



COLDWELL BANKER
COMMERCIAL
ELITE



NNN MEDICAL OFFICE CONDOMINIUM INVESTMENT FOR SALE

9010 Lorton Station Blvd, Suite 240, Lorton, VA 22079

Price:	\$1,650,000
Square Footage:	3,695 SF
Cap Rate:	7.52%

9010 Lorton Station Blvd, Suite 240 is a **3,695 SF Triple Net (NNN) medical office condominium** located within **Lorton Station**, a well-established, mixed-use, transit-oriented development in Fairfax County, Virginia. The property offers investors a **stabilized medical office acquisition** with minimal management responsibility, supported by a **long-standing national medical tenant** that has occupied the location for **over 20 years**, demonstrating durable site commitment and a proven operating history.

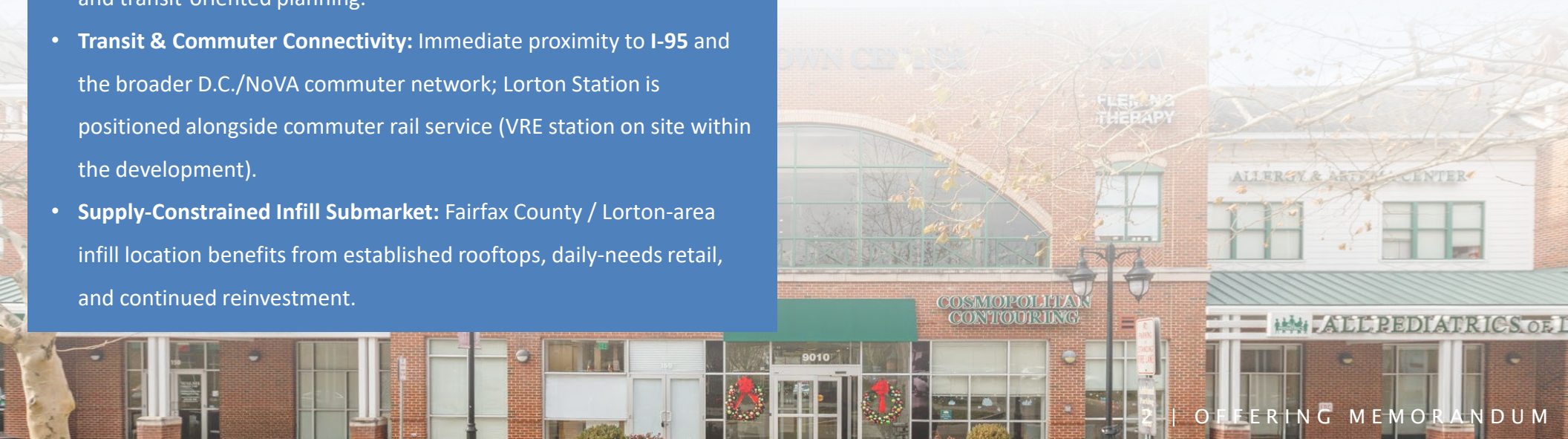
Offered at an asking price of **\$1,650,000**, the investment delivers a **7.52% going-in CAP rate** with **annual rental growth** and **tenant responsibility for all operating expenses**. The condo benefits from its strategic position just off **Interstate 95**, providing efficient access to **Northern Virginia, Washington, D.C., and the broader regional commuter network**. Lorton Station’s integrated mix of medical, retail, residential, and commuter rail infrastructure continues to drive long-term demand within this infill submarket.

KEY PROPERTY HIGHLIGHTS

- **Attractive Going-In Yield:** 7.52% CAP rate at a \$1,650,000 asking price.
- **Long-Term Tenant Commitment:** 20+ years at the property supports tenancy stability and location performance.
- **Institutional Mixed-Use Setting:** Located in **Lorton Station**, a large-scale mixed-use community incorporating retail/office components and transit-oriented planning.
- **Transit & Commuter Connectivity:** Immediate proximity to **I-95** and the broader D.C./NoVA commuter network; Lorton Station is positioned alongside commuter rail service (VRE station on site within the development).
- **Supply-Constrained Infill Submarket:** Fairfax County / Lorton-area infill location benefits from established rooftops, daily-needs retail, and continued reinvestment.

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	42,231	83,746	207,767
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	15,272	29,805	74,775
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$130,364	\$129,130	\$133,770





Ivy Rehab for Kids is a pediatric therapy provider delivering **physical therapy, occupational therapy, and speech therapy**, with **ABA therapy available at select locations**, serving children from birth through adolescence/young adulthood depending on program offerings.

Ivy Rehab has a pediatric footprint of **nearly 100 pediatric-dedicated facilities** and reported in a 2022 national partnership announcement its continued plan of expanding its pediatric platform.

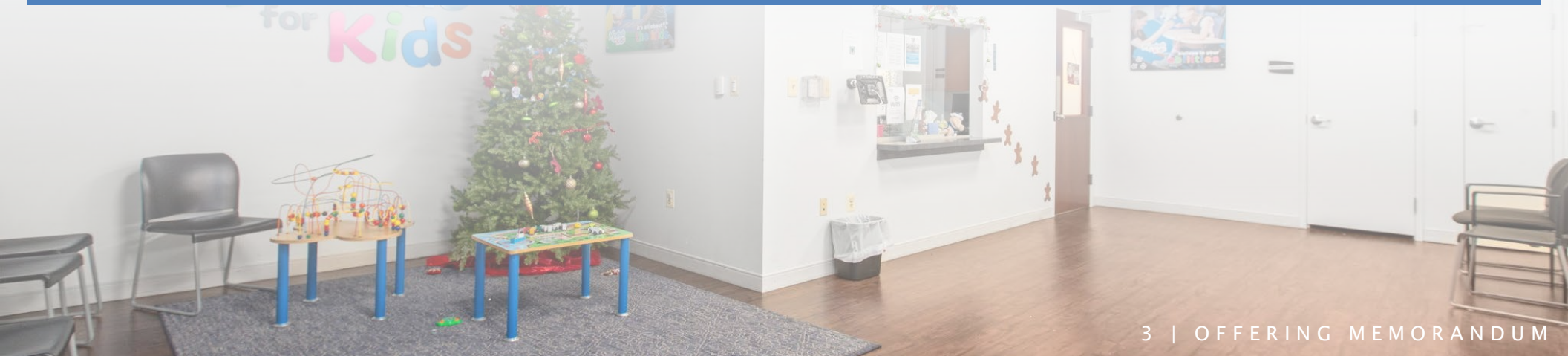
PARENT COMPANY SUMMARY: IVY REHAB NETWORK (WEBSITE: [HTTPS://IVYREHAB.COM/](https://ivyrehab.com/))

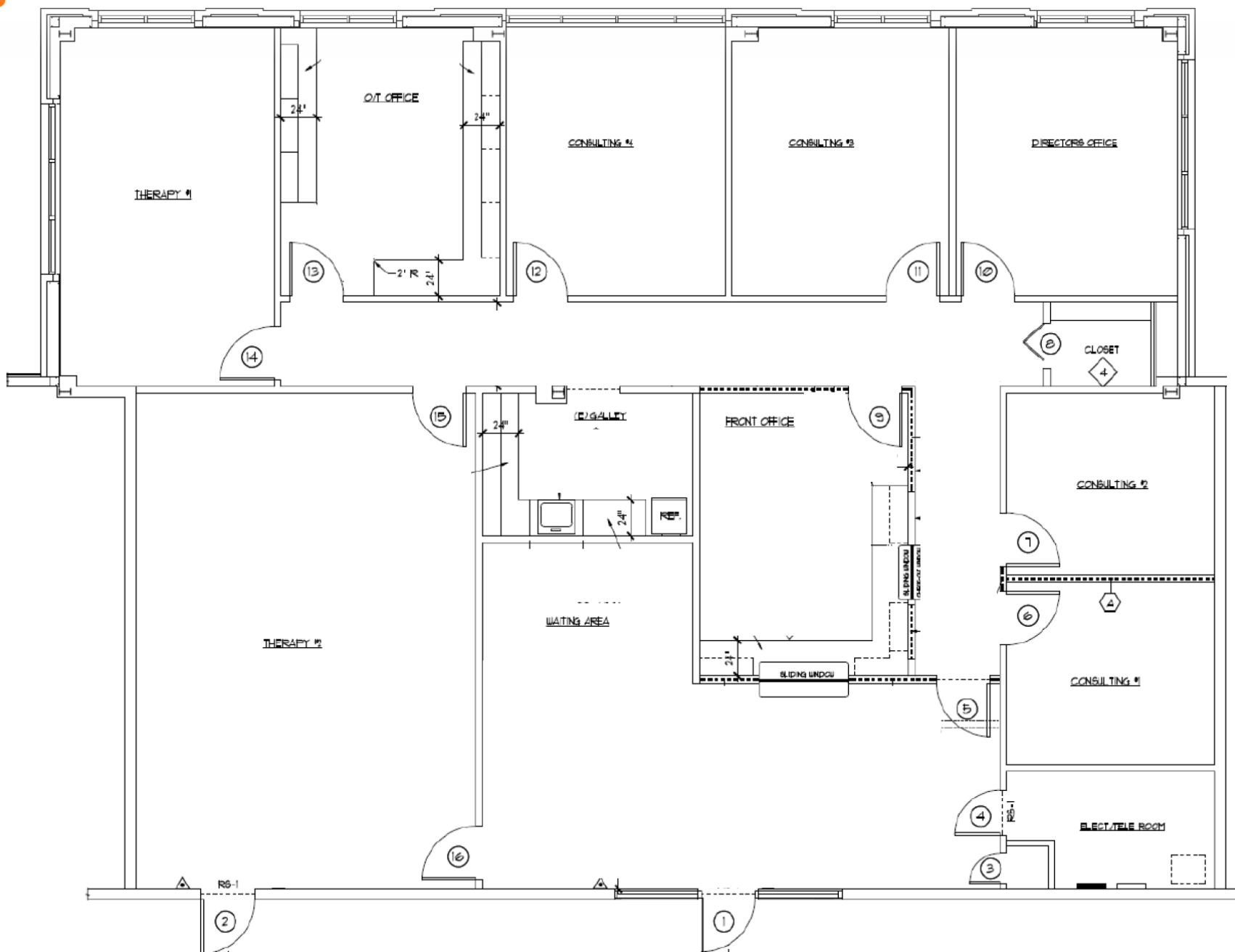
The **Ivy Rehab Network** is a large, multi-brand outpatient therapy platform providing **physical therapy, occupational therapy, speech therapy, and ABA therapy**. Ivy Rehab operates **600+ clinics across 16 states** with **5,000+ team members** and a portfolio of **20+ brands**—indicating meaningful operating scale, recruiting infrastructure, and brand diversification.

LEASE SUMMARY:

- **Lease Structure:** Triple Net (NNN)
- **Current Term:** 10 years (8/1/2018 – 7/31/2028)
 - **Current Rent:** \$124,058.05 annually
 - **Escalations:** 2% annual increases
 - **Renewal Options:** None

Summary: The lease provides **stable, expense-free cash flow** with built-in annual growth through a true NNN structure, offering investors predictable income supported by a nationally recognized medical therapy provider.









OFFERING MEMORANDUM

NNN MEDICAL OFFICE CONDOMINIUM INVESTMENT

9010 LORTON STATION BLVD, SUITE 240, LORTON, VA 22079

FOR MORE INFORMATION PLEASE CONTACT:



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