

For sale

2616 Sherwood Hall Lane,
Alexandria, VA



2616 Sherwood Hall Lane, Alexandria, VA

Property highlights:

- Total square feet: 1,060 SF
- Condo fees: \$1,266.69 per month
- Taxes: \$238 per month
- Suite 403, for sale only
- 4 OR rooms
- 2nd gen. dental space

Description:

Introducing an exceptional opportunity for healthcare professionals in the heart of Alexandria, Virginia. This state-of-the-art medical office building at 2616 Sherwood Hall Lane offers the perfect blend of accessibility, modern amenities, and strategic location.

Key features:

- Purpose-built medical office facility designed to meet the needs of diverse healthcare practices
- Prime location in Alexandria, easily accessible from surrounding communities

- Ample parking for staff and patients
- ADA-compliant design ensuring accessibility for all
- Modern infrastructure supporting advanced medical technologies
- Close proximity to Inova Mount Vernon Hospital, enhancing referral networks

Location benefits:

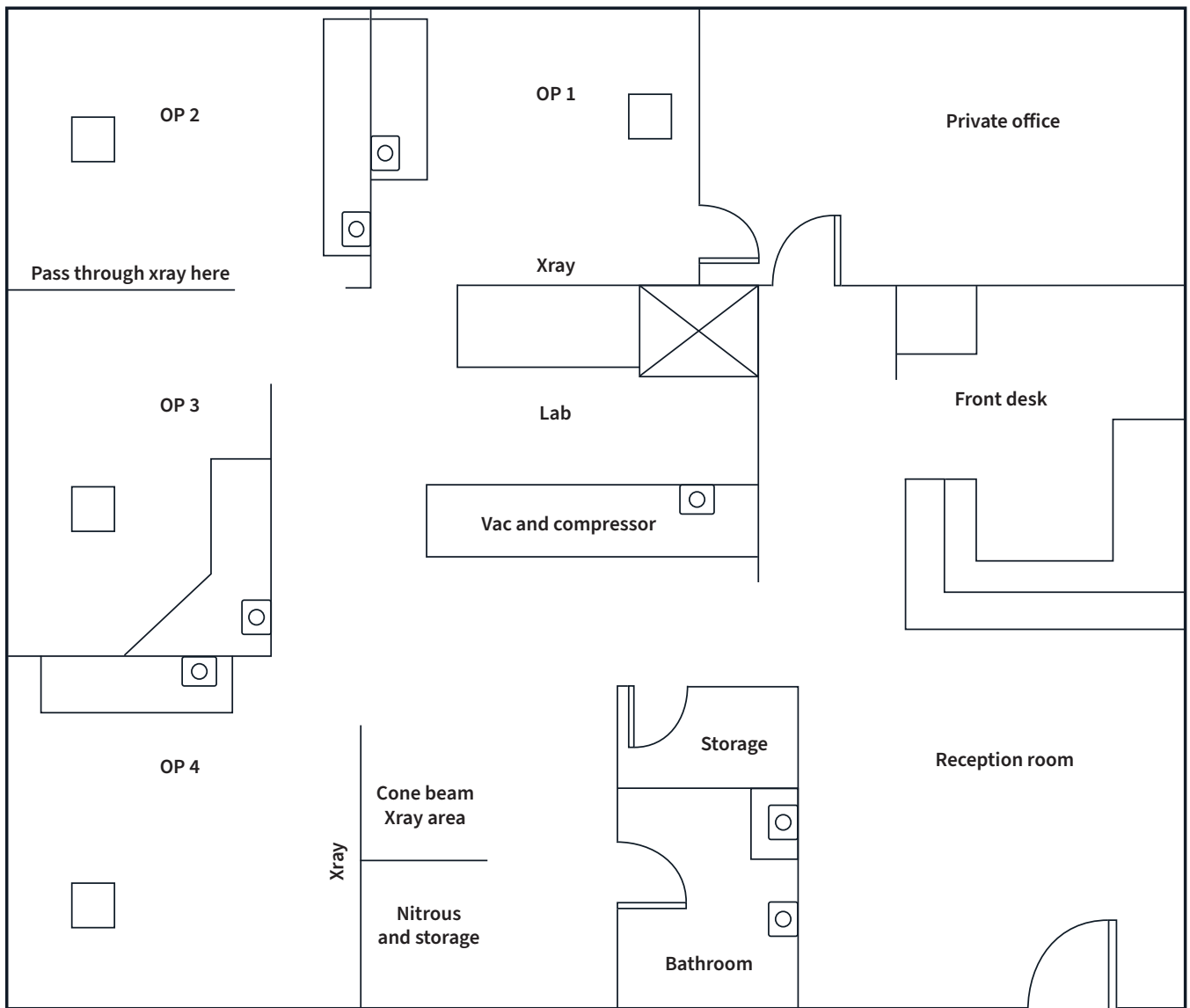
- Situated in a densely populated area, ensuring a steady patient base
- Convenient access via major routes, including Richmond Highway (Route 1)
- Near public transportation options for staff and patients
- Surrounded by residential neighborhoods, promoting community-based care

This medical office building at 2616 Sherwood Hall Lane provides an ideal setting for physicians, specialists, and healthcare groups looking to establish or expand their practice in a thriving community. With its strategic location and purpose-built design, it offers the perfect environment to deliver high-quality patient care.



Floor plan

2616 Sherwood Hall Lane, Suite 403



Healthcare demographics

Within 1 mile radius around the building



20,233

Total population



0.37%

2024-2029
annual growth rate



37.6

Median age



7,017

Total households



2,233

Total businesses



35,463

Total employees



4,849

Families



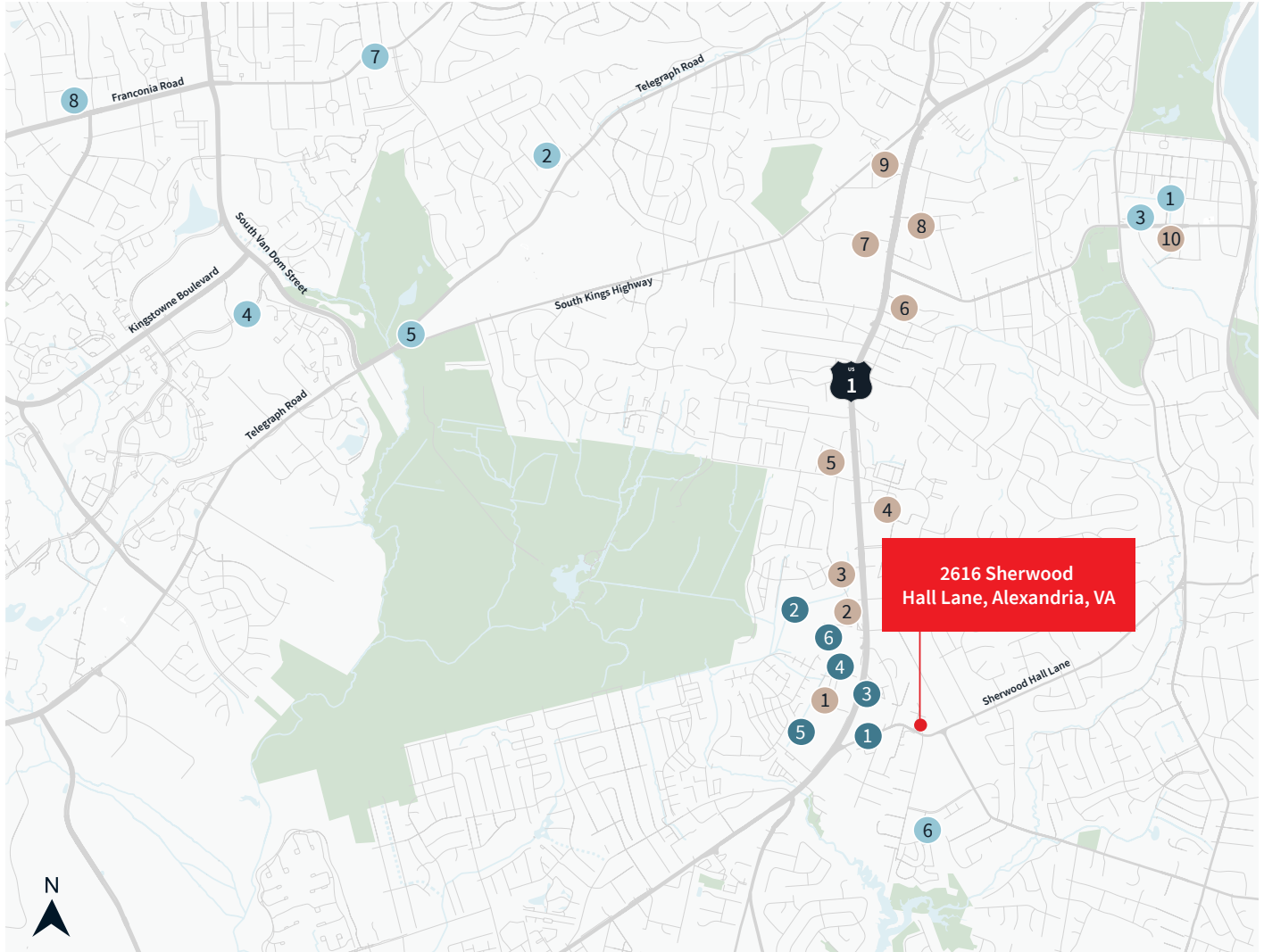
\$152,961

Average
household income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies

Amenity map



Food + Beverage

1. Golden Buffet and Grill
2. Della J's
3. Mamma's Kitchen
4. Green Olive Buffet
5. Denny's
6. Ruby's Jamaican Kitchen
7. Famous Dave's Bar-B-Que
8. Chilli's Grill & Bar
9. Krispy Kreme
10. Roy Rogers

Retail

1. RICO Supermarket
2. Old Navy
3. Mount Vernon Crossroads
4. Dollar Tree
5. Walmart
6. Mount Vernon Plaza

Fitness + Wellness

1. Snap Fitness Alexandria- Belle View
2. It's Time For Healing Holistic Sanctuary
3. Jess Purtell Yoga
4. Medi-Weightloss Alexandria
5. Alexandria Fit Body Boot Camp
6. Ft Hunt Massage and Spa
7. Anytime Fitness
8. Aqua Wellness Center

JLL**Conn Curry***Vice President, Brokerage*

conn.curry@jll.com

+1 203 258 1350

Andy Thau*Vice President, Brokerage*

andrew.thau@jll.com

+1 202 550 6503

Dominic Digiovannantonio*Vice President, Brokerage*

dom.digi@jll.com

+1 443 452 1505