Education	\$15.7M (5.88%)	\$116M (5.91%)	\$260.9M (5.85%)	\$176.4M (5.90%)
Fees & Admissions	\$8.8M (3.28%)	\$65.3M (3.32%)	\$147.7M (3.31%)	\$99.8M (3.33%)

TRAFFIC COUNT REPORT



COLLECTION STREET	CROSS STREET - DIRECTION	TRAFFIC VOLUME	COUNT YEAR	DIST FROM SUBJECT
Chain Bridge Road	Horse Shoe Drive - SW	26,959	2025	0.14 mi
Chain Bridge Road	Horse Shoe Drive - SW	25,428	2025	0.14 mi
Chain Bridge Road	Westtown Way - NE	22,840	2023	0.15 mi
Chain Bridge Road	Westtown Way - NE	23,649	2025	0.15 mi
Howard Avenue	Boone Boulevard - NE	1,999	2025	0.17 mi
Old Courthouse Road	Wall Street - N	9,715	2025	0.17 mi
Gosnell Road	Wall Street - N	11,323	2024	0.17 mi
Old Courthouse Road	Hull Road- SE	15,057	2025	0.21 mi
Boone Boulevard	Howard Avenue - SE	2,789	2025	0.23 mi
Old Courthouse Road	Hull Road - NW	13,015	2025	0.25 mi

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VIENNA, VA 22182



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