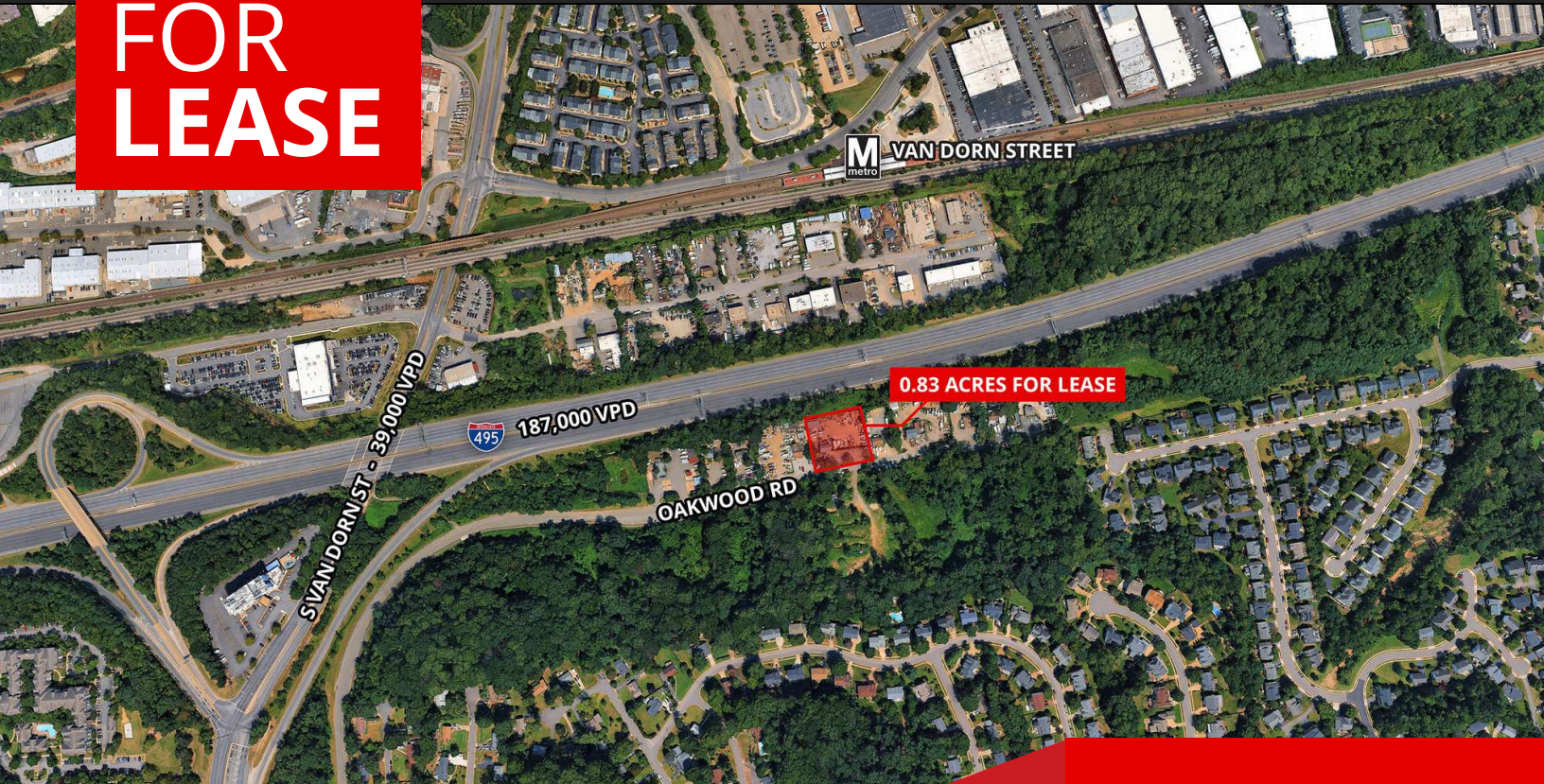


# FOR LEASE



## 5504 OAKWOOD RD

## Lease Rate: Negotiable

### PROPERTY OVERVIEW

It is located in Alexandria, Virginia, just minutes from Interstate 95 and 495. Located just 13 miles south of Washington, DC and three miles from the "mixing bowl" where I-95, I-395 and I-495 join in Fairfax County.

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Households:</b>	8,942	70,779	196,981
<b>Population:</b>	20,522	173,498	482,927
<b>Avg HH Income:</b>	\$149,845	\$151,190	\$156,725

### PROPERTY HIGHLIGHTS

- Located in Alexandria, just minutes from Interstate 95 and 495.
- Located just 15 miles south of Washington, DC
- Abundant parking
- The property consists of a one-story brick and block building consisting of 1,600 SF
- Beautifully built out reception area, 3 office spaces, Includes full kitchen and a bathroom

### AVAILABLE SPACES

5504 Oakwood Road

0.83 Acres

FOR FURTHER INFORMATION, PLEASE CONTACT:

BAKH SAFAROV • bakh.safarov@divaris.com • 571.527.8293

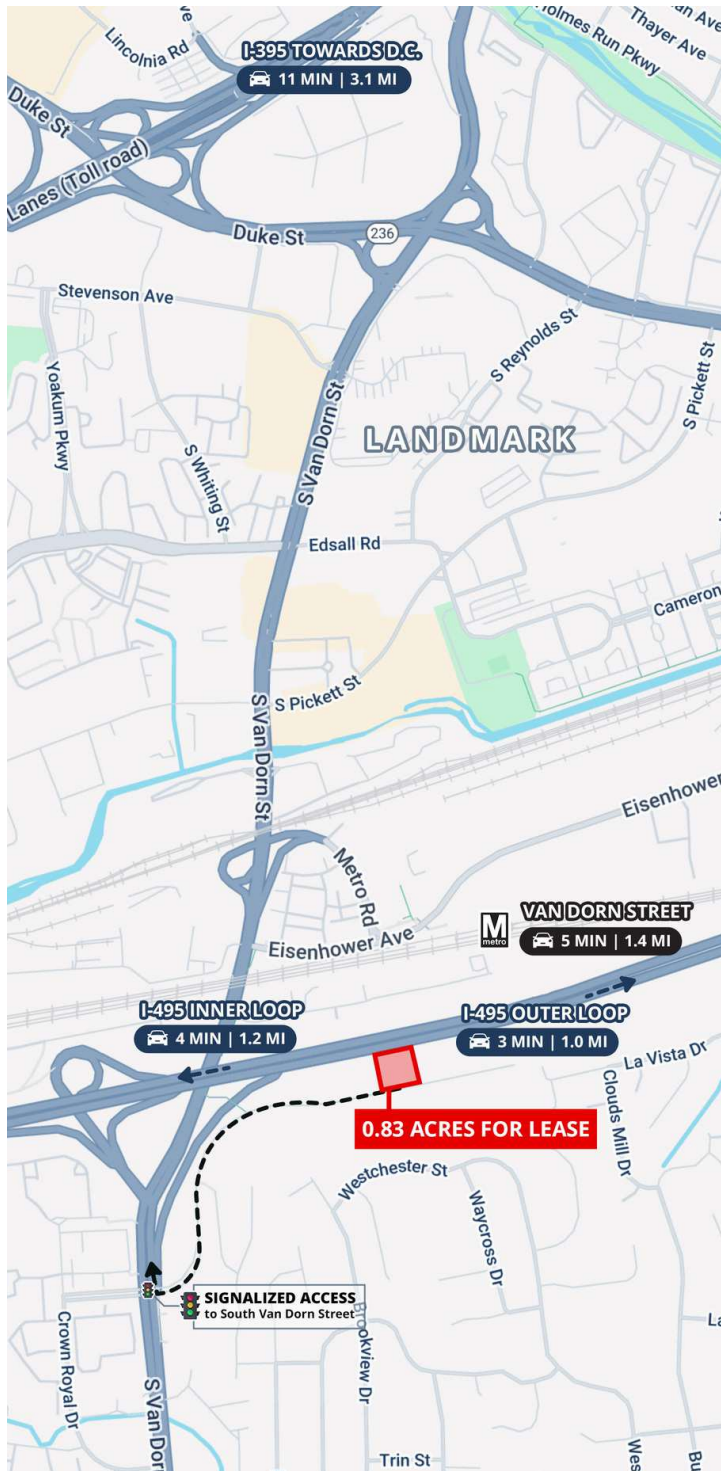




# 5504 OAKWOOD RD

ALEXANDRIA, VA 22310

## ZONING AND LOCATION ACCESS



### PERMITTED USES INCLUDE:

Accessory uses and accessory service uses as permitted by Article 10 of the Fairfax County Zoning Ordinance.

Contractors' offices and shops, Establishments for printing of any size, production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing or repair of materials, goods or products and associated retail sales; however, bulk storage of flammable materials for resale, and those particular heavy industrial uses set forth in Par. 13 of Sect. 9-501 shall not be permitted.

Establishments for scientific research, development and training Financial institutions Kennels, limited by the provisions of Sect. 405 Light public utility uses (Category 1), all uses except radio or television broadcast tower facilities, microwave facilities, satellite earth stations, and mobile and land based telecommunication facilities.

Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514

Motor vehicle storage and impoundment yards New vehicle storage, limited by the provisions of Sect. 405.

Offices, Vehicle transportation service establishments Veterinary hospitals, limited by the provisions of Sect. 405. Wholesale trade establishments

All uses shall comply with the performance standards set forth in Article 14. All operations, activities and storage shall be conducted within a completely enclosed building, except for biological research when exposure to sunlight is required, and outdoor seating provided in association with an eating establishment, those permitted uses, accessory uses set forth in part 1 of Article 10 and special permit and special exception uses which by their nature must be conducted outside a building. All storage of vehicles and activities associated with a vehicle transportation service establishment shall be conducted within a completely enclosed building. Retail sales may be permitted in accordance with the provisions of Part 2 of Article 10 and Part 5 of Article 9. In addition, retail sales may be permitted as an associated use:

In a warehouse establishment, provided the retail sales area shall be limited to the lesser of either twenty-five (25) percent of the gross floor area of the establishment or 5000 square feet, or

In an establishment for printing, production, processing assembly, manufacturing, compounding, preparation, cleaning, servicing, testing or repair of materials, goods or products, provided the associated retail sales area shall be limited to the lesser of either ten (10) percent of the gross floor area of the establishment or 1000 square feet.

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