



RELATIONSHIP[®]
DRIVEN
REAL ESTATE

EXCLUSIVE OFFERING FROM CPG

FULLY APPROVED INDUSTRIAL /RETAIL BUILDING FOR SALE

PROPERTY HIGHLIGHTS



ASKING PRICE: \$2.6 MM



Industrial or Retail possible



9,380 SF shovel ready building



Additional FAR / development rights in the future



Perfect for a User, phenomenal investment.



Walking distance to Van Dorn Street Metro Station

550 S PICKETT ST | ALEXANDRIA, VA

7272 Wisconsin Avenue, 10th Floor,
Bethesda, MD 20814

(301) 945-0154
www.cohnpropertygroup.com



ADDRESS: 550 S Pickett Street, Alexandria, VA 22304

LAND AREA: 32,988 SF (0.76 acres)

BUILDING SIZE: 9,380 SF (shovel ready)

ZONING: I

LOCATION: Located on the southwestern edge of Alexandria, VA, immediately off the Washington Capital Beltway (I-495) and adjacent to the Van Doren Metro Station

PERMITTED USES: Zoning allows for Automobile uses, Restaurant, Brewery, Daycare, Dog Day Care, Veterinarians, and a variety of other uses

FAR: Additional FAR / development rights in the future

SALE PRICE: \$2.6 MM

(seller will either sell the Land with the approvals, or complete the approved shell building)

DEMOGRAPHICS



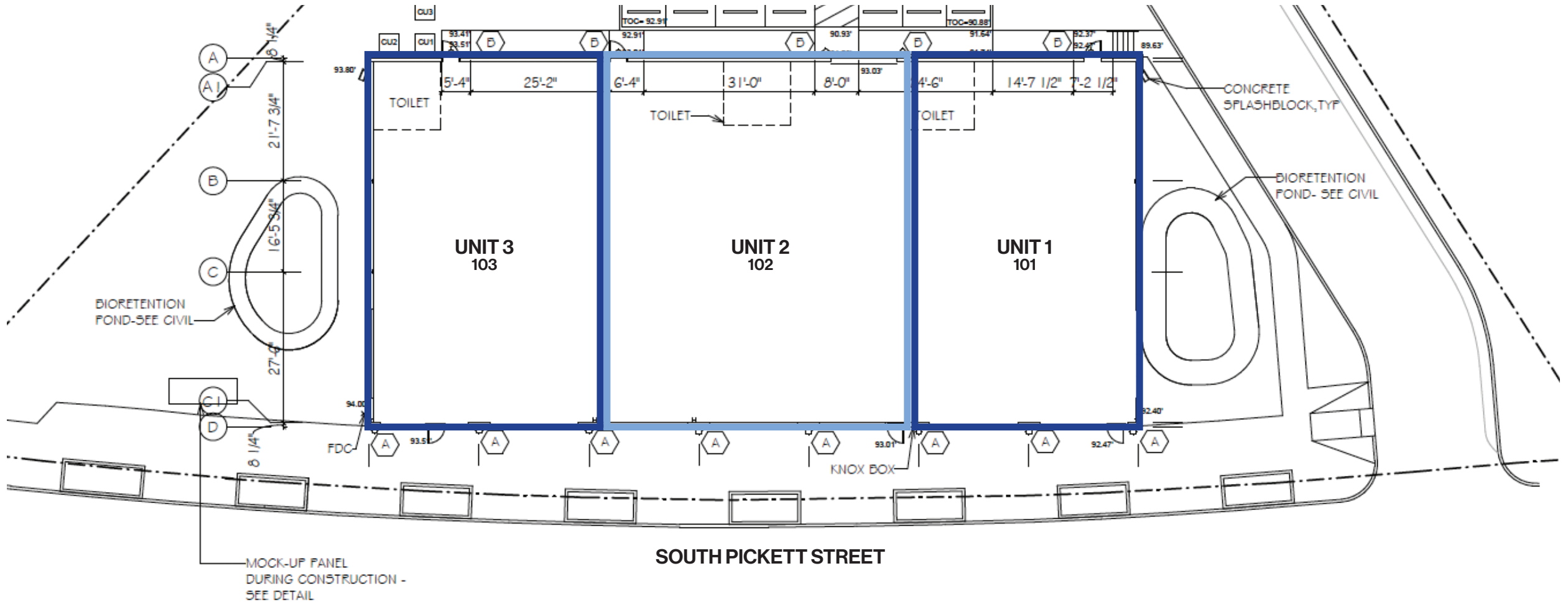
190,681
POPULATION



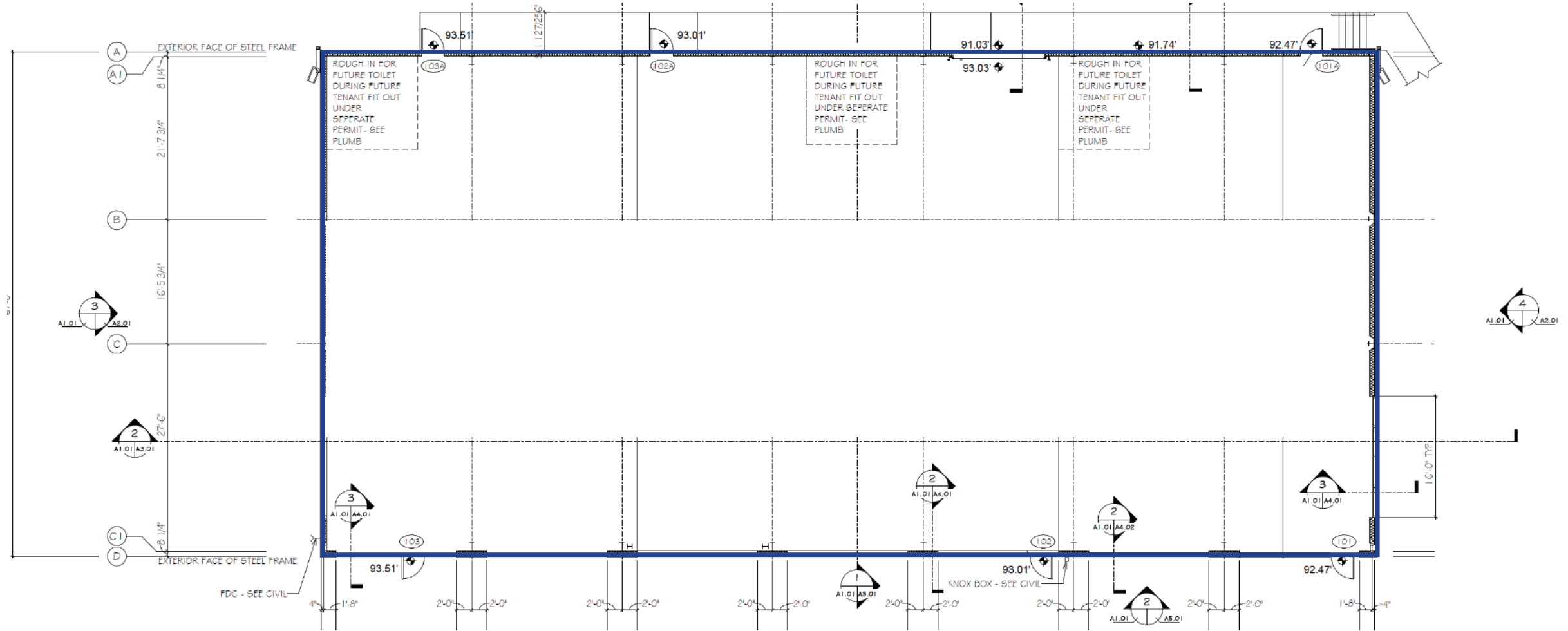
\$103,750
MEDIAN
HOUSEHOLD INCOME



79,966
HOUSEHOLDS
*BASED ON 3 MILE RADIUS



SUGGESTED BUILDING LAYOUT: Building is not scheduled to be demised upon delivery.



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amazon HQ 2

Incremental Tax Revenue of **\$3.2 Billion** over the next **20 years** as a result of Amazon's investment and job creation.



CONSTRUCTION OVERLAYS OF **\$2.75 BILLION** WHICH WILL CONTRIBUTE **\$6.75 BILLION** TO ARLINGTON'S ECONOMY



4 MILLION SF OF OFFICE SPACE WITH OPPORTUNITY TO EXPAND TO **8 MILLION SF** TO HOUSE AMAZON



A **MINIMUM OF 25,000 BUT UP TO 38,000** FULL-TIME HIGH PAYING JOBS AT AMAZON, AND APPROXIMATELY **\$2.5 BILLION** IN AMAZON INVESTMENTS



MORE THAN **22,000** PERMANENT INDIRECT AND INDUCED JOBS IN VIRGINIA, BRINGING THE TOTAL TO NEARLY **50,000 JOBS**

CONTACT



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