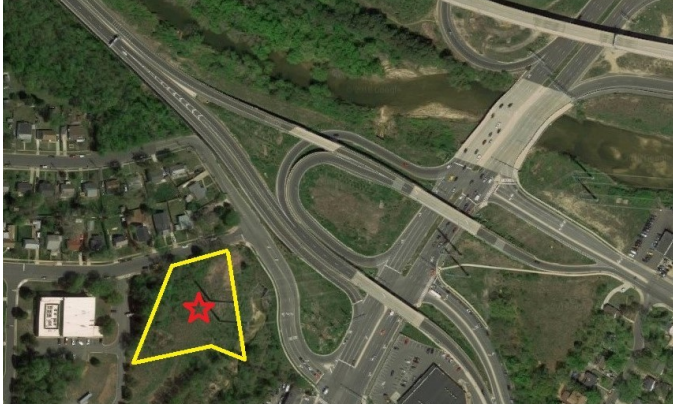


VACANT LAND FOR SALE

BURGUNDY ROAD

TELEGRAPH CORRIDOR | FAIRFAX , VIRGINIA

TARTAN
PROPERTIES



PROPERTY SUMMARY

Sale Price:	\$1,650,000
Lot Size:	56,489 SF
Zoning:	C-2 (Limited Office)
Market:	Telegraph Road/Fairfax
Location:	Adjacent to I-495 @Telegraph Rd Less than 1 mile to Metro station

PROPERTY OVERVIEW

PRICE REDUCED! This vacant land zoned C-2 has been Site Plan Approved for a 14,444 sf office building. Located a block off of Telegraph Road and just across the county line from Alexandria, the lot sits at the foot of the on-ramp to the Capital Beltway. This would be an ideal location for a medical building, and is only .8 miles from the Huntington Metro Station.

PROPERTY HIGHLIGHTS

- Site plan approved for 14,444 sf office building with 52 parking spaces
- Zoned C-2. FAR = .5
- The site is partially in a flood plain
- Easy access to Telegraph Road and Capital Beltway/I-495
- Water and sewer available; gas not available
- Tax Map# 0831 01 0009
- Located in Wilton Woods, a single-family home neighborhood
- Next to Verizon telecommunications building
- Quick access to Huntington Metro Station/Yellow Line (.8 miles)

Presented by:

MIKE PORTERFIELD

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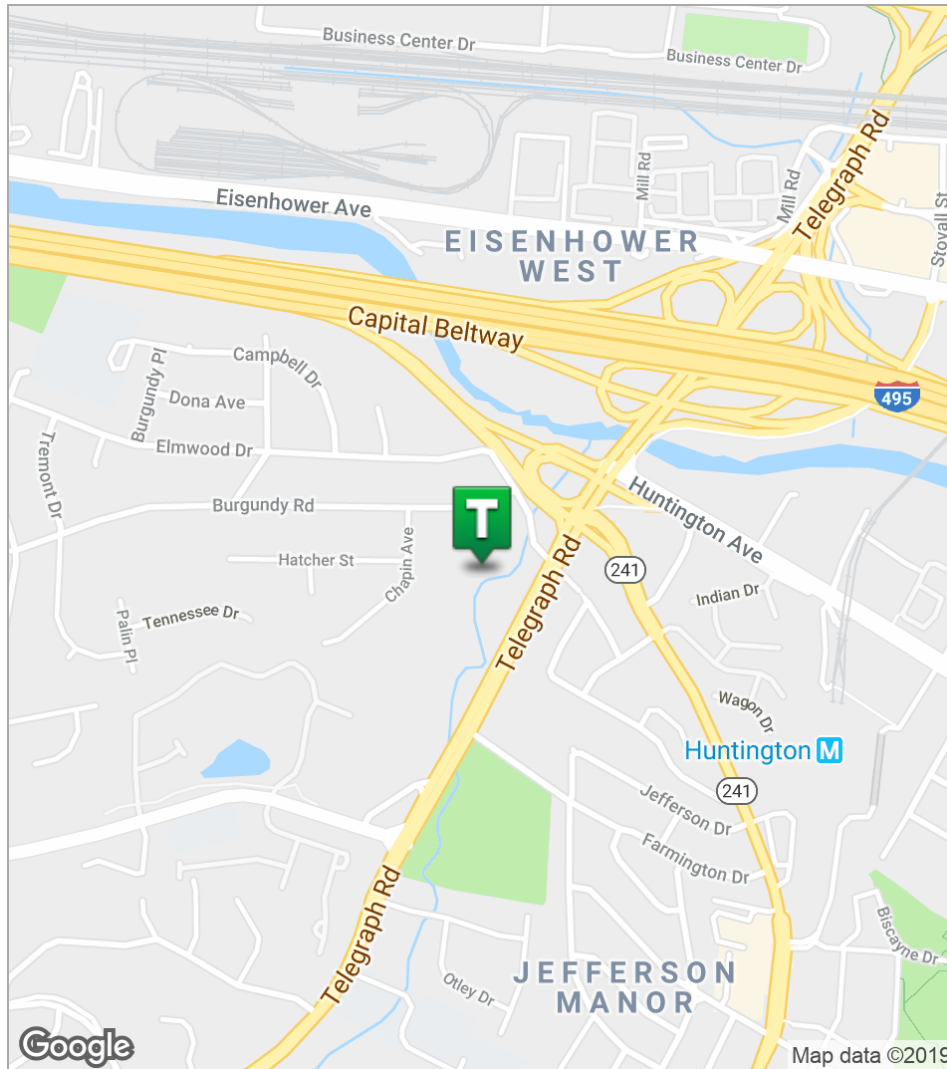


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7

FRONT ELEVATION RENDERING

3/32"=1'-0"

BURGUNDY ROAD OFFICE BUILDING

17.032

RUST | ORLING
ARCHITECTURE

Site plan approved by Fairfax County.

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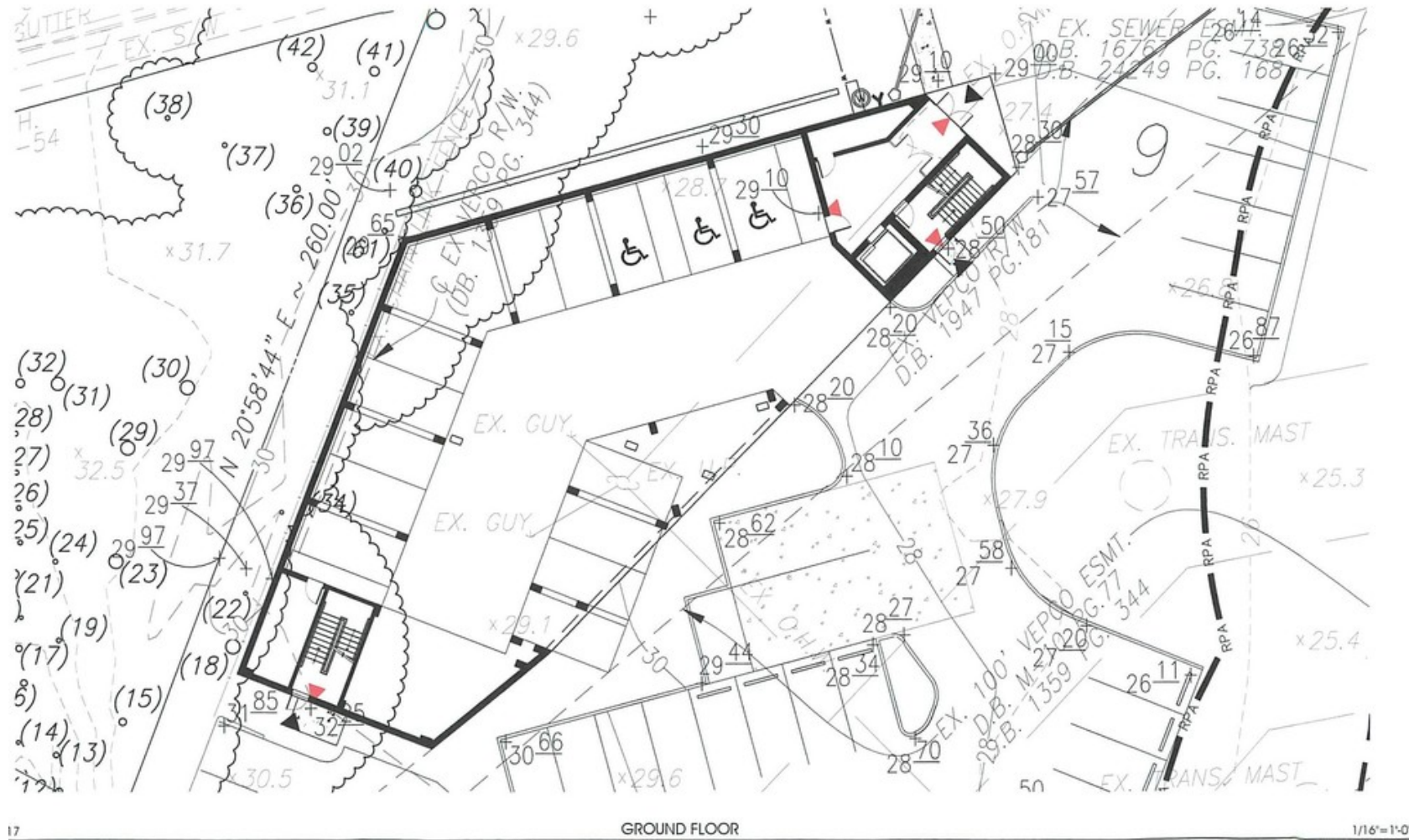


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VACANT LAND FOR SALE BURGUNDY ROAD

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TARTAN PROPERTIES



GROUND FLOOR
BURGUNDY ROAD OFFICE BUILDING
17.032

RUST | ORLING
ARCHITECTURE

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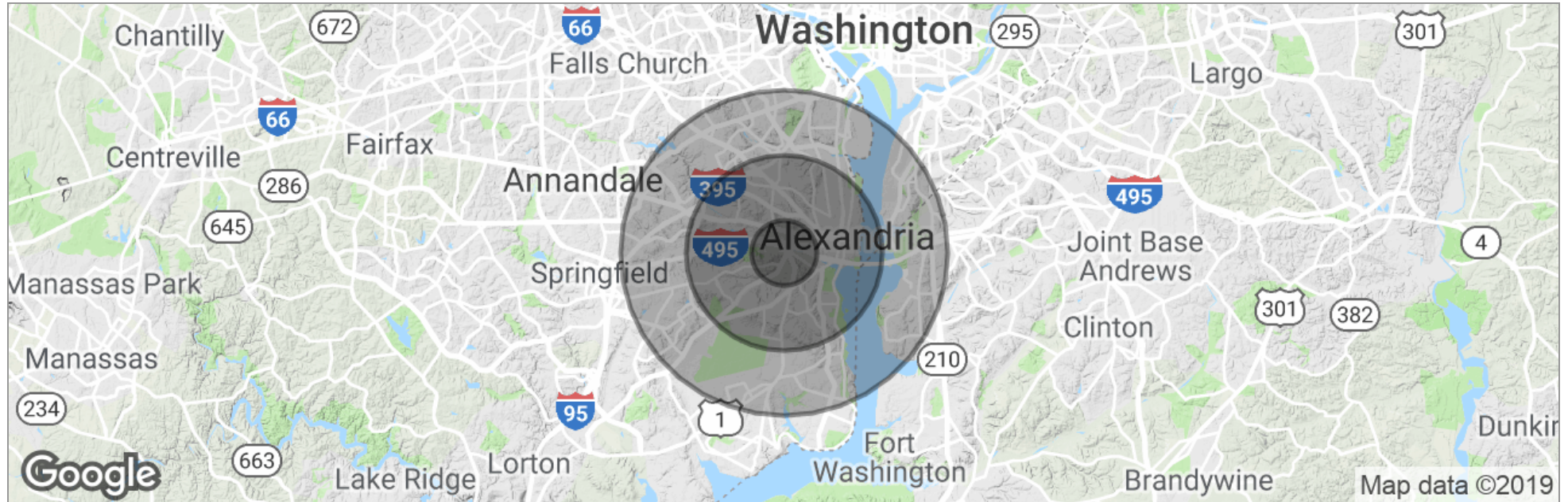
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VACANT LAND FOR SALE

BURGUNDY ROAD

TELEGRAPH CORRIDOR | FAIRFAX, VIRGINIA

TARTAN
PROPERTIES



	1 Mile	3 Miles	5 Miles
Total Population	14,416	170,743	468,387
Population Density	4,589	6,039	5,964
Median Age	36.3	36.5	36.0
Median Age (Male)	35.0	36.0	35.5
Median Age (Female)	38.4	37.6	36.7
Total Households	5,850	77,786	206,212
# of Persons Per HH	2.5	2.2	2.3
Average HH Income	\$111,464	\$112,810	\$104,328
Average House Value	\$460,658	\$560,240	\$519,964

* Demographic data derived from 2010 US Census

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