

SRE
S E R A F I N
REAL ESTATE
Commercial | Investment | Brokerage



216 S Peyton St
Alexandria, VA 22314

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INVESTMENT OVERVIEW

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,600,000
BUILDING SIZE:	11,238 SF
LOT SIZE:	0.067 Acres
PRICE / SF:	\$320.34
YEAR BUILT:	1950
RENOVATED:	2000
ZONING:	CD

PROPERTY OVERVIEW

Serafin Real Estate, exclusively representing the seller, is proud to present 216 S Peyton Street, Alexandria, VA 22314 available for purchase. This versatile 11,238 SF property, currently leased to Alexandria Public Schools on a short-term basis, presents a prime opportunity for early education use. Strategically located in the heart of Alexandria, the property benefits from a thriving urban environment, proximity to major transportation hubs, and a dense, high-income population base.

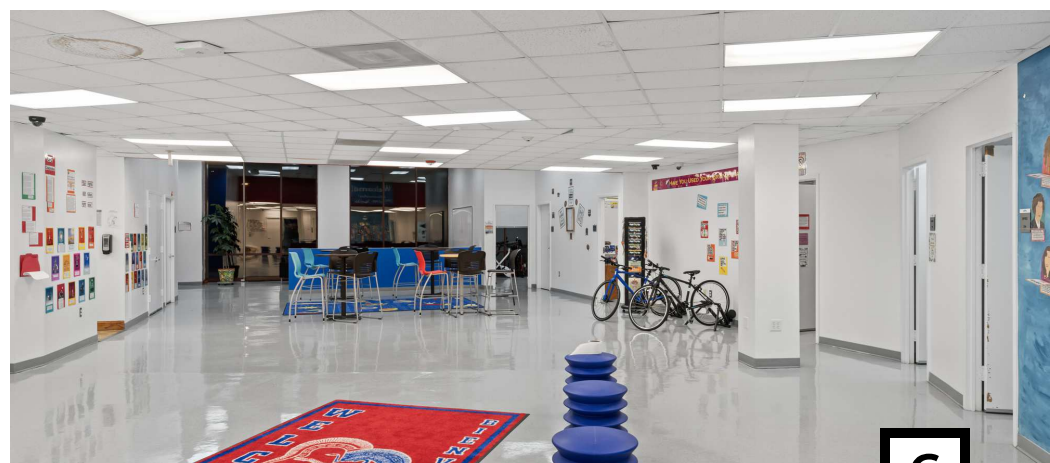
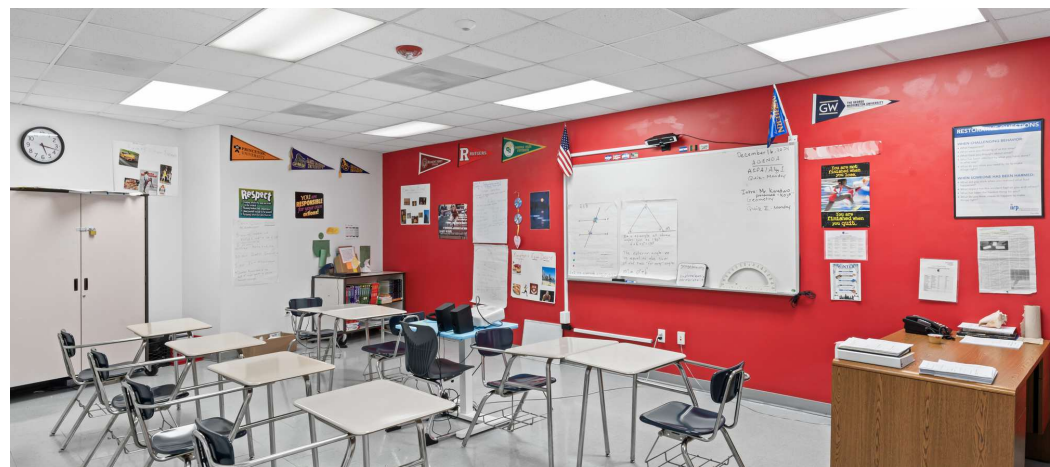
Zoned CD (Commercial Downtown), this two-story building features adaptable space ideal for educational purposes, with multiple classrooms, administrative offices, and common areas. Additional features include a private surface parking lot, an elevator, and a well-maintained building overall.

HIGHLIGHTS

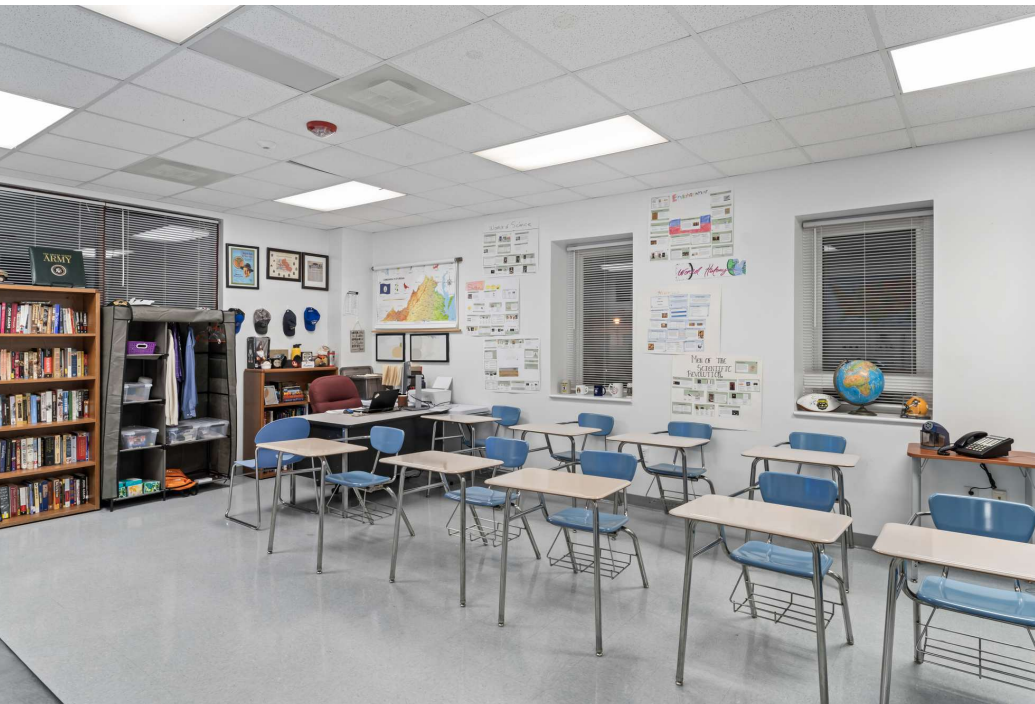
- **Prime Location:** 216 S Peyton Street, Alexandria, VA 22314 – a property in a thriving urban environment with proximity to major transportation hubs.
- **Current Use & Zoning:** Leased to Alexandria Public Schools (short-term), zoned CD (Commercial Downtown), ideal for early education use.
- **Property Features:** Private surface parking lot, elevator, and a well-maintained two-story building with flexible classroom and office space.
- **Building Size & Lot Size:** 11,238 SF building on a 0.067-acre lot, offering adaptability for educational operations.
- **Affluent Market:** Median household income of \$113,638, with 66.1% of residents holding a bachelor's degree or higher.
- **Growing Population:** Alexandria's population grew 14% from 2010 (139,966) to 2020 (159,467), indicating strong demand for educational services.



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



PROPERTY DETAILS

SALE PRICE

\$3,600,000

LOCATION INFORMATION

STREET ADDRESS

216 S Peyton St

CITY, STATE, ZIP

Alexandria, VA 22314

COUNTY

Alexandria City

NEAREST AIRPORT

Reagan National Airport

PROPERTY INFORMATION

PROPERTY TYPE

Special Purpose

PROPERTY SUBTYPE

School

ZONING

CD

LOT SIZE

0.067 Acres

APN #

50518250

POWER

Yes

BUILDING INFORMATION

BUILDING SIZE

11,238 SF

BUILDING CLASS

C

NUMBER OF FLOORS

2

YEAR BUILT

1950

YEAR LAST RENOVATED

2000

CONSTRUCTION STATUS

Existing

TAXES & VALUATION

TAXES

\$32,886.00



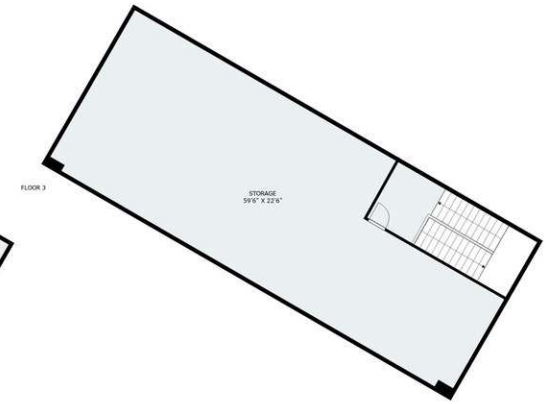
ALL FLOOR PLANS



FLOOR 1



FLOOR 2



FLOOR 3



Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

FLOOR 1



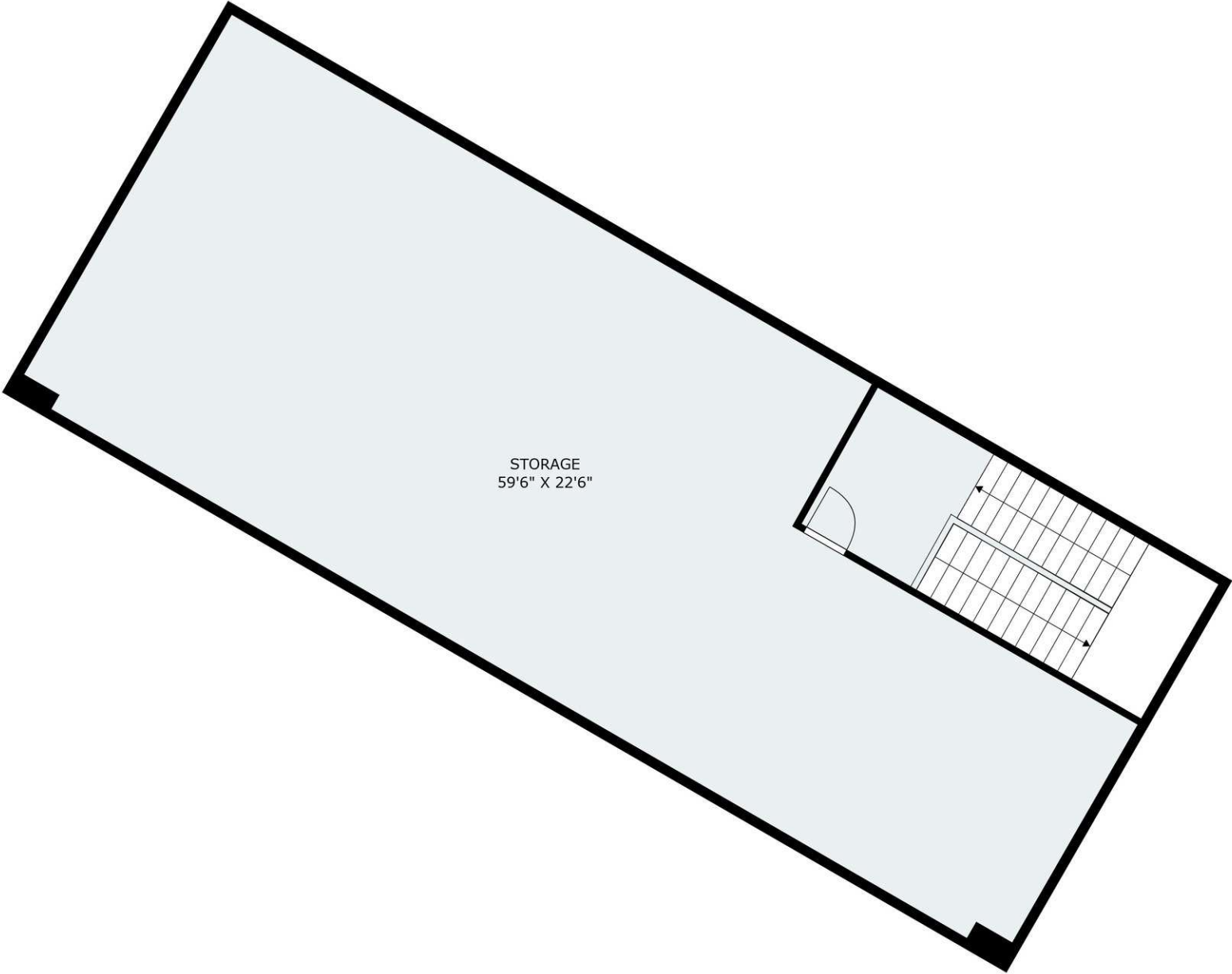
Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

FLOOR 2

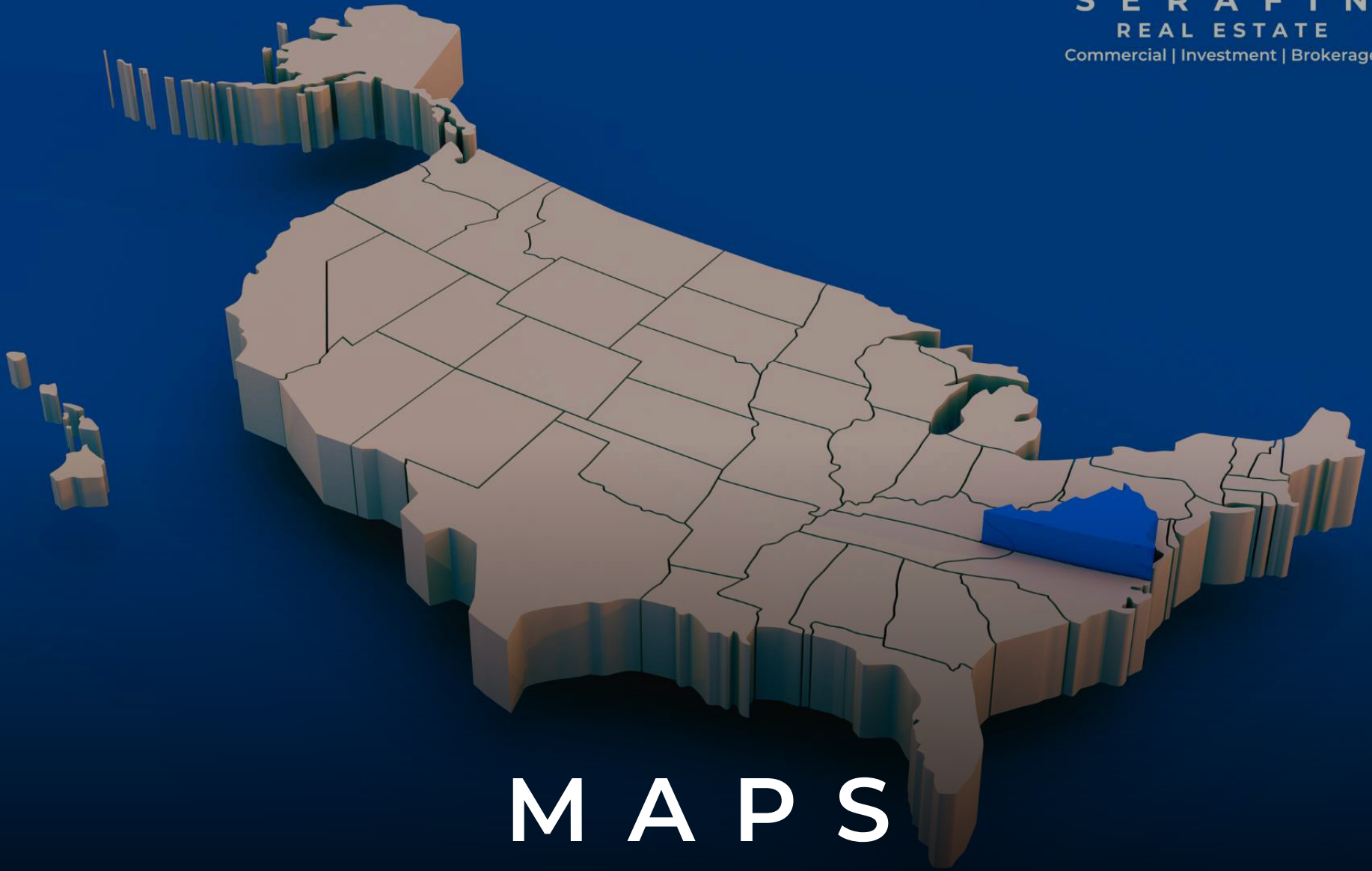


Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

FLOOR 3

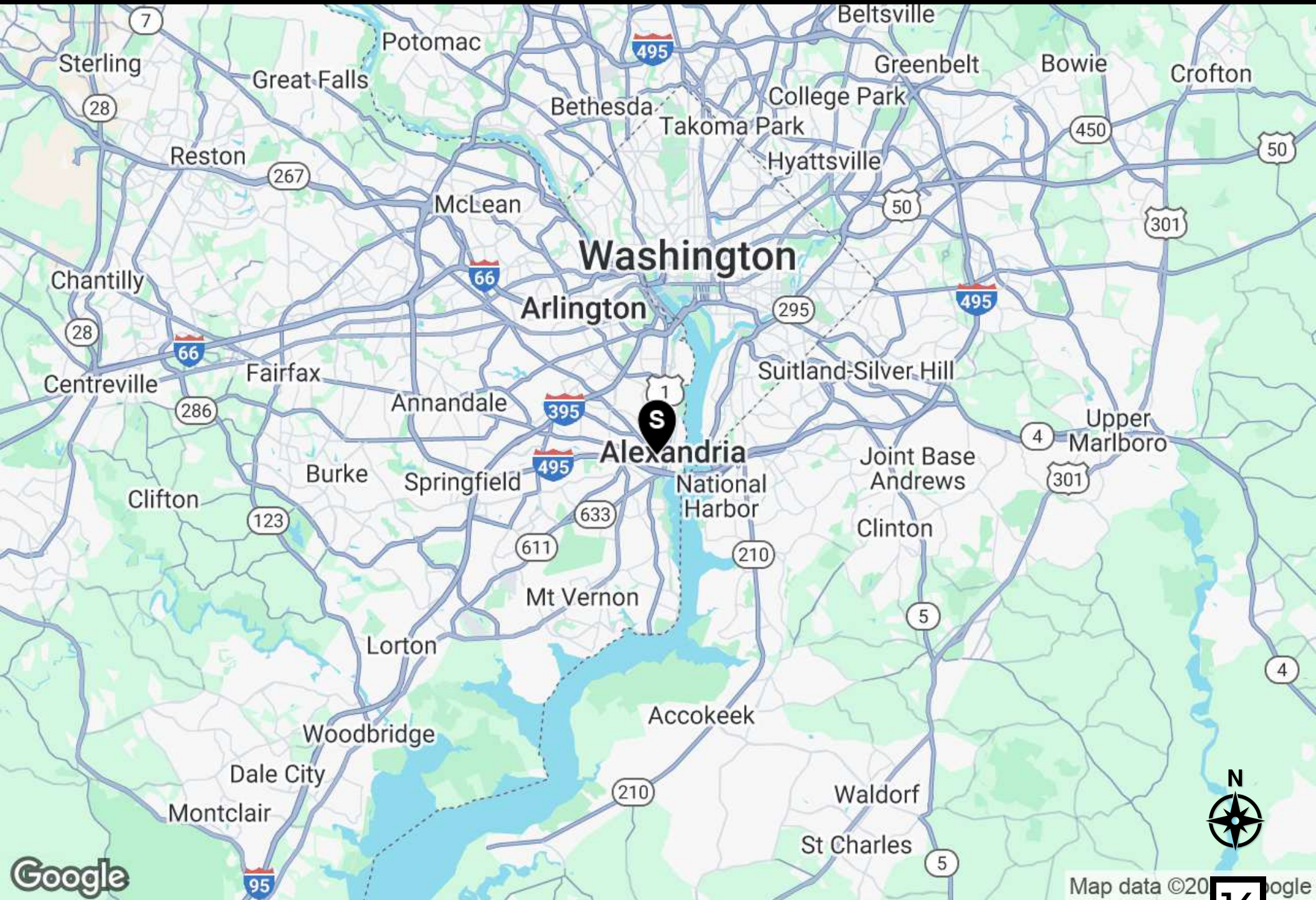


Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.



M A P S

REGIONAL MAP



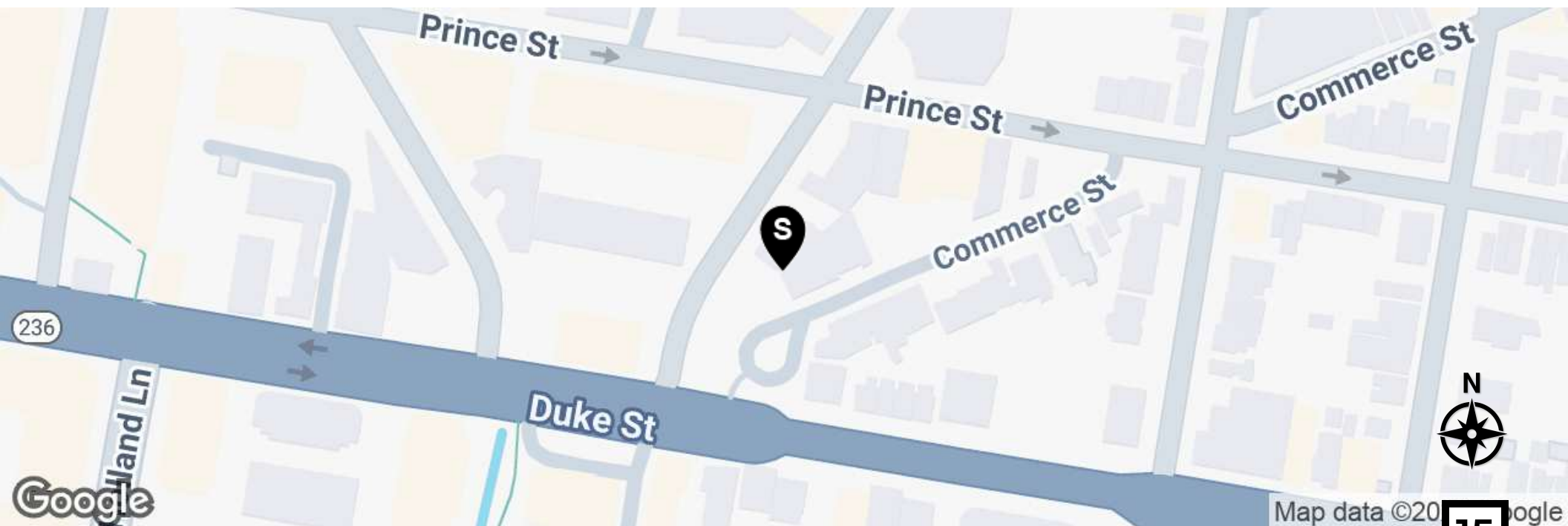
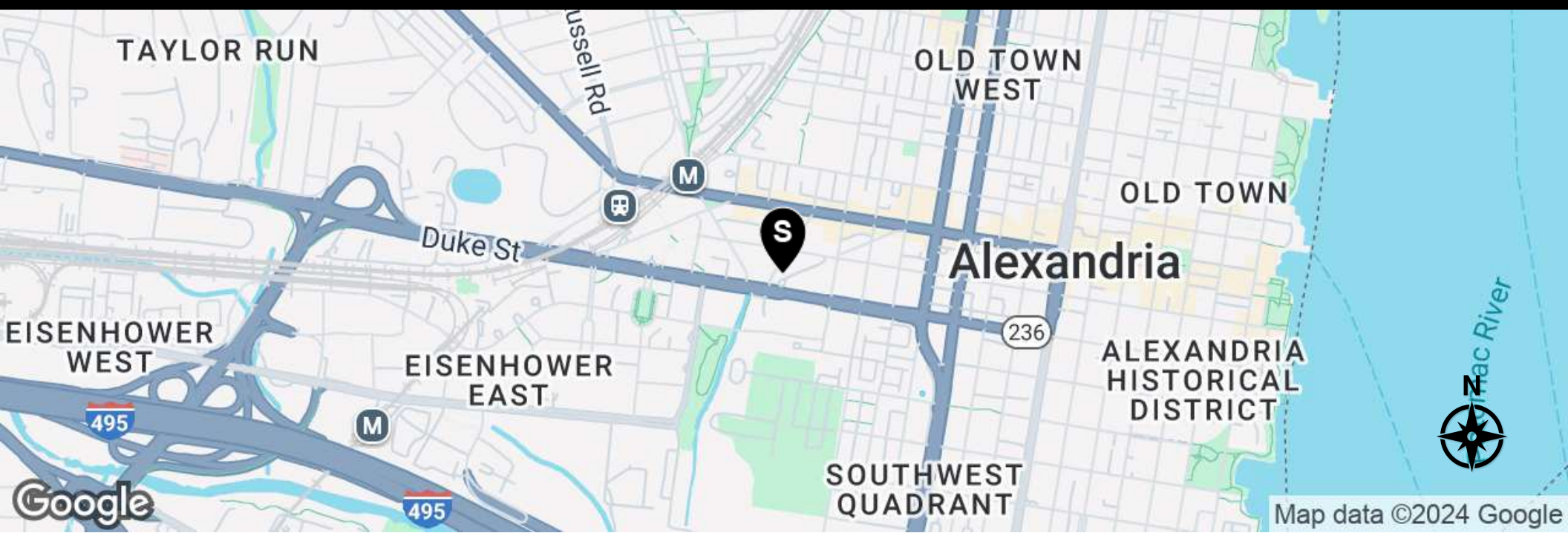
Google

Map data ©2014 Google

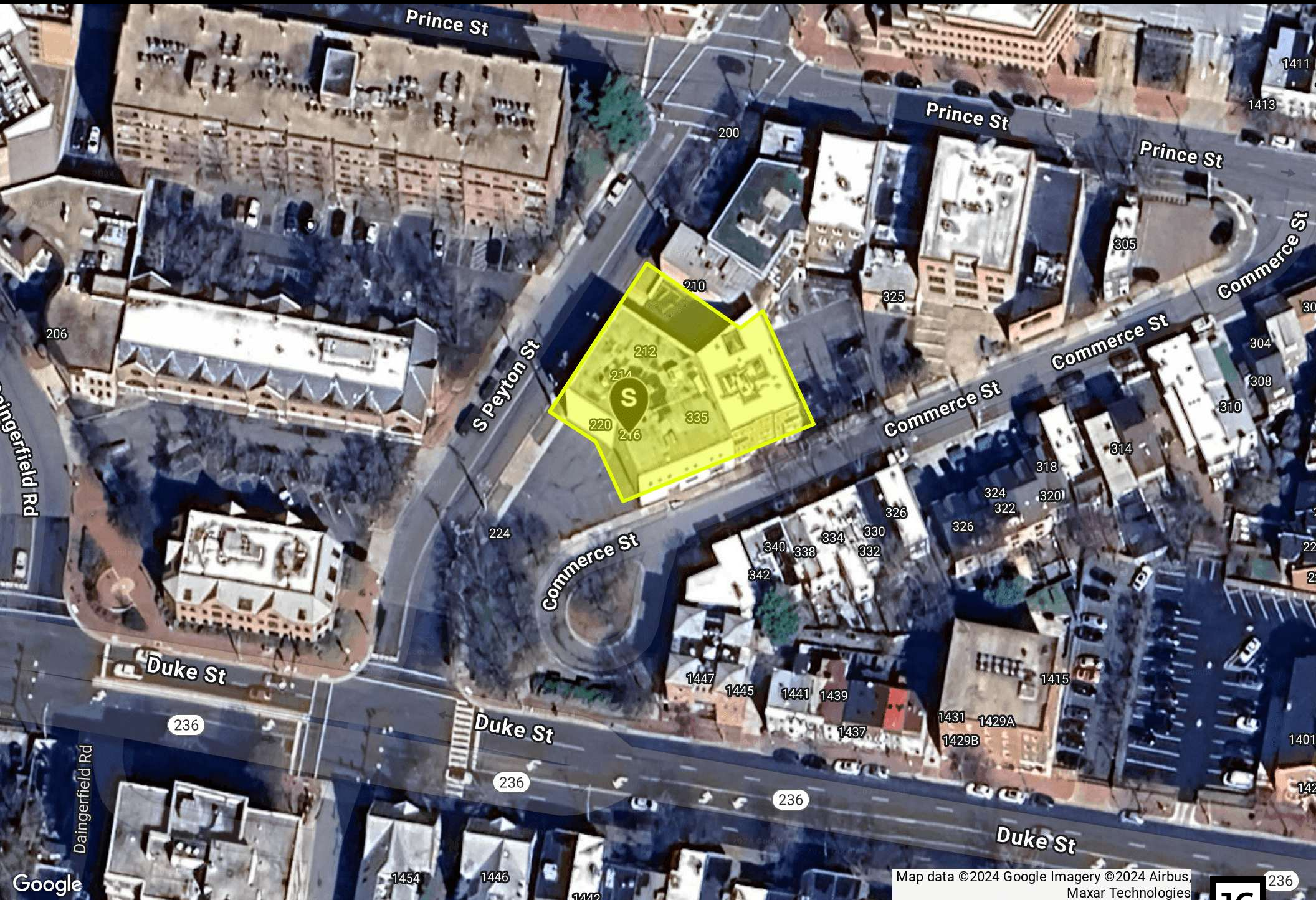


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LOCATION MAP



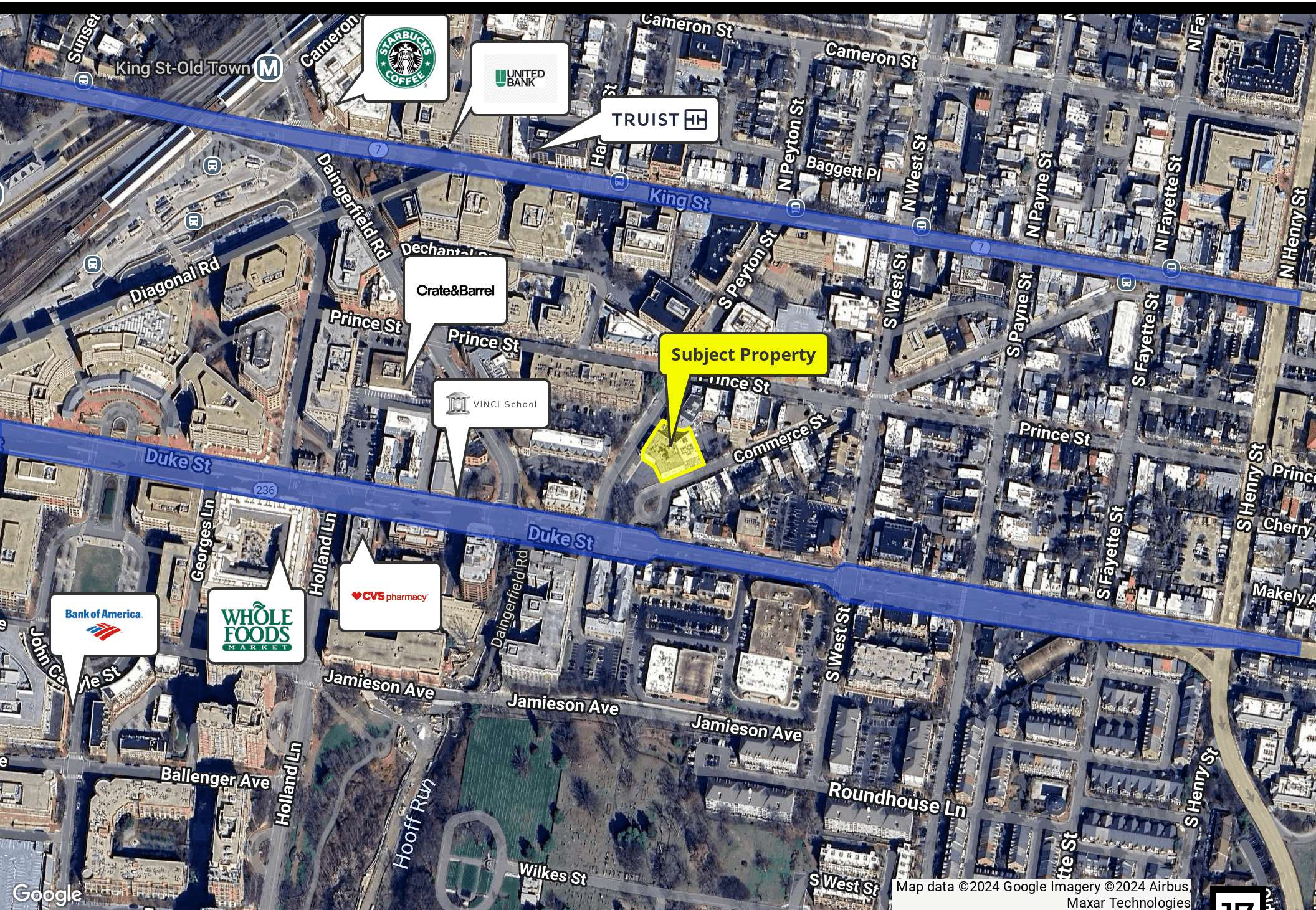
AERIAL MAP



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RETAILER MAP



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AREA OVERVIEW

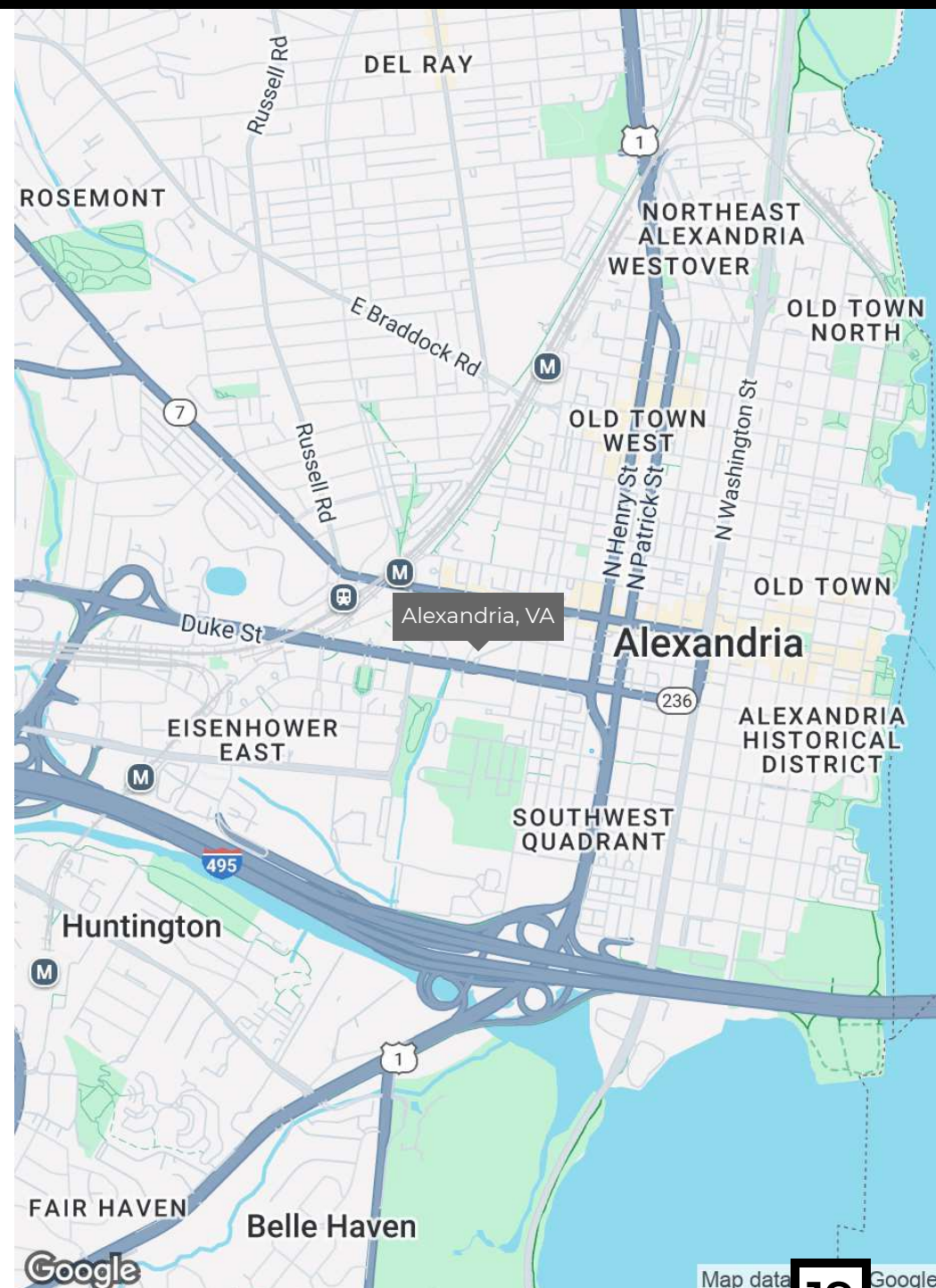
CITY INFORMATION

LOCATION DESCRIPTION

Alexandria City, Virginia, is a vibrant economic hub with a flourishing business environment, driven by its strategic location near Washington, D.C., and a diverse, high-income population. The city's economy benefits from a well-educated workforce, a strong presence of government contractors, tech firms, and service-oriented businesses. Alexandria's proximity to major federal agencies, combined with access to top-tier infrastructure, positions it as a highly attractive location for businesses seeking proximity to the nation's capital without the overhead of downtown D.C.

Commercial real estate in Alexandria is thriving, with high demand across office, retail, and mixed-use spaces. Recent years have seen notable investments in redevelopment projects, especially in areas like the Carlyle and Potomac Yard neighborhoods, which are transforming into bustling commercial districts. The Potomac Yard Metro expansion is set to further enhance connectivity, boosting property values and opening up new opportunities for retail and office spaces.

Alexandria's economic base is supported by a high median income, contributing to strong consumer spending power and creating a favorable climate for retail growth. The city also actively fosters business-friendly policies, offering incentives and support for both new ventures and expanding companies. This commitment to growth and innovation, paired with the city's rich historical appeal, makes Alexandria an ideal environment for commercial real estate investment and long-term business success.

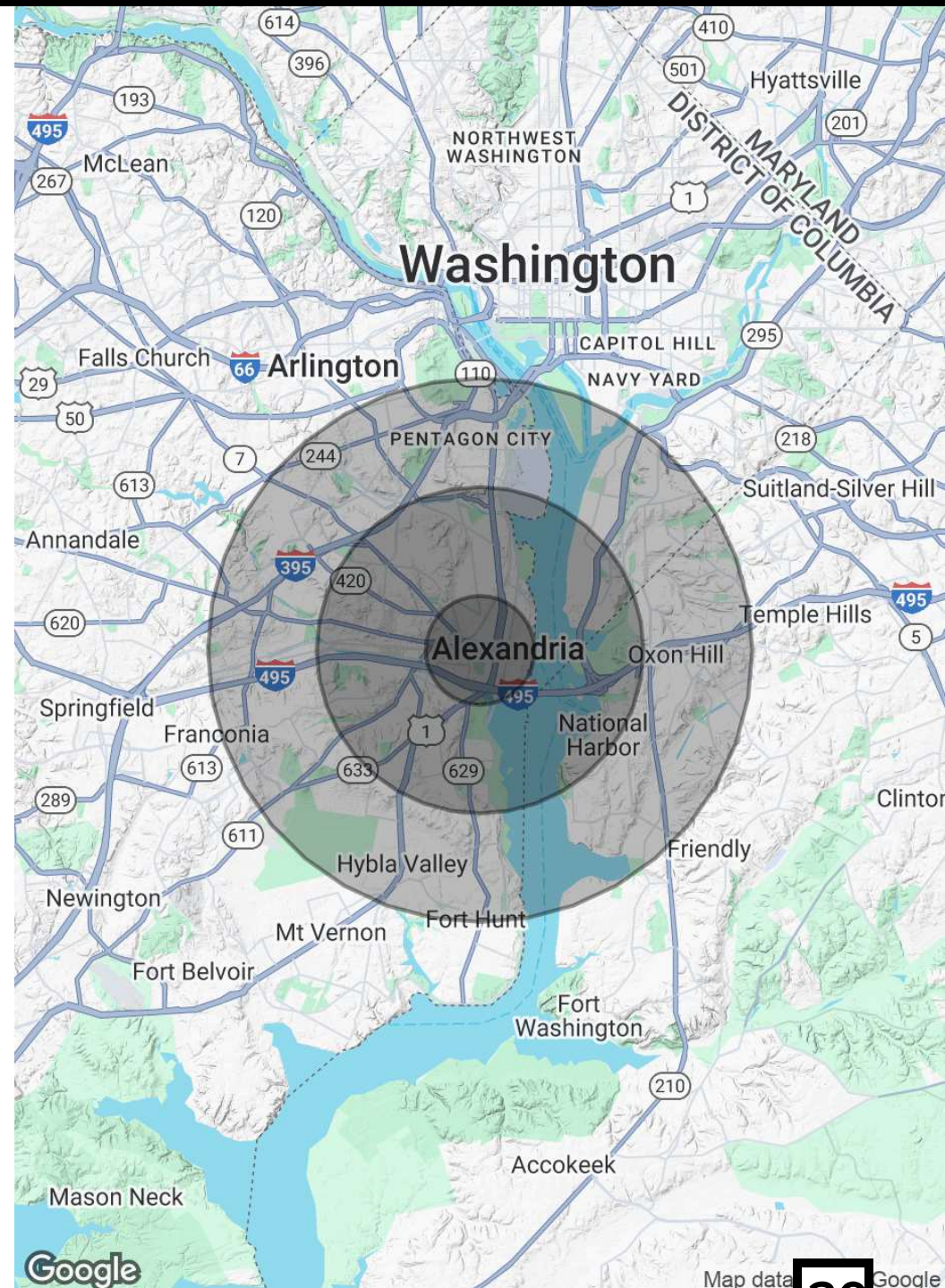


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	33,400	147,278	479,196
AVERAGE AGE	41	39	38
AVERAGE AGE (MALE)	41	39	37
AVERAGE AGE (FEMALE)	42	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	17,699	67,423	206,657
# OF PERSONS PER HH	1.9	2.2	2.3
AVERAGE HH INCOME	\$196,989	\$180,109	\$141,649
AVERAGE HOUSE VALUE	\$942,499	\$812,098	\$652,832

Demographics data derived from AlphaMap



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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

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\$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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PRIMARY BROKER CONTACT



JOE SERAFIN

Owner & Principal Broker

jserafin@serafinre.com

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PROFESSIONAL BACKGROUND

Joe Serafin is the Principal Broker and Owner of Serafin Real Estate, a leading commercial real estate brokerage based in Loudoun County, Virginia. With nearly two decades of experience, Joe has been instrumental in shaping the commercial real estate landscape in Loudoun, western Fairfax, and northern Prince William Counties, driving over \$650 million in transactions since the start of his career.

Under his leadership, Serafin Real Estate has become the top-selling commercial brokerage in Loudoun County, a three-time winner of the Best of Loudoun award (2022, 2023, 2024). The firm specializes in representing sellers of commercial properties, buyer representation, and commercial property leasing. Joe's expertise in strategic planning, financial investment analysis, and creative deal structuring has built a reputation for delivering results that exceed client expectations.

Recognized as one of the Top 10 Real Estate Agents in Virginia by Apple News in 2023, Joe is frequently featured in press releases and media outlets such as WTOG and the Washington Business Journal. His insights on the real estate market have earned him a spot as a contributor to "Ask the Expert" for the Loudoun Times Mirror. His influence in the industry is further underscored by frequent speaking engagements at real estate conferences.

A visionary in integrating technology into real estate, Joe has leveraged data analytics and AI tools to enhance Serafin Real Estate's market insights, offering clients cutting-edge strategies and accurate market predictions. His commitment to innovation has contributed to the firm's continued success and solidified its position as a trusted partner in the region.

Outside of work, Joe enjoys spending time with his family, honing his golf game, and sharing his expertise through presentations on real estate trends and technology. He holds a degree from Virginia Tech and remains an active figure in the real estate community, including serving as a Board Member of Marema.

Joe's achievements, including the Costar Power Broker Award and his involvement in local chambers and associations, set a high standard for commercial real estate in Northern Virginia.

2022 Best of Loudoun WINNER for Commercial Real Estate Company (Loudoun Times Mirror)
2023 Best of Loudoun WINNER for Commercial Real Estate Company (Loudoun Times Mirror)
2024 Best of Loudoun WINNER for Commercial Real Estate Company (Loudoun Times Mirror)
Apple News featured Top 10 Real Estate Agent 2023
Costar Power Broker Award
Board Member of Marema

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ADDITIONAL LISTING CONTACTS



JOE SERAFIN
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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
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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
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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
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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.



PETER POKORNY
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ppokorny@serafinre.com

Peter has over ten years of experience in commercial real estate transactions with an expertise in office and retail leasing. He advises owners, investors and businesses in all aspects of buying and selling commercial properties. Peter's geographic focus includes Alexandria, Arlington, Eastern Fairfax County, and Eastern Prince William County.