



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
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OFFERING SUMMARY

BUILDING SIZE:	17,850 SF
LOT SIZE:	1.18 Acres
NUMBER OF UNITS:	9
PRICE / SF:	\$340.34
CAP RATE:	6.9%
NOI:	\$419,462
YEAR BUILT:	2002
ZONING:	C-2
MARKET:	Washington DC Metro

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. With modern amenities, potential for expansion, and a strong track record for sustained returns, this property is an ideal choice for savvy investors seeking a lucrative opportunity.

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	397	1,665	6,953
TOTAL POPULATION	1,029	4,238	17,632
AVERAGE HH INCOME	\$118,525	\$128,427	\$131,532

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

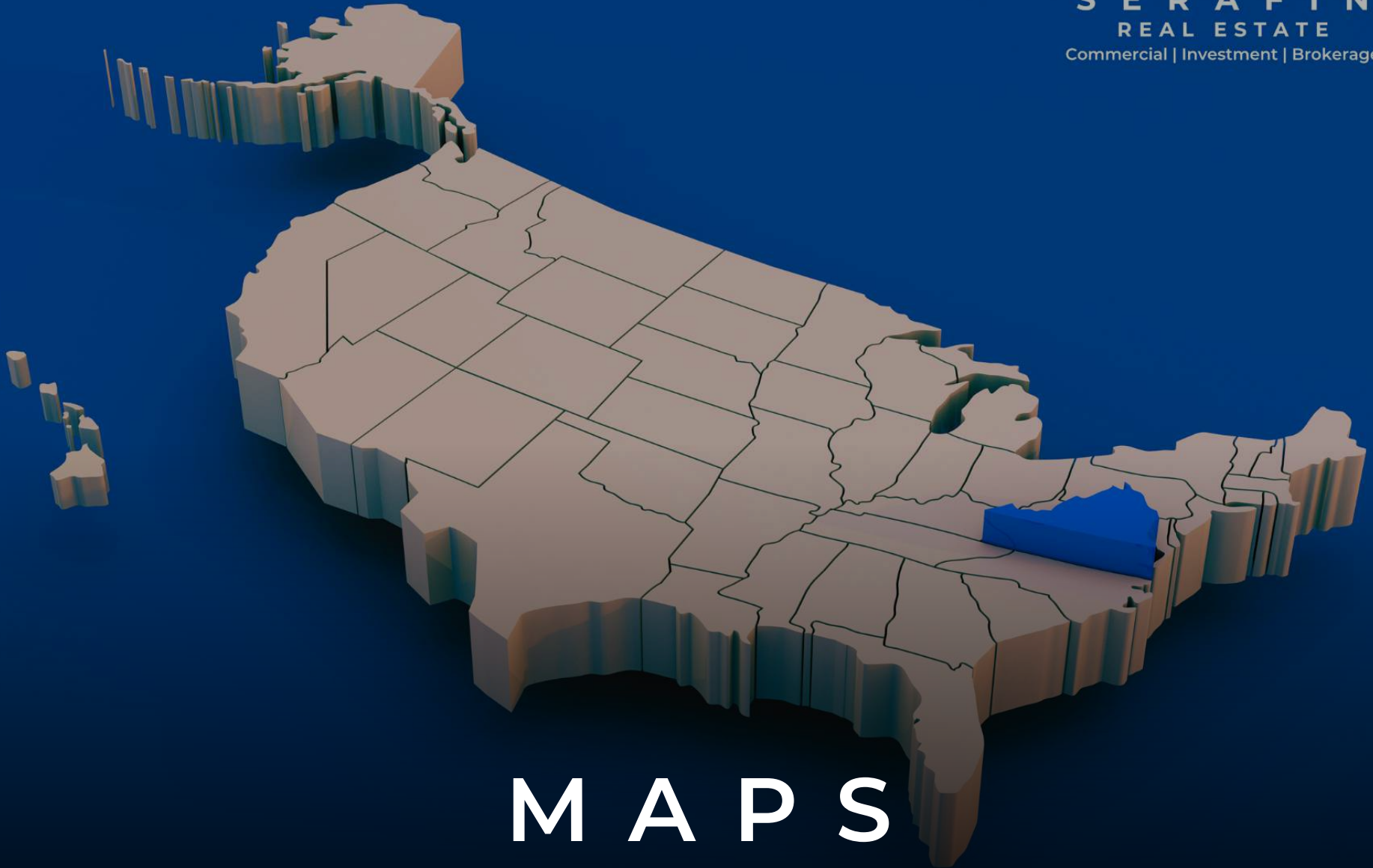


PROPERTY DETAILS

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	\$419,462.47	
CAP RATE	6.9	
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	

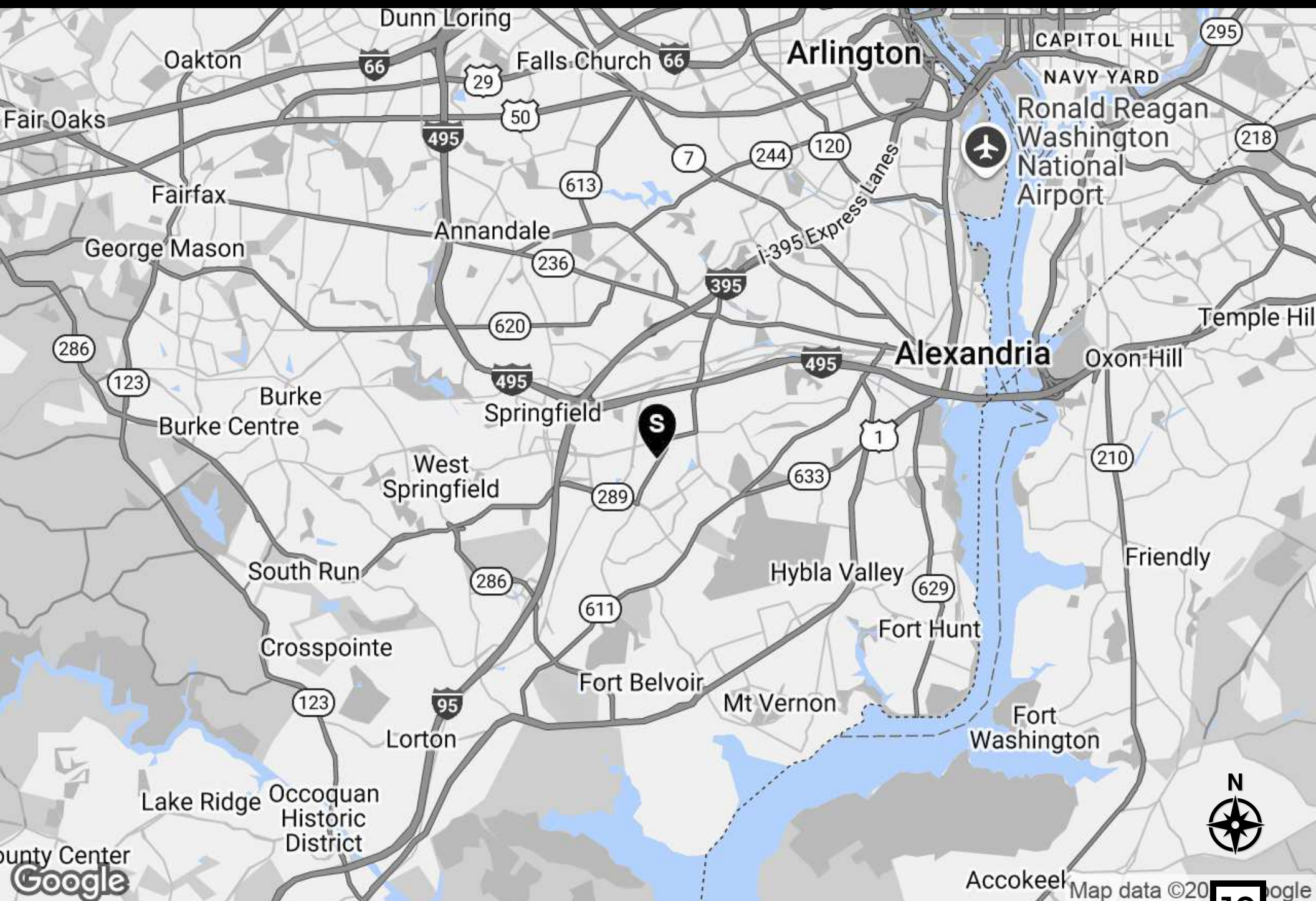


M A P S



M A P S

REGIONAL MAP



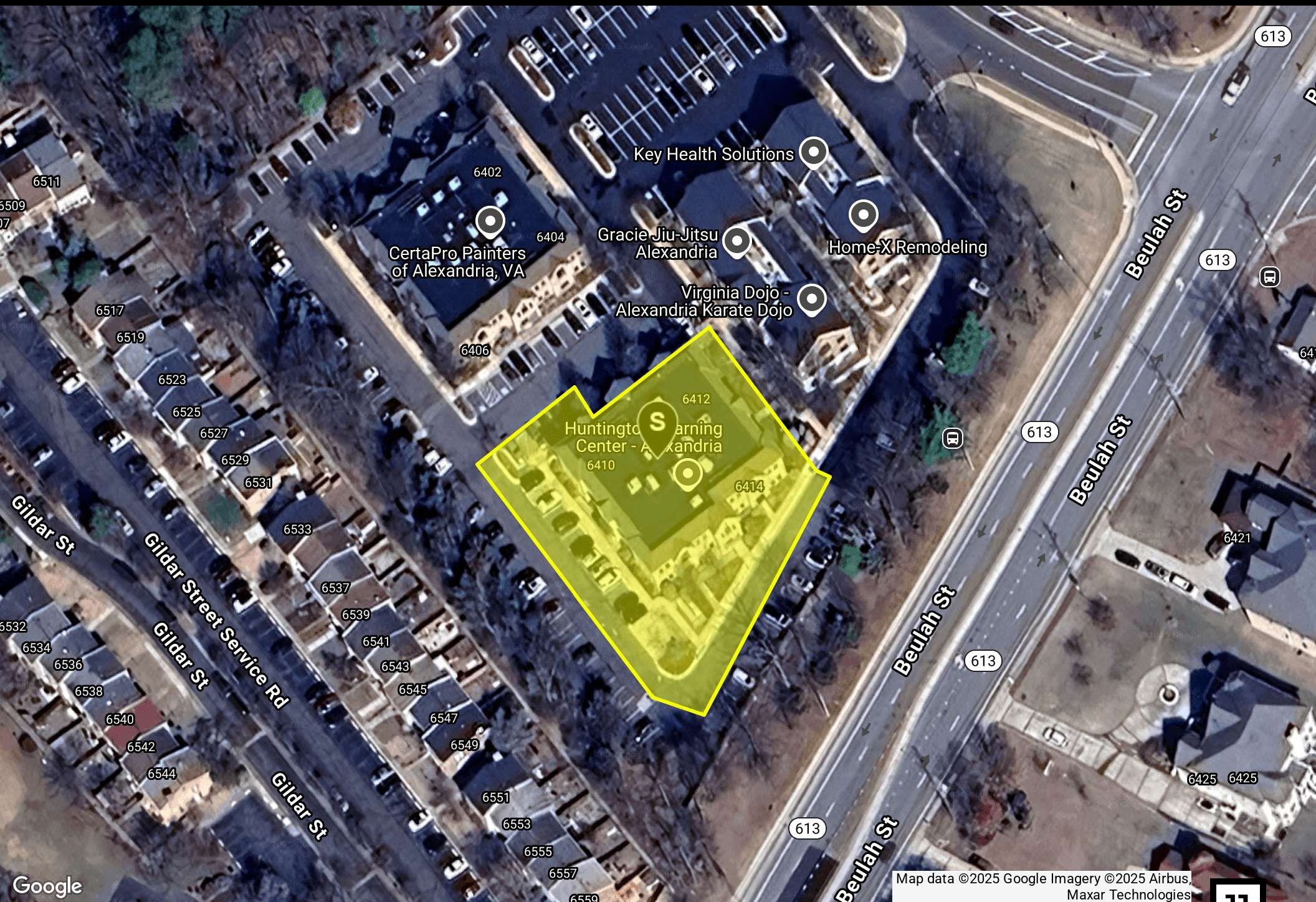
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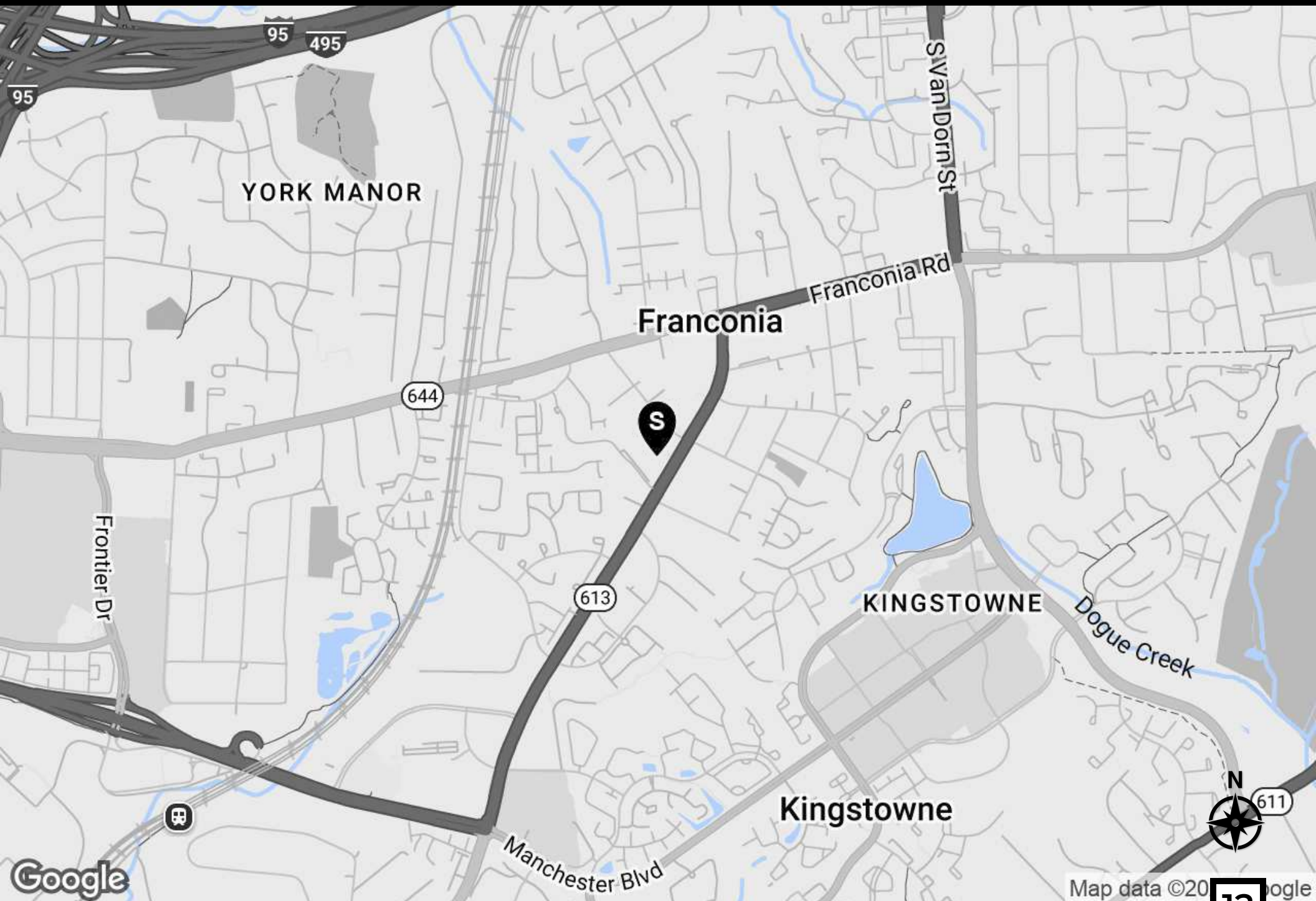
AERIAL MAP



Map data ©2025 Google Imagery ©2025 Airbus,
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LOCATION MAP



Google

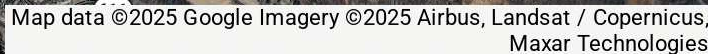
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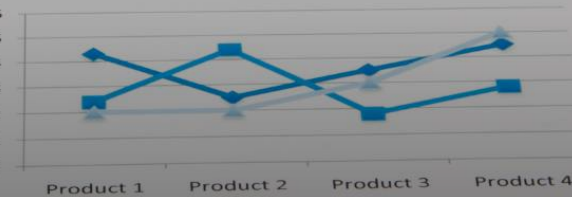
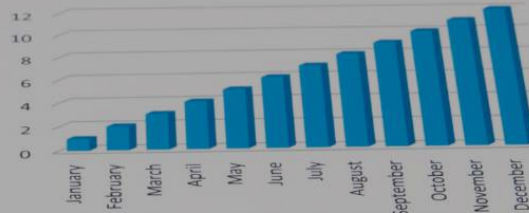
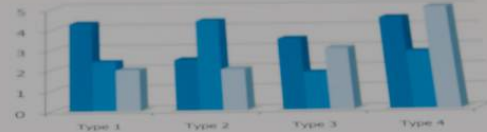
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FINANCIAL OVERVIEW

Fund	Unit Price	NAV	Prem/(disc)	Dividend Yield
BKSCP	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	85.15	70.44	65.45%	6.44%
KSPKW	77.15	60.45	56.41%	5.55%
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FINANCIAL SUMMARY



INVESTMENT OVERVIEW

PRICE	\$6,075,000
PRICE PER SF	\$340
GRM	11.18
CAP RATE	6.90%
CASH-ON-CASH RETURN (YR 1)	6.90%
TOTAL RETURN (YR 1)	\$419,462

OPERATING DATA

GROSS SCHEDULED INCOME	\$543,279
OTHER INCOME	\$16,551
TOTAL SCHEDULED INCOME	\$559,829
GROSS INCOME	\$559,829
OPERATING EXPENSES	\$140,367
NET OPERATING INCOME	\$419,462
PRE-TAX CASH FLOW	\$419,462

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INCOME & EXPENSES

INCOME SUMMARY

RENTAL INCOME	\$543,279
INCOME FROM CAM	\$16,551
GROSS INCOME	\$559,829

EXPENSES SUMMARY

REAL ESTATE TAXES	\$40,972
ROOFING REPAIRS & MAINTENANCE	\$951
PLUMBING MAINTENANCE	\$1,086
BUILDING ENGINEER	\$6,448
ELEVATOR MAINTENANCE	\$4,674
SECURITY	\$249
CRITTER CONTROL EXPENSE	\$2,255
TRASH SERVICE	\$2,325
RECYCLING EXPENSE	\$435
ELECTRIC EXPENSE	\$29,499
PHONE EXPENSE	\$1,377
GAS EXPENSE	\$3,723
WATER & SEWER EXPENSE	\$5,100
LANDSCAPING EXPENSE	\$5,368
JANITORIAL EXPENSE	\$17,400
MONITORING FEE	\$3,806
PREPAID EXPENSE	\$182
SPRINKLER INSPECTION	\$1,760
INSURANCE EXPENSE	\$6,755
INSPECTION & PERMIT FEES	\$766

INCOME & EXPENSES

HVAC MAINTENANCE	\$5,237
OPERATING EXPENSES	\$140,367
NET OPERATING INCOME	\$419,462

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ESCALATION DATES	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
100	Heartland Dental	2,334 SF	13.08%	9/1/2025 9/1/2026	\$42.44 \$43.71 \$45.02	\$99,063	9/6/2002	8/31/2027
101	Prism Vision Group	2,915 SF	16.33%	2/1/2026 2/1/2027 2/1/2028	\$35.52 \$36.59 \$37.69 \$38.82	\$103,550	2/1/2019	1/31/2029
102	Loudoun Medical Group, P.C.	2,308 SF	12.93%	-	\$31.01	\$71,572	8/1/2019	8/31/2028
103	Ingramfit, LLC	956 SF	5.36%	-	\$31.56	\$30,175	9/1/2022	8/31/2026
200	Safe Harbor Christian Counseling of No. Va.	1,425 SF	7.98%	-	\$27.22	\$38,792	12/16/2019	11/30/2027
201	Huntington Learning Center	2,750 SF	15.41%	2/1/2026	\$32.42 \$33.07	\$89,142	2/1/2015	1/31/2027
203	Sunshine Physical Therapy	1,181 SF	6.62%	-	\$25.40	\$30,000	7/17/2008	7/16/2026
202	GBI Corporation	1,045 SF	5.85%	-	-	-	-	-
204	Alpha Omega	2,936 SF	16.45%	9/1/2026	\$27.58 \$28.41	\$80,985	9/1/2022	8/31/2027
TOTALS		17,850 SF	100.01%			\$543,279		
AVERAGES					\$31.65			

A photograph of a brick building with a large tree in the foreground and a bench, with the text 'AREA OVERVIEW' overlaid. The scene is set in a courtyard or park-like area with a paved path, a large tree, and a bench. The building is made of brick and has several windows. The trees have some autumn-colored leaves. The sky is blue with some clouds. The text 'AREA OVERVIEW' is written in white, bold, sans-serif capital letters across the bottom of the image.

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.

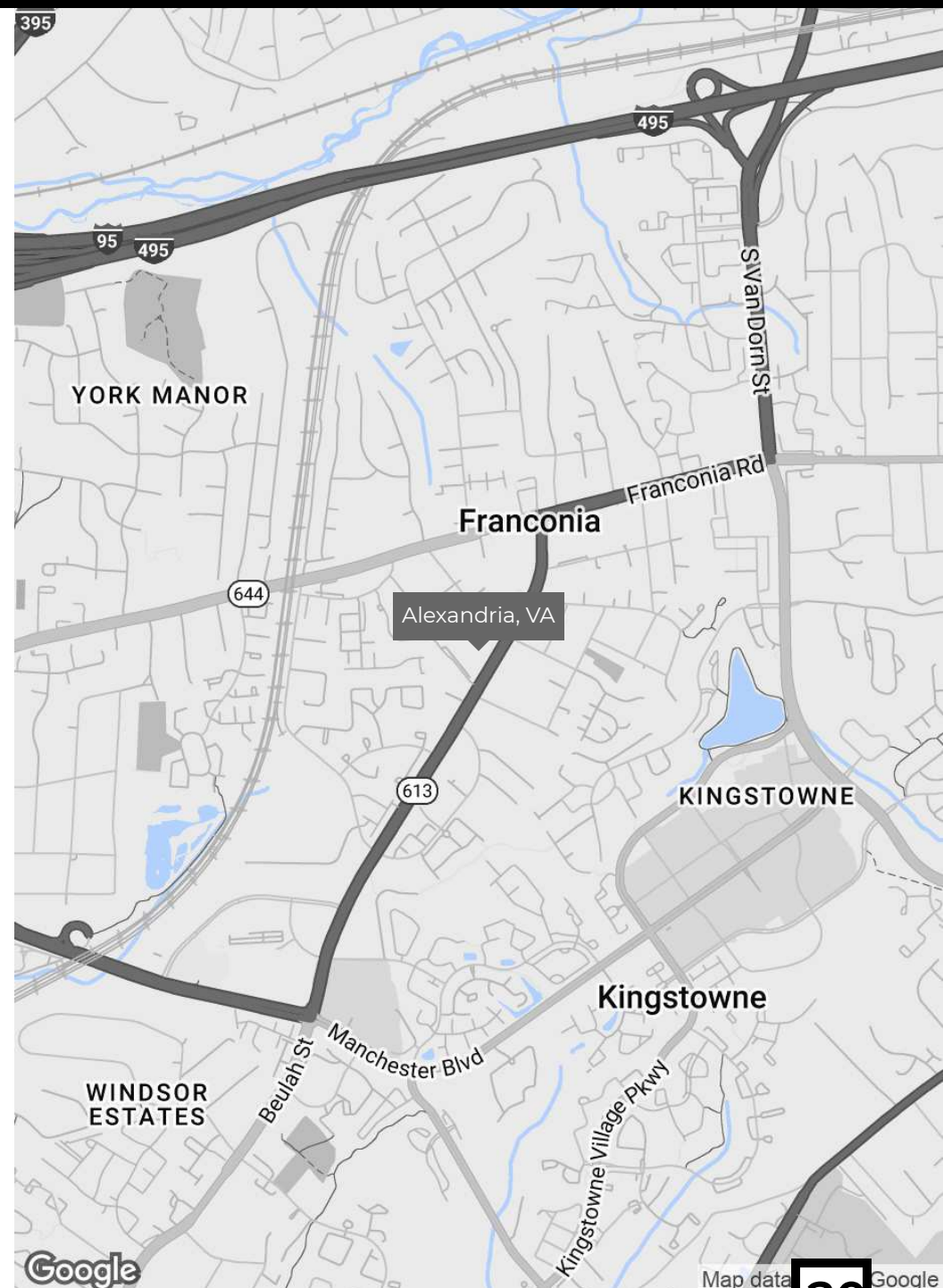
Demographics & Workforce:

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)



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2022
BEST OF
LOUDOUN
— Loudoun Times-Mirror —

WINNER

2023
BEST OF
LOUDOUN
— Loudoun Times-Mirror —

WINNER

2024
BEST OF
LOUDOUN
— Loudoun Times-Mirror —

WINNER

A B O U T U S



\$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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 **www.serafinre.com**

PRIMARY BROKER CONTACT



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.