

FOUNDRY  
COMMERCIAL

# RELIGIOUS PROPERTY FOR SALE/REDEVELOPMENT

4161 S CAPITOL ST SW | WASHINGTON, DC 20032

[foundrycommercial.com](http://foundrycommercial.com)

9,600± SF TOTAL ON 1.25± AC- FOR MORE INFO, PLEASE CONTACT: **407.540.7789**

# RELIGIOUS PROPERTY FOR SALE

**1.25± ACRES | 9,600± TOTAL SF**

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4161 S CAPITOL ST SW | WASHINGTON, DC 20032

**CURRENTLY ACCEPTING OFFERS**

## PROPERTY DESCRIPTION

- Religious building with a 4,861± SF footprint and a full basement
- 1.25± AC parcel is on a hard corner at the intersection of S. Capitol Street SW and Chesapeake Street SW.
- The parcel is zoned RA-1, Residential Apartment Zone with adjacent zoning including MU-4 (mixed use) and R-2 (residential)
- Traffic count for S. Capitol Street SW is 13,857± vehicles (2022 Annual Daily Traffic Count)
- Located in the Bellevue section of SW Washington, DC, less than 0.50 miles from I-295 along Chesapeake Street SW.

**Ownership is seeking a creative deal structure that would allow the church to remain on-site, serving both the community and future development. Please call for more details concerning the owner's objective.**

<b>PARCEL ID</b>	6172 0800
<b>CURRENT USE</b>	Religious
<b>ZONING</b>	RA-1, Residential Apartment Zone
<b>FUTURE LAND USE</b>	RMOD - Residential - Moderate Density
<b># OF BUILDINGS</b>	1
<b>TOTAL BUILDING SF</b>	9,600± SF
<b>ACREAGE</b>	1.25 AC
<b>PARKING</b>	25± paved spots, street

FOR MORE INFORMATION, PLEASE CONTACT:

ANDREW GENOVA, MPS, SIOR  
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**301.512.8298**  
andrew.genova@foundrycommercial.com

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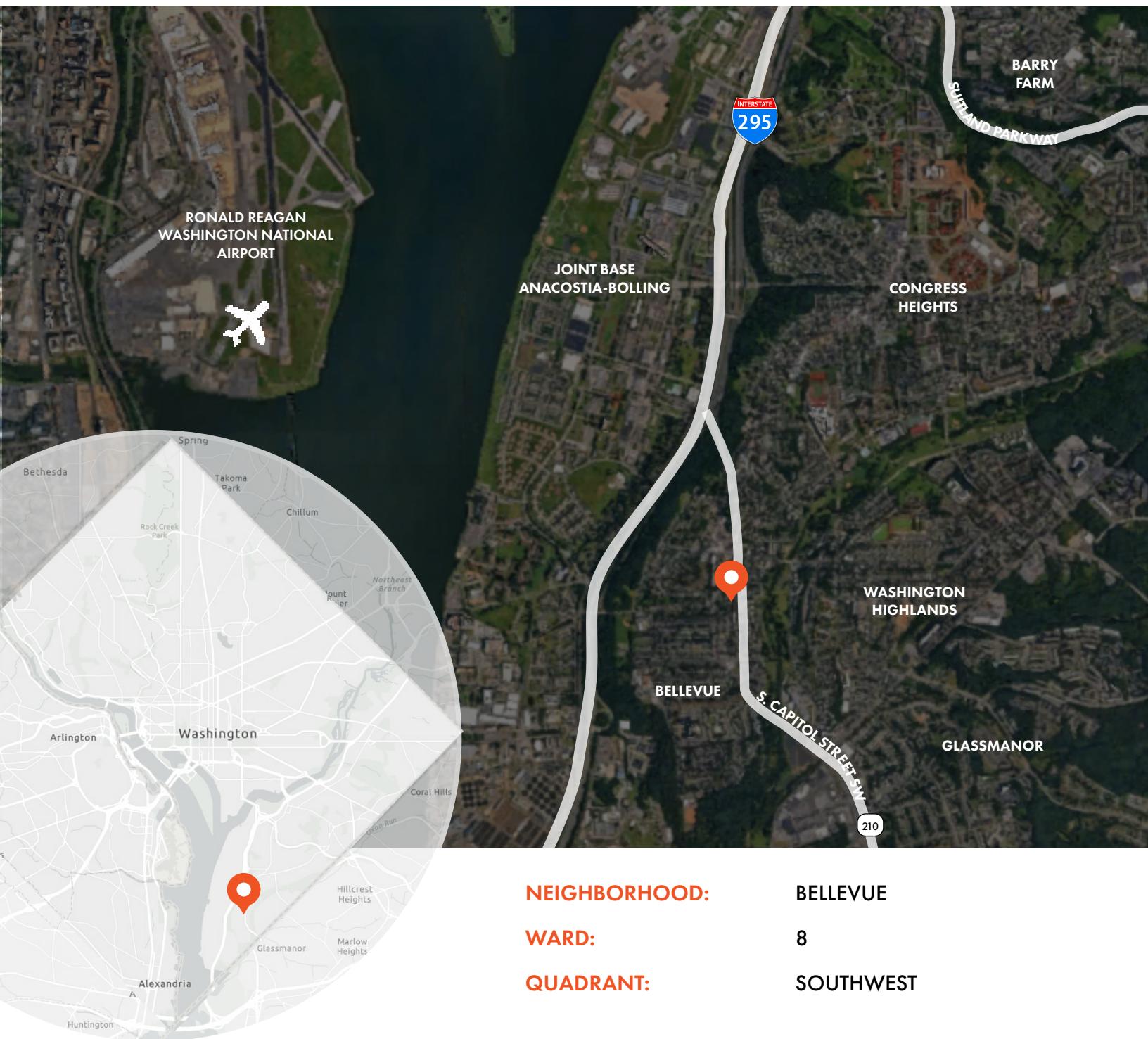
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## LOCATION



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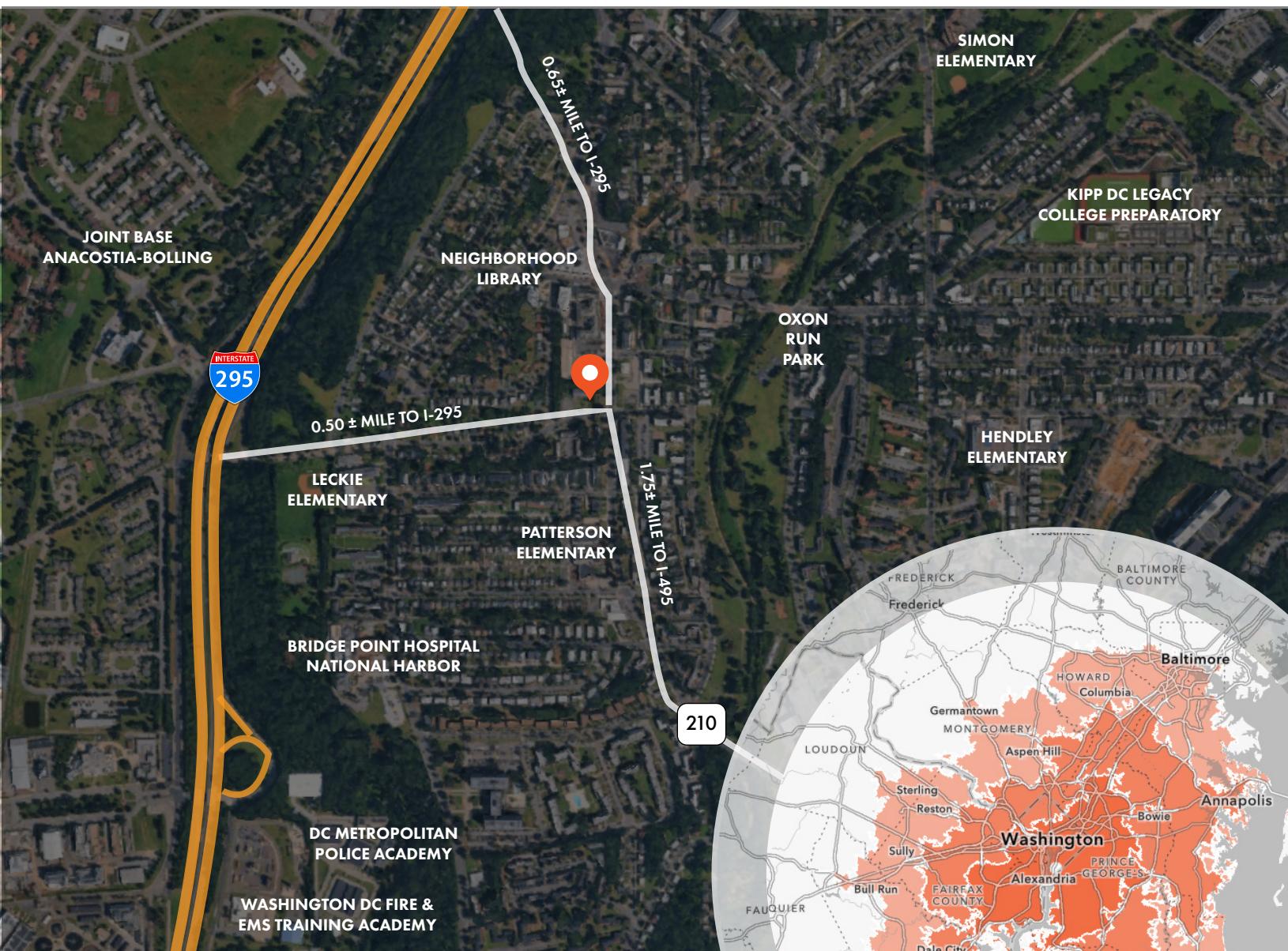
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## PROXIMITY

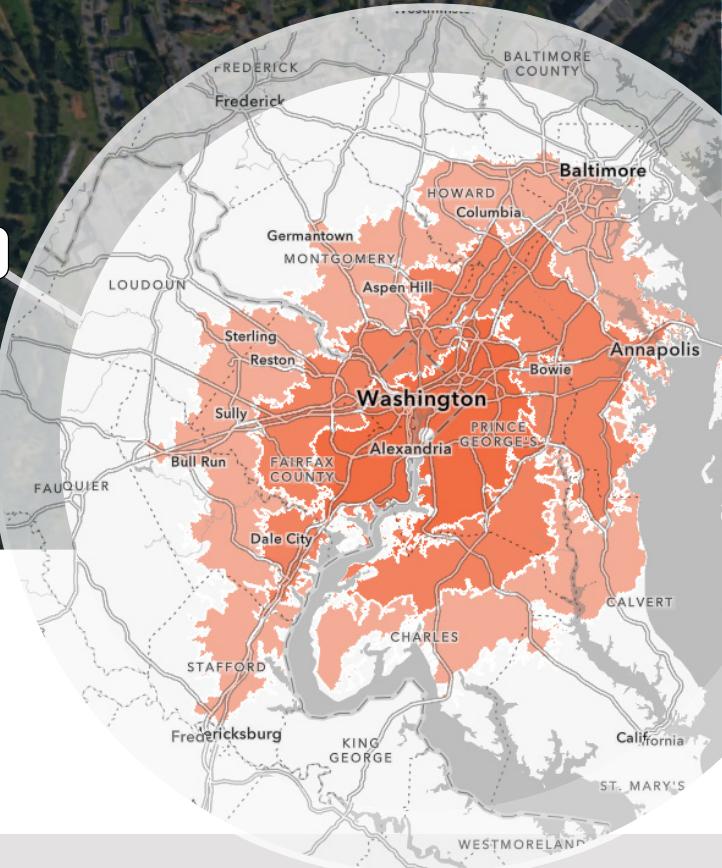


## DRIVE TIMES (AWAY FROM PROPERTY @ 8AM MONDAYS)

**30 MINUTES:** ALEXANDRIA

**45 MINUTES:** ANNAPOLIS

**60 MINUTES:** BALTIMORE



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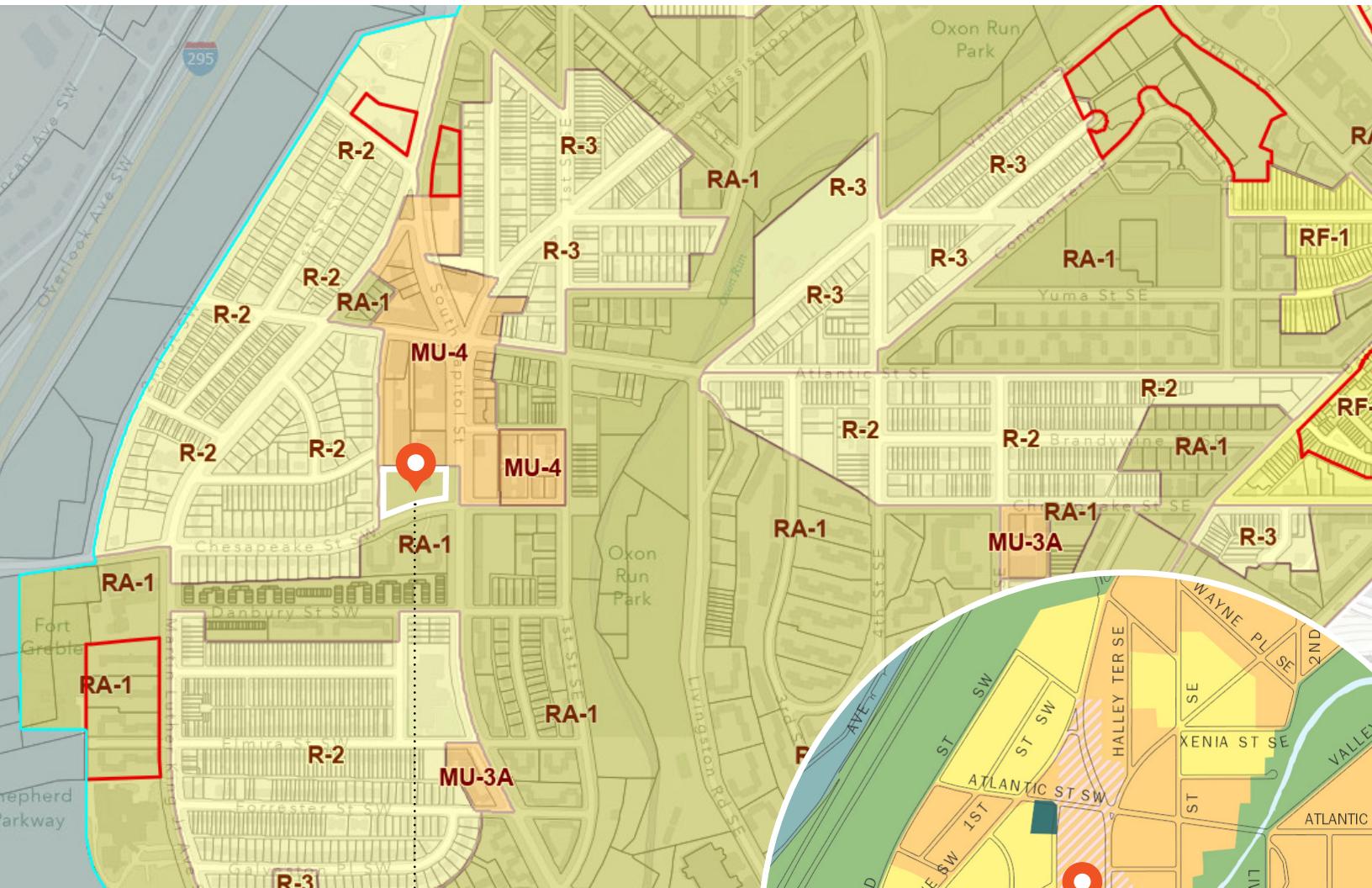
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## ZONING



### RESIDENTIAL APARTMENT (ZONING)

Permits low to moderate-density development, including detached dwellings, row houses, and low-rise apartments

### MODERATE DENSITY RESIDENTIAL (FUTURE LAND USE)

Defines neighborhoods generally, but not exclusively, suited for row houses as well as low-rise garden apartment complexes. The designation also applies to areas characterized by a mix of single-family homes, two- to four-unit buildings, row houses, and low-rise apartment buildings. In some neighborhoods with this designation, there may also be existing multi-story apartments, many built decades ago when the areas were zoned for more dense uses (or were not zoned at all).

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## SITE DEMOGRAPHICS



### .25 MILE RADIUS

	<b>2,586</b> ESTIMATED POPULATION 2025
	<b>449</b> TOTAL EMPLOYEES
	<b>\$464,023</b> MEDIAN HOME VALUE 2025
	<b>\$87,371</b> AVG HOUSEHOLD INCOME

### .50 MILE RADIUS

	<b>9,252</b> ESTIMATED POPULATION 2025
	<b>1,313</b> TOTAL EMPLOYEES
	<b>\$424,141</b> MEDIAN HOME VALUE 2025
	<b>\$78,186</b> AVG HOUSEHOLD INCOME

### 1 MILE RADIUS

	<b>27,298</b> ESTIMATED POPULATION 2025
	<b>4,628</b> TOTAL EMPLOYEES
	<b>\$428,196</b> MEDIAN HOME VALUE 2025
	<b>\$84,390</b> AVG HOUSEHOLD INCOME

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