



Grovedale Executive Office Park - Building B
6408 Grovedale Drive, Alexandria, VA 22310

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INVESTMENT OVERVIEW

EXECUTIVE SUMMARY



SALE PRICE

\$6,075,000

PROPERTY OVERVIEW

Introducing an exceptional opportunity for office building investors: 6408 Grovedale Drive. This impressive property boasts a 17,850 SF building, designed with modern appeal and featuring 9 units. Built in 2002 and zoned C-2 for versatile usage, it offers a stunning 100% occupancy rate, reflecting strong tenant demand. The property's well-maintained exterior, ample parking, and high visibility make it an attractive option for businesses seeking a prime location in the Washington DC Metro area. This property is an ideal choice for savvy investors seeking a lucrative opportunity.

OFFERING SUMMARY

| | |
|-------------------------|-----------------------|
| BUILDING SIZE: | 17,850 SF |
| LOT SIZE: | 1.18 Acres |
| NUMBER OF UNITS: | 9 |
| PRICE / SF: | \$340.34 |
| CAP RATE: | 7.12% |
| NOI: | \$432,838 |
| YEAR BUILT: | 2002 |
| ZONING: | C-2 |
| SUBMARKET: | Springfield/Franconia |

HIGHLIGHTS

PROPERTY HIGHLIGHTS

- - 17,850 SF building with 9 units
- - Modern appeal, built in 2002
- - Zoned C-2 for versatile usage
- - 100% occupancy, reflecting strong tenant demand
- - Well-maintained and attractive exterior
- - Ample parking for tenants and visitors
- - High visibility and accessibility for businesses
- - Modern amenities and infrastructure
- - Potential for further development and expansion
- - Strong potential for sustained returns



ADDITIONAL PHOTOS



PROPERTY DETAILS

SALE PRICE

\$6,075,000

LOCATION INFORMATION

BUILDING NAME Grovedale Executive Office Park
- Building B
STREET ADDRESS 6408 Grovedale Drive
CITY, STATE, ZIP Alexandria, VA 22310
COUNTY Fairfax
MARKET Washington DC Metro
SUB-MARKET Springfield/Franconia
NEAREST AIRPORT Ronald Reagan Washington
National Airport

PROPERTY INFORMATION

PROPERTY TYPE Office
PROPERTY SUBTYPE Office Building
ZONING C-2
LOT SIZE 1.18 Acres
APN # 0911 30 0002

BUILDING INFORMATION

BUILDING SIZE 17,850 SF
NOI \$432,838.00
CAP RATE 7.12
BUILDING CLASS B
OCCUPANCY % 100.0%
TENANCY Multiple
NUMBER OF FLOORS 2
YEAR BUILT 2002
CONSTRUCTION STATUS Existing
CONDITION Good
NUMBER OF BUILDINGS 1
FLOOR COVERINGS Carpet/Carpet/Tile
EXTERIOR WALLS Brick/Insulite

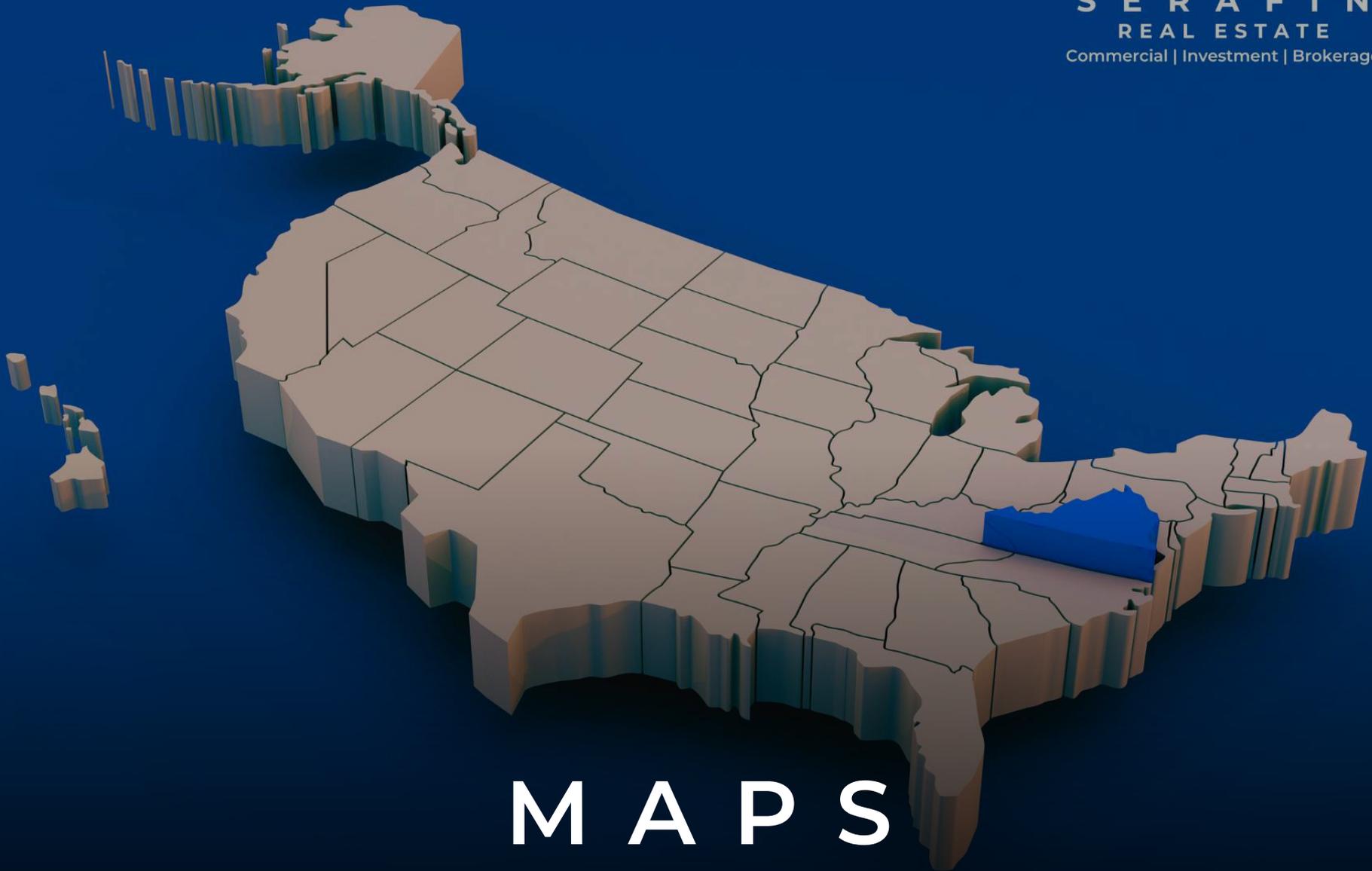


6408

 **Huntington**
LEARNING CENTER

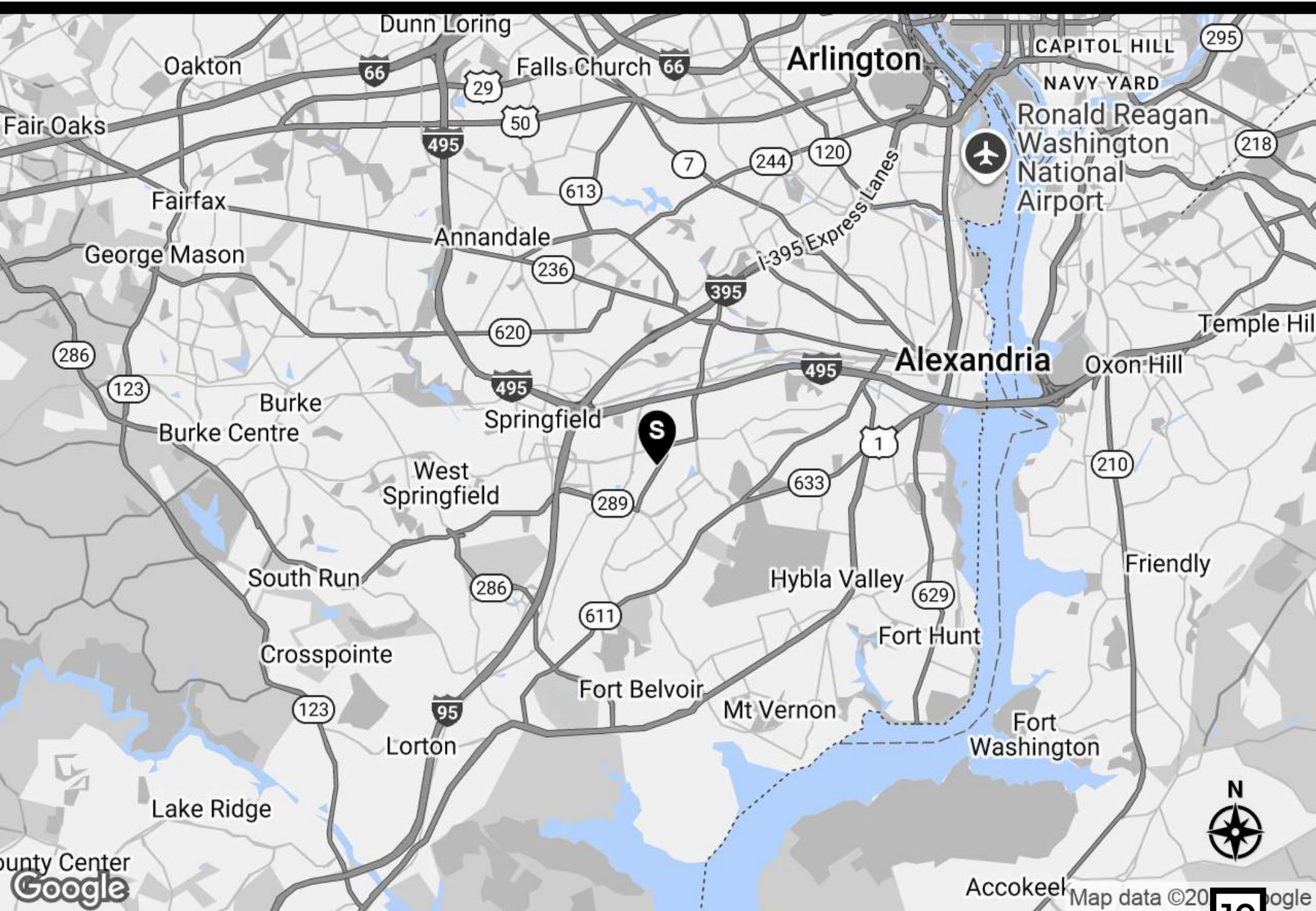
 **FYZICAL**
Therapy & Balance Centers

M A P S



M A P S

REGIONAL MAP



County Center
Google

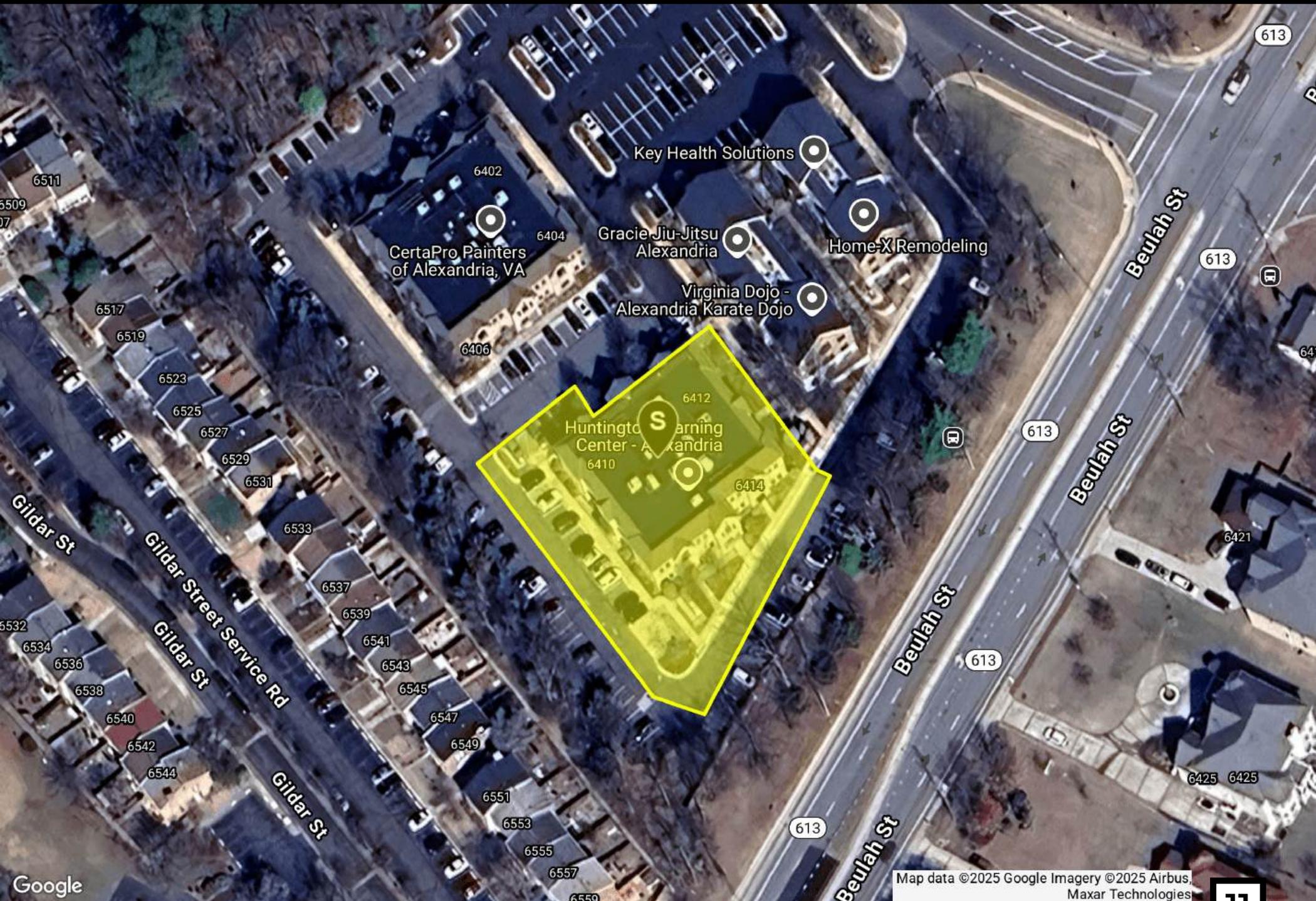
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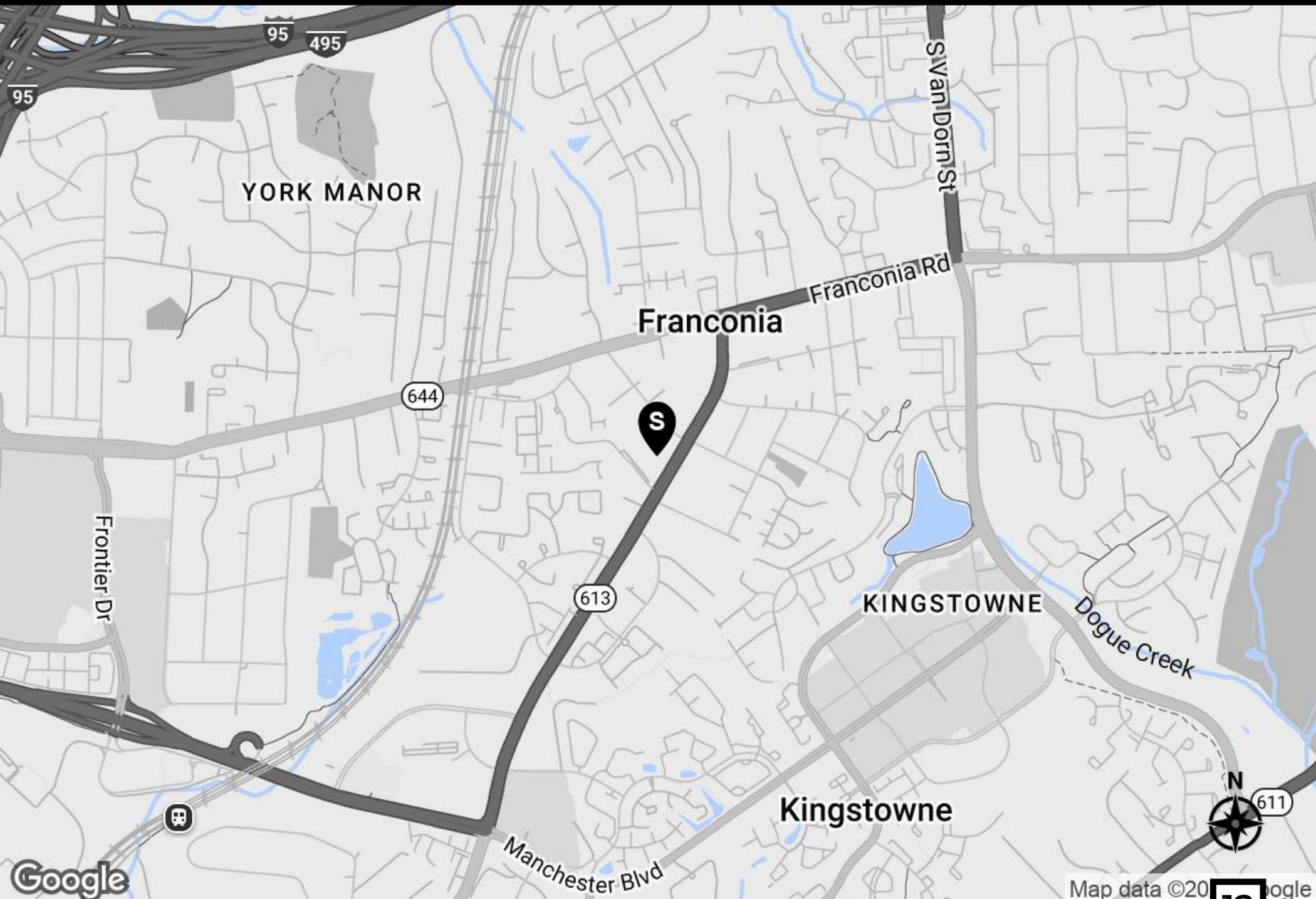
AERIAL MAP



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LOCATION MAP



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RETAILER MAP



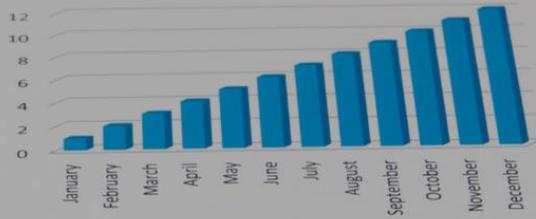
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FINANCIAL OVERVIEW

| Fund | Unit Price | NAV | Prem/(disc) | Dividend Yield |
|--------|------------|-------|-------------|----------------|
| BKCCP | 9.90 | 12.20 | 81.13% | 6.48% |
| SKWLD | 12.20 | 52.12 | 55.64% | 5.54% |
| IWLKS | 53.45 | 15.15 | 45.54% | 7.84% |
| SKWOS | 62.15 | 68.15 | 78.15% | 8.14% |
| ISKJLS | 14.15 | 20.54 | 30.48% | 1.41% |
| AKSDK | 33.45 | 40.14 | 51.14% | 4.88% |
| PKDKJ | 77.15 | 70.44 | 65.45% | 6.44% |
| KSFKW | 77.15 | 60.45 | 56.41% | 5.55% |
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FINANCIAL SUMMARY



INVESTMENT OVERVIEW

| | |
|----------------------------|-------------|
| PRICE | \$6,075,000 |
| PRICE PER SF | \$340 |
| CAP RATE | 7.12% |
| CASH-ON-CASH RETURN (YR 1) | 7.12% |
| TOTAL RETURN (YR 1) | \$432,838 |

OPERATING DATA

| | |
|------------------------|-----------|
| TOTAL SCHEDULED INCOME | \$572,661 |
| GROSS INCOME | \$572,661 |
| OPERATING EXPENSES | \$139,823 |
| NET OPERATING INCOME | \$432,838 |
| PRE-TAX CASH FLOW | \$432,838 |

Add text here...

RENT ROLL

| Tenant | Suite | Lease Term | Current Annual Rent | Rent Increase | Tax/OpEx Recovery | Proportionate Share |
|-----------------------------------|-------|---------------------|---------------------|-----------------|-------------------|---------------------|
| 6408 Grovedale Dr | | | | | | |
| Heartland Dental | 100 | 09/06/02 – 08/31/27 | \$99,063 | 3.00% Annually | Yes (Over Base) | 13.06% |
| Prism Vision (Scheffkind) | 101 | 02/01/19 – 01/31/29 | \$106,657 | 3.00% Annually | Yes (Over Base) | 16.31% |
| Loudoun Medical Group | 102 | 08/01/19 – 08/31/28 | \$73,720 | ~3.00% Annually | Yes (Over Base) | 12.93% |
| Ingramfit, LLC | 103 | 09/01/22 – 08/31/26 | \$30,175 | 3.00% Annually | Yes (Over Base) | 5.59% |
| Safe Harbor Counseling | 200 | 12/16/19 – 11/30/27 | \$38,792 | Flat | Yes (Over Base) | 7.98% |
| Huntington Learning | 201 | 02/01/15 – 01/31/27 | \$90,925 | 2.00% Annually | No | 15.38% |
| Sunshine Physical Therapy | 203 | 07/17/08 – 07/16/26 | \$35,688 | Flat | Yes (Over Base) | 6.61% |
| Catholic Family (Alpha) | 204 | 09/01/22 – 08/31/27 | \$80,985 | 3.00% Annually | Yes (Over Base) | 16.45% |
| TOTAL CURRENT ANNUAL RENT: | | | \$556,005 | | | |

Current

| | |
|------------------------|------------------|
| Base Rent Income: | \$556,005 |
| Tenant Reimbursements: | \$16,656 |
| Gross Income: | \$572,661 |
| Owner Expenses: | \$139,823 |
| CURRENT NOI: | \$432,838 |

2025 INCOME & EXPENSES

| Category | 2025 Reported (Actual) | Add-Backs / Adjustments | Stabilized (Underwriting) | Notes |
|-----------------------------|------------------------|-------------------------|---------------------------|--|
| Building B (6408 Grovedale) | Reported 2025 | Add-Backs | Stabilized | Notes |
| Total Income | \$565,509 | \$0 | \$565,509 | Multi-tenant Medical |
| Expenses: | | | | |
| Real Estate Taxes | \$34,376 | \$0 | \$34,376 | |
| HVAC Repairs | \$22,240 | -\$19,740 | \$2,500 | Removed CapEx; kept \$2,500 reserve. |
| Management Fees | \$28,271 | -\$28,271 | \$0 | Removed for buyer's structure. |
| Sprinkler Inspection | \$1,760 | \$0 | \$1,760 | Market Rate. |
| All Other OpEx | \$101,187 | \$0 | \$101,187 | Utilities, Janitorial, Insurance, etc. |
| Total Expenses | \$187,834 | -\$48,011 | \$139,823 | |
| NET OPERATING INCOME | \$377,675 | \$48,011 | \$425,686 | Stabilized Yield |

A photograph of a brick building with a paved walkway, trees, and a bench. The text "AREA OVERVIEW" is overlaid in white.

AREA OVERVIEW

CITY INFORMATION

LOCATION DESCRIPTION

Economic Overview: Alexandria, VA 22310 Zip code 22310 is strategically located in Fairfax County, within the Washington, D.C. metropolitan area. This submarket benefits from direct access to major transportation arteries, including I-95, I-495 (Capital Beltway), and Route 1, and is just minutes from Reagan National Airport and Downtown D.C. The nearby Springfield-Franconia Metro Station and VRE rail line further enhance connectivity, making it a desirable location for both commuters and businesses.

Key Economic Drivers:

1. Government & Defense:

Being part of the D.C. metro, Alexandria 22310 benefits from proximity to several federal agencies and defense contractors. The presence of Fort Belvoir, the U.S. Patent & Trademark Office, and the Pentagon supports a steady stream of government-related employment and vendor activity.

2. Healthcare & Education:

The submarket has seen strong growth in medical and professional services. Providers like Inova Health System, Kaiser Permanente, and numerous private practices support consistent commercial demand for medical office space. Nearby higher education institutions also contribute to workforce stability and demand for services.

3. Retail & Consumer Spending:

Alexandria 22310 is adjacent to the Kingstowne Towne Center, Springfield Town Center, and other retail corridors that drive local spending. The area's high median household income (approx. \$130,000+) and educated population contribute to robust consumer demand, benefiting surrounding businesses.

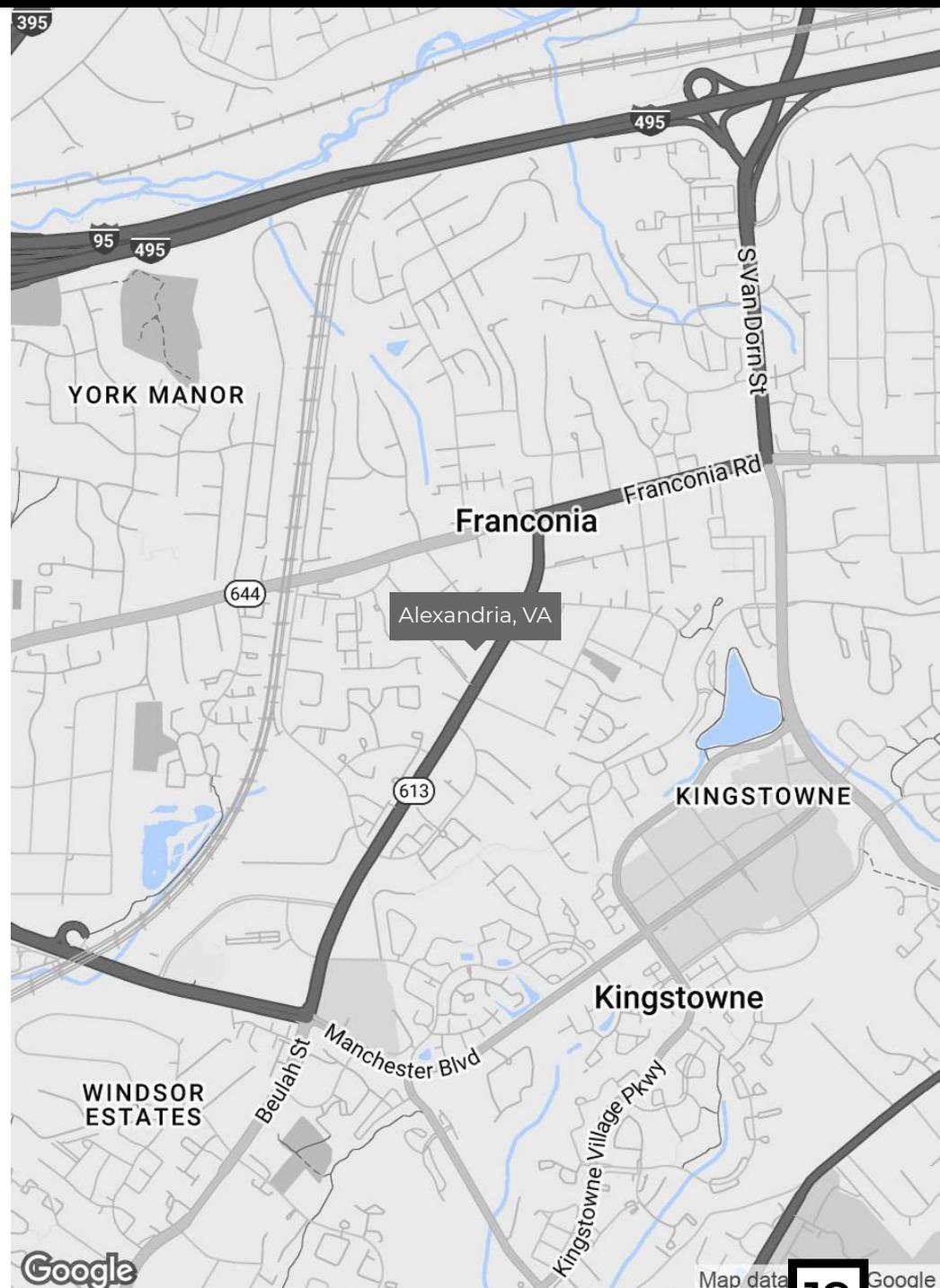
Demographics & Workforce:

Median Household Income: ~\$130,000 Unemployment Rate: Below national average, historically around 2.5–3.5% Population: Affluent, professional, and diverse—ideal for service-based industries and stable tenancy.

Commercial Real Estate Fundamentals:

Office Market: Submarket maintains strong occupancy, especially in low-rise medical and professional buildings. Cap rates typically range from 6.5%–7.5%, depending on tenant quality and term.

Economic Outlook: Alexandria 22310 continues to benefit from Northern Virginia's diversified economy, driven by tech, defense, health, and education. With stable demographics, high incomes, and strategic location, the area is positioned for continued economic resilience and long-term real estate appreciation.

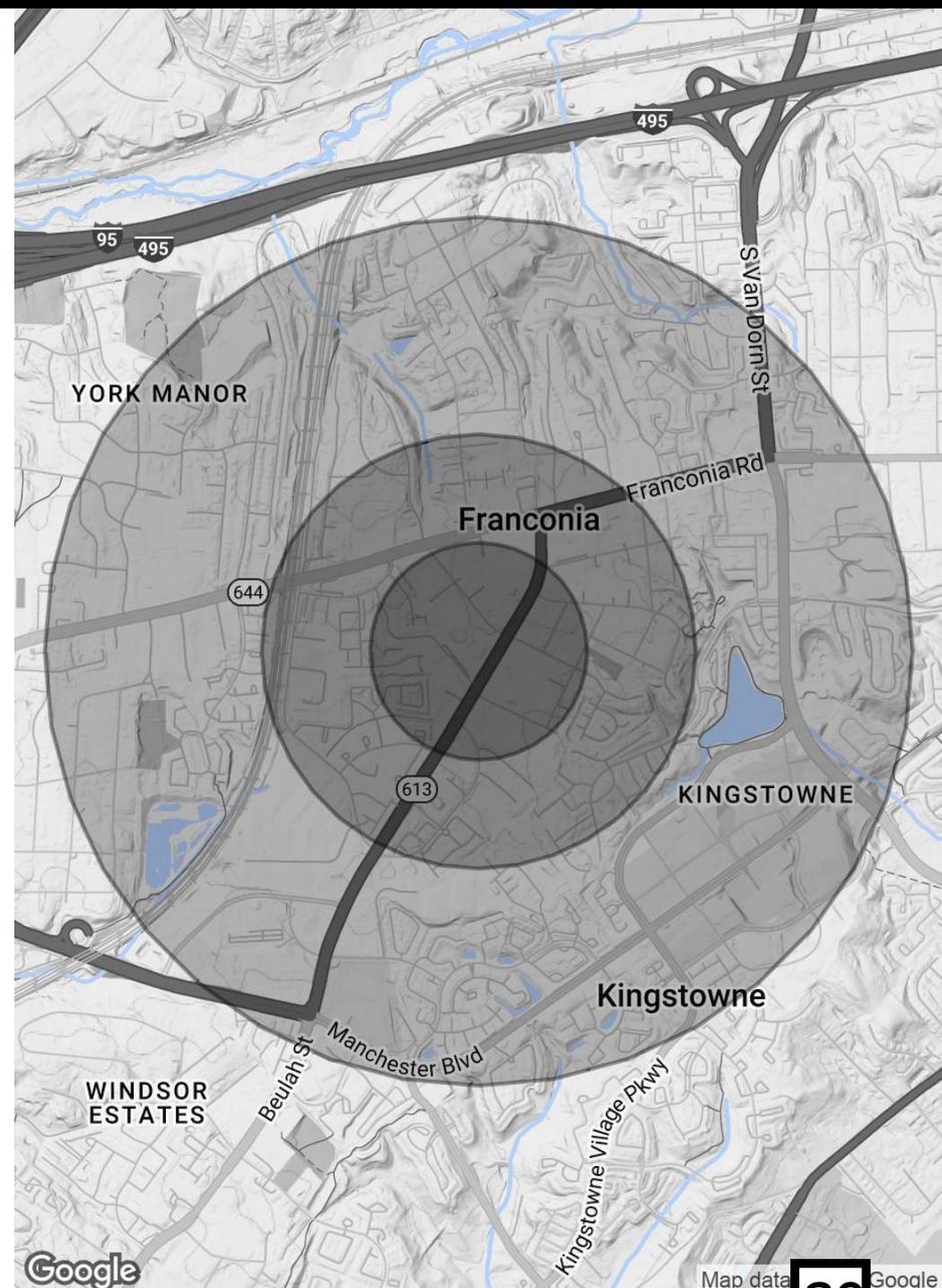


DEMOGRAPHICS MAP & REPORT

| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|-----------------------------|------------|-----------|--------|
| TOTAL POPULATION | 1,029 | 4,238 | 17,632 |
| AVERAGE AGE | 42.8 | 43.4 | 41.1 |
| AVERAGE AGE (MALE) | 39.7 | 41.8 | 39.6 |
| AVERAGE AGE (FEMALE) | 46.5 | 45.9 | 43.1 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------------|------------|-----------|-----------|
| TOTAL HOUSEHOLDS | 397 | 1,665 | 6,953 |
| # OF PERSONS PER HH | 2.6 | 2.5 | 2.5 |
| AVERAGE HH INCOME | \$118,525 | \$128,427 | \$131,532 |
| AVERAGE HOUSE VALUE | \$491,336 | \$515,288 | \$465,413 |

2020 American Community Survey (ACS)



Map data © Google

SRE

S E R A F I N

REAL ESTATE

Commercial | Investment | Brokerage

2022
BEST OF
LOUDOUN
Loudoun Times-Mirror

WINNER

2023
BEST OF
LOUDOUN
Loudoun Times-Mirror

WINNER

2024
BEST OF
LOUDOUN
Loudoun Times-Mirror

WINNER

ABOUT US

SRE

SERAFIN REAL ESTATE

Commercial | Investment | Brokerage



\$653M
in Sold Transaction
Volume



1.35M
Total SF Sold



\$130M
in Active Listing
Inventory

#1
in Loudoun County
for Total Volume Sold

Serafin Real Estate is a premier commercial real estate brokerage based in Northern Virginia, specializing in sales, leasing, and strategic investment advisory. With over 19 years of experience and over **\$650 million in closed transactions**, we are proud to be Loudoun County's top-selling commercial brokerage and a **three-time Best of Loudoun award winner**.

At Serafin Real Estate, we are dedicated to delivering exceptional results, leveraging our deep market expertise, advanced technology, and a client-first approach. Whether you're a property owner looking to maximize your investment or a buyer seeking the ideal space, our team provides personalized strategies tailored to meet your specific goals.

Our clients trust us not only for our extensive knowledge of the market but also for our commitment to transparency, integrity, and success. Serafin Real Estate is your trusted partner for commercial real estate in **Loudoun, Fairfax, and Prince William Counties**.

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JOE SERAFIN

Founder | CEO | Principal Broker

jserafin@serafinre.com

Direct: **703.261.4809** | Cell: **703.994.7510**

PROFESSIONAL BACKGROUND

Joe Serafin, a 19-year veteran of the real estate industry, is the esteemed owner of Serafin Real Estate. Over nearly two decades, Joe has built a robust foundation by representing a diverse array of developers, private equity firms, and individual investors. His career is marked by the successful closure of over \$650 million in transactions, a testament to his expertise and dedication.

Joe's specific areas of expertise include strategic planning, financial investment analysis, and financial structuring. These skills ensure solid and transparent property investments for his clients, consistently exceeding their investment goals. His deep market knowledge and strategic approach have earned him the trust of his clients, fostering long-lasting business and personal relationships.

In recognition of his outstanding contributions to the real estate sector, Joe Serafin was honored as one of the Top 10 real estate agents in Virginia by Apple News, Grit Wire, and Google News in 2023. His insights and expertise are frequently sought after, leading to numerous invitations to speak at industry events and panel discussions where he shares his knowledge as an authority on the local commercial real estate market.

Under Joe's leadership, Serafin Real Estate actively participates in various chambers and associations, contributing to the growth and development of the community. His commitment to excellence and innovation has solidified his reputation as a leading figure in the commercial real estate industry.

Serafin Real Estate

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MEET THE TEAM



JOE SERAFIN
703.994.7510
jserafin@serafinre.com

Joe is an 18-year real estate industry veteran and owner of Serafin Real Estate, specializing in investment sales, acquisitions, brokerage, and property investment consultation in Loudoun, Fairfax, and Prince William County.

Joe has built a solid foundation through his representation of many developers, private equity firms, and individual investors throughout the years and has successfully closed over \$600M of transactions since his start in the industry. His specific areas of expertise include strategic planning, financial investment analysis, and financial structuring ensuring solid and transparent property investments for his clients.



JENNIFER CUPITT
703.727.6830
jcupitt@serafinre.com

Jennifer is the Office Manager for SRE and assists in the day to day administrative and client care needs of the company. Her organizational skills and process mentality ensures the company's everyday duties are carried through smoothly.



SEAN KLINE
703.963.0608
skline@serafinre.com

Sean has over 20 years of experience in real estate acquisition, negotiation, and investment. He graduated from the United States Merchant Marine Academy at Kings Point, and bought his first investment property in Falls Church after returning from sea tours in Operations Enduring Freedom and Iraqi Freedom.



GRANT WETMORE
703.727.2542
gwetmore@serafinre.com

Grant Wetmore is a Sales and Acquisition Advisor at Serafin Real Estate. His prior experience is backed by 20 years in the Banking industry including 10 years within the commercial real estate lending, financial analysis, management and disposition of distressed and foreclosed properties and business evaluation.