



# 7535 Little River Turnpike, Suite 201A

Annandale, VA 22003

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# Property Tour & Offer Process

## PROPERTY VISITATION

Prospective purchasers will be afforded the opportunity to visit the Property during prescheduled tours. Tours will include access to a representative sample of units as well as common areas. To not disturb the Property's ongoing operations, visitation requires advance notice and scheduling.

## AVAILABLE TOUR DATES:

To schedule your tour of the property please contact **Donivan Okolita** at **202.793.2374** or [DOkolita@greysteel.com](mailto:DOkolita@greysteel.com).

## OFFER SUBMISSION:

Offers should be submitted in the form of a non-binding Letter of Intent to **Donivan Okolita** via email: [DOkolita@greysteel.com](mailto:DOkolita@greysteel.com). Terms and conditions of Purchasers' offer should at the minimum include:

- Offer price
- Earnest money deposit
- Due diligence and closing period
- Description of Purchaser qualifications and proof of funds



## Deal Team Contacts



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Investment Overview

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# Investment Highlights

7535 Little River Turnpike, Suite 201A, Annandale, VA 22003

## KEY PROPERTY ATTRIBUTES

- 1,578 SF office condo strategically located just outside of Washington, DC and right off the I-495 beltway.
- Open layout offers versatile space utilization, making it ideal for medical practitioners and business professionals.
- Owner/Users can use favorable SBA financing with as little as 10-20% down.
- Ample parking is located on site.

## INVESTMENT SUMMARY

Price	\$375,000
Offering Type	Office Condo
Rentable SF	1,578 SF
Price/SF	\$237.64
Pro Forma NOI	\$35,632.19
Pro Forma Cap Rate	9.50%
Zoning	C-2
Year Built	1980



# 7535 Little River Turnpike, Suite 201A

Annandale, VA 22003



1,578

RENTABLE SQUARE FEET



Office Condo

OFFERING TYPE



Annandale

SUBMARKET



50,976

TRAFFIC COUNT

PROPERTY DETAILS	
Zoning	C-2
Year Built	1980
Tenant Type	Single Tenant
Total Commercial Units	1
Total Commercial SF	1,578 SF
Parking Spaces	262
HVAC	Central
Fire Protection	VA Code

CONSTRUCTION & UTILITIES METERING	
Construction Type	Cinder Block/Concrete Block/Brickcrete
Exterior Construction	Brick/Insulite
Roof Construction	Other
Water/Sewer Metering	Single
Electricity Metering	Single
Gas Metering	Single
TAXES & OWNERSHIP	
Ownership Type	Fee Simple
Current Assessed Value	\$354,380
Proposed Assessed Value	\$354,380
Tax Rate	1.28%
Current Tax Bill	\$4,539.61
Projected Tax Bill	\$4,539.61



## Property Aerial



# Local Map



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## Financial Analysis

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# Income & Expenses and Pricing Summary

Tenant (SF)	Pro Forma Revenue		
	Rent/SF	Monthly Rent	Annual Rent
Unit 201A - Mod. Gross (1,578 SF)	\$28.00	\$3,682	\$44,184
Total/Avg.	\$28.00	\$3,682	\$44,184
Operating Revenue	Pro Forma		
	Total	\$/SF	%PMR
Unit 201A Potential Rent	\$44,184	\$28.00	100.0%
Vacancy/Collection Loss	(\$2,209)	(\$1.40)	(5.0%)
Expense Reimbursement	\$10,271	\$6.51	23.2%
Effective Gross Revenue	\$52,246	\$33.11	118.2%
Total Potential Rent	\$44,184	\$28.00	100.0%
Total Vacancy/Collection Loss	(\$2,209)	(\$1.40)	(5.0%)
Total Reimbursements	\$10,271	\$6.51	23.2%
Total Other Income	-	-	-
Total Effective Gross Revenue	\$52,246	\$33.11	118.2%
Operating Expenses	Total	\$/SF	%EGR
Real Estate Tax	(\$4,540)	(\$2.88)	(8.69%)
Insurance	(\$1,262)	(\$0.80)	(2.42%)
Utilities	-	-	-
Repairs & Maintenance	-	-	-
Condo Fee	(\$10,812)	(\$6.85)	(20.69%)
Total Expenses	(\$16,614)	(\$10.53)	(31.80%)
<b>Net Operating Income</b>	<b>\$35,632</b>	<b>\$22.58</b>	<b>68.20%</b>

Notes and Assumptions	
Expenses	LL is responsible for real estate taxes and insurances.
Expense Reimbursements	Tenant reimburses for condo fee.
Condo Fee	The condo fee of \$901/mo covers utilities, repairs & maintenance, and CAM expenses.

Pricing Summary	
Purchase Price	\$375,000
Price/SF	\$238
Pro Forma NOI	\$35,632
Pro Forma Cap Rate	9.50%

Cash Flow Analysis		
	SBA Financing	Pro Forma
Down Payment (%)	10%	30%
Down Payment (\$)	\$37,500	\$112,500
Loan	\$337,500	\$262,500
Interest Rate	6.25%	6.25%
Amortization (Yrs)	25	25
Annual Debt Service	\$26,717	\$20,780
Annual Debt Service Net of Retail rent (SBA)	\$8,916	-
CFADS	-	\$14,853
ROE	-	13.20%
DSCR	-	1.71X

Investment Summary	
Rentable SF	1,578 SF

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Regional Overview

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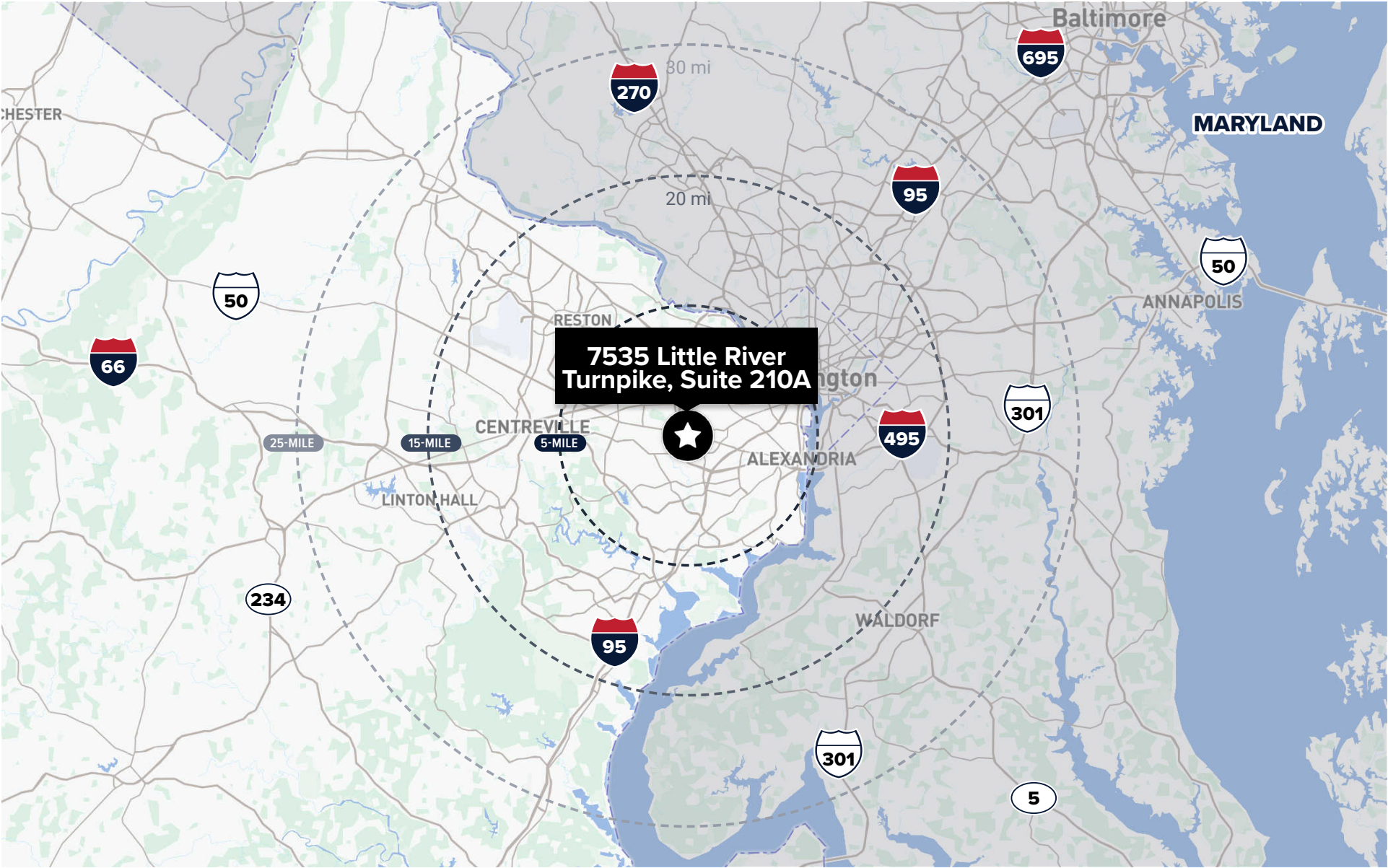
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# Regional Map



# Market Overview

## Washington, DC MSA

The Washington, DC MSA, home to over 6.5 million residents, is recognized as one of the nation’s most resilient and economically stable regions.

Anchored by the federal government yet driven increasingly by a diverse private sector that now comprises 78% of employment, the metro benefits from a highly educated workforce, with 55% of residents holding at least a bachelor’s degree.

The region remains a major economic powerhouse, reaching a GDP of \$714.7 billion in 2023.

Investment activity is strong, with multifamily sales surpassing \$6.1 billion in 2024, while continued growth in office, retail, and industrial sectors underscores the area’s enduring stability and appeal.

1st

**COLLEGE-EDUCATED  
TALENT IN THE US**

Source: Esri

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**FORTUNE 500 COMPANY  
HQ'S IN DC METRO**

Source: Fortune

\$2.1B

**2024 RETAIL SALES  
VOLUME**

Source: CoStar

6.5M

**2025 RESIDENTS**

Source: Esri

7th

**LARGEST MSA IN THE US**

Source: Esri

\$714.7B

**METRO GDP – 2023**

Source: BEA



### MAJOR GROWTH SECTORS

- ▲ **8.4%**  
Mining, Logging, and Construction
- ▲ **2.4%**  
Education & Health Services
- ▲ **1.6%**  
Other Services



**+7.5%**

### GDP GROWTH

Year over year, current dollars



**3.38M**

### TOTAL NON-FARM EMPLOYMENT



**4.3%**

### UNEMPLOYMENT RATE

source: US Bureau of Labor and Statistics as of August 2025

# Submarket Overview

## Annandale, VA

Annandale, Virginia is a diverse and well-connected community in Fairfax County, known for its central location and strong suburban character.

Often considered the heart of Northern Virginia, Annandale offers convenient access to major employment hubs via I-495, I-395, and multiple Metrobus routes, making it popular with commuters.

The area features a mix of established neighborhoods, parks, and locally owned businesses, with Mason District Park and Green Spring Gardens providing green space and recreation.

Annandale is also recognized for its food scene, particularly its concentration of Korean restaurants and markets, which contribute to the community's cultural appeal. Strong schools, stable residential options, and proximity to Washington, DC make Annandale an attractive place to live and work.

# 43K+

**RESIDENTS**

Source: Esri

# 2.1M

**OFFICE SF**

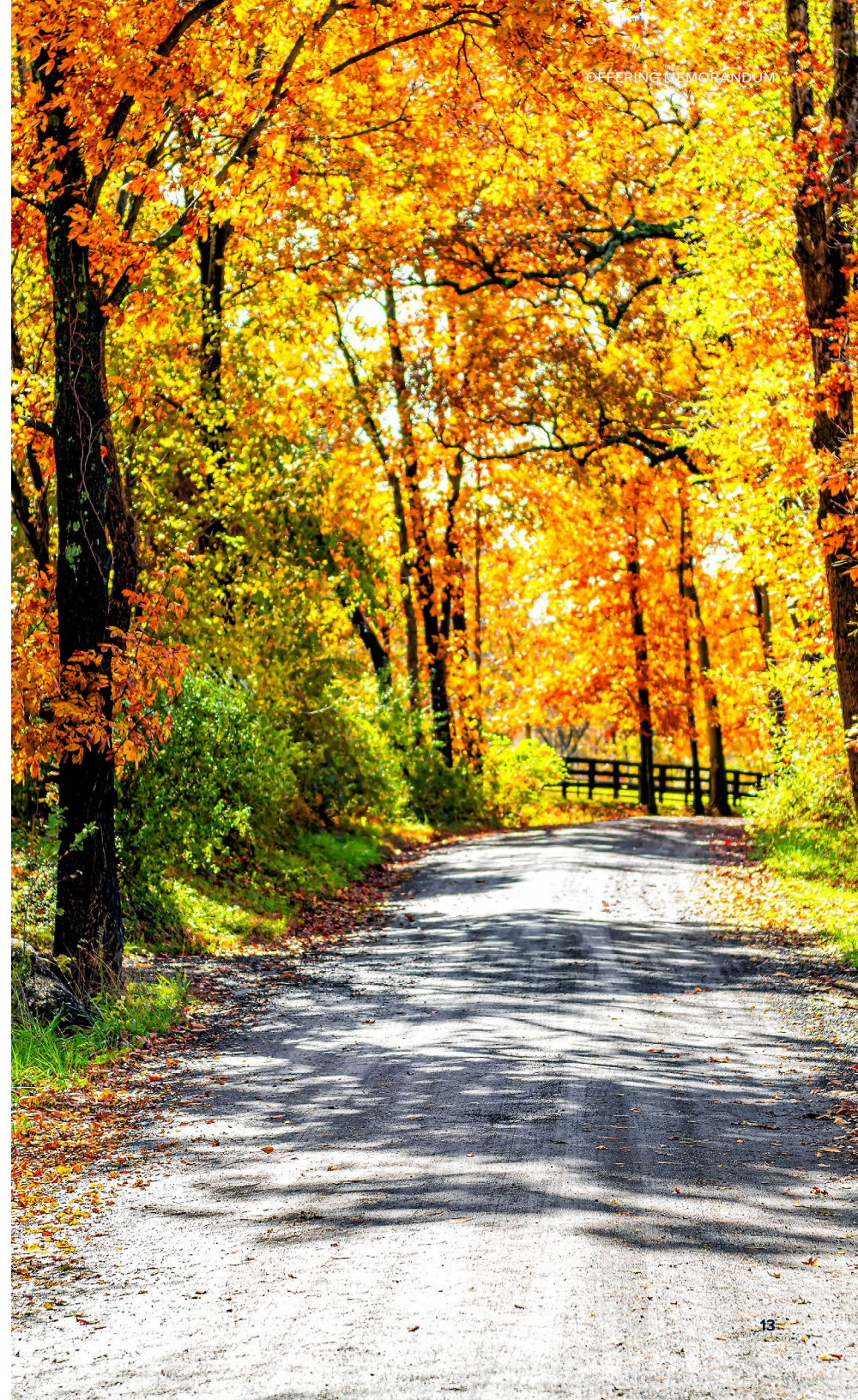
Source: CoStar

# \$28.73

**MARKET ASKING RENT/SF**

Source: CoStar

source: World Population Review



# Recent Accolades

Washington, DC

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## #1 City for Women in Tech

Source: SmartAsset

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## #1 City for Public Transportation

Source: SmartAsset

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## #1 Metro for Economic Strength Data

Source: Politicom

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## #1 Hardest-Working Cities in America

Source: WalletHub

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## #1 Best Big-City Park System In the Nation

Source: Trust for Public Land

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## #1 Women's Employment and Earnings

Source: Institute for Women's Policy Research

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## #1 City in the World for Entrepreneurial Talent

Source: Global Talent Competitiveness Index

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## #1 City in the Nation for LEED-Certified SF Per Capita

Source: U.S. Green Building Council

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## #2 Metro with the Most ENERGY STAR Certified Buildings

Source: U.S. Environmental Protection Agency

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# Economic Highlights

## Inova Health

0.1 miles

Northern Virginia's largest nonprofit healthcare system, operating multiple hospitals and specialty centers and employing more than 20,000 healthcare professionals across the region.



## Northrop Grumman

2.5 miles

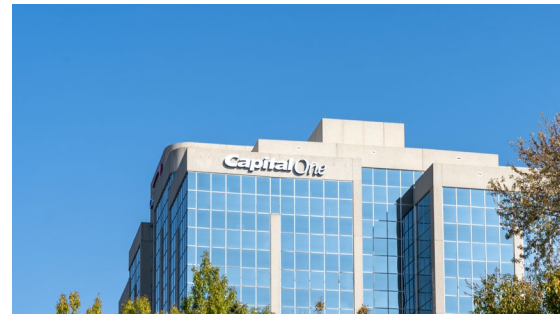
Leading global aerospace and defense contractor specializing in cybersecurity, space systems, and advanced military technology, with more than 100,000 employees worldwide.



## Deloitte

4.7 miles

Global professional services firm providing consulting, audit, tax, and risk advisory services, with a workforce of more than 450,000 professionals worldwide and more than 16,000 locally.



## Capital One

6.5 miles

One of the nation's largest banks and a major credit card issuer, and one of the largest employers in the county, supporting nearly 12,000 jobs across technology, finance, and operations.



## Amazon Headquarters

8.4 miles

Major global e-commerce and cloud computing company, operating Amazon Web Services (AWS) and employing over one million people globally across logistics, tech, and corporate roles.

# Demographic & Income Profile Report

## TOTAL RESIDENTIAL POPULATION

RADIUS	2025	2030
1 Mile	24,817	25,019
3 Miles	121,177	120,751
5 Miles	440,212	444,341



## MEDIAN HOUSEHOLD INCOME

RADIUS	2025	2030
1 Mile	\$94,221	\$108,012
3 Miles	\$141,957	\$164,034
5 Miles	\$131,736	\$153,771



## TOTAL EMPLOYEES

RADIUS	2025
1 Mile	14,350
3 Miles	68,789
5 Miles	251,554



## AVERAGE HOUSEHOLD INCOME

RADIUS	2025	2030
1 Mile	\$132,187	\$148,260
3 Miles	\$176,933	\$196,751
5 Miles	\$173,027	\$191,679



## RENTER OCCUPIED HOUSING UNITS

RADIUS	2025	2030
1 Mile	4,078	3,936
3 Miles	12,242	11,560
5 Miles	63,459	62,676



## PER CAPITA INCOME

RADIUS	2025	2030
1 Mile	\$41,815	\$46,604
3 Miles	\$58,719	\$65,034
5 Miles	\$62,478	\$68,935



## MEDIAN AGE

RADIUS	2025	2030
1 Mile	36.8	37.9
3 Miles	39.6	40.6
5 Miles	38.8	39.8



# Contacts

## and Contributors

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Associate

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Associate

**Burke McLaughlin**

Financial Analyst

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Transaction Coordinator

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**Michael Gionti**

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**Caitlin Loxley-Smith**

Designer

# Greysteel | Empowering Every Opportunity.

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