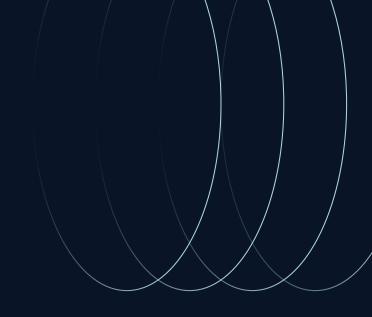


For sale

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.



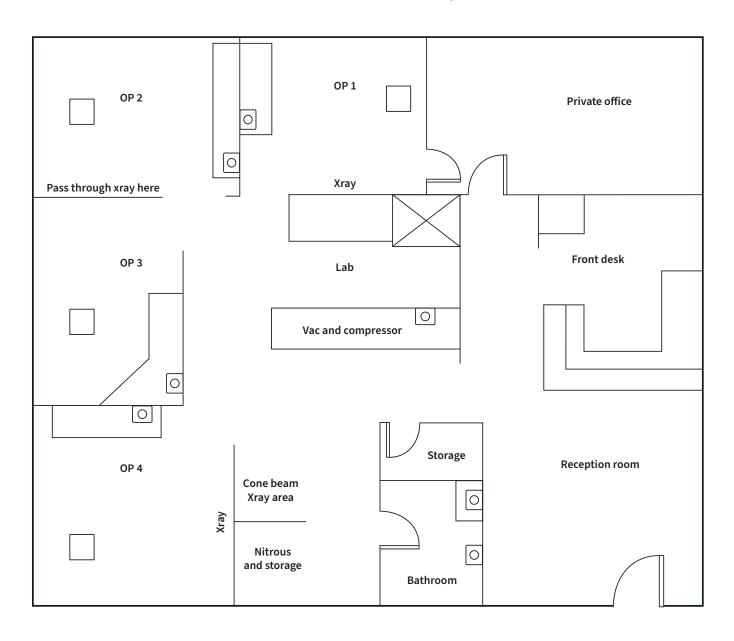






Floor plan

2616 Sherwood Hall Lane, Suite 403



Healthcare demographics

Within 1 mile radius around the building



20,233

Total population



2,233

Total businesses



0.37%

2024-2029 annual growth rate



35,463

Total employees



37.6

Median age



4,849

Families



7,017

Total households



\$152,961

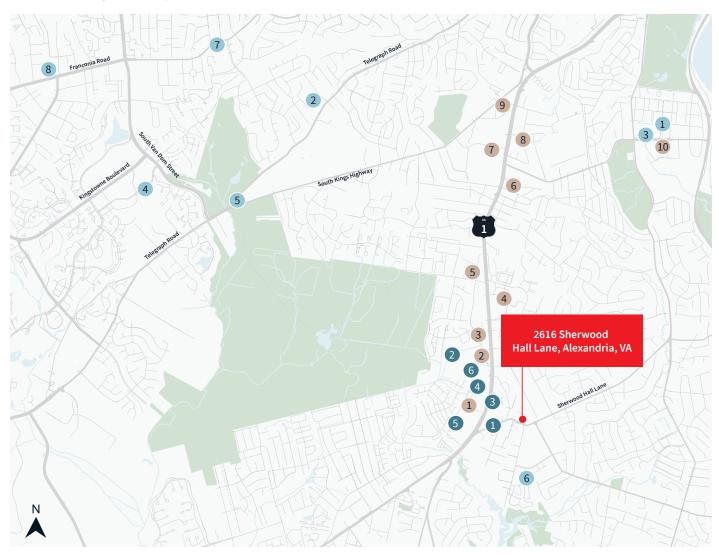
Average household income



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



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