

“A little touch of Italy in McLean”

Est. 1977  
**Rocco's**  
Italian Restaurant

## OFFERING MEMORANDUM





1357 A CHAIN BRIDGE ROAD, MCLEAN, VA 22101

**PRICE REDUCTION TO \$4,500,000**

**FOR SALE: ~~\$5,000,000~~**

**AVAILABLE FOR THE FIRST TIME IN 46 YEARS!**



**THE ONLY Stand-Alone Site in McLean, VA's  
Business Center District Available for  
Purchase**

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# LIMITING CONDITIONS

This Offering Memorandum was prepared by Savills (“Savills” and / or “Advisor”). This Offering Memorandum contains selected information pertaining to Rocco’s (“Property”) and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete nor accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Advisor and the Owner expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and / or to terminate discussions with any party at any time with or without notice. The Advisor and the Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner and any conditions to Owner’s obligations thereunder have been satisfied or waived. Neither the Advisor, nor the Owner’s property manager, are authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Owner and the Advisor and may be used only by parties approved by the Owner or Advisor. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to the Advisor and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without prior written authorization of the Advisor or the Owner. The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

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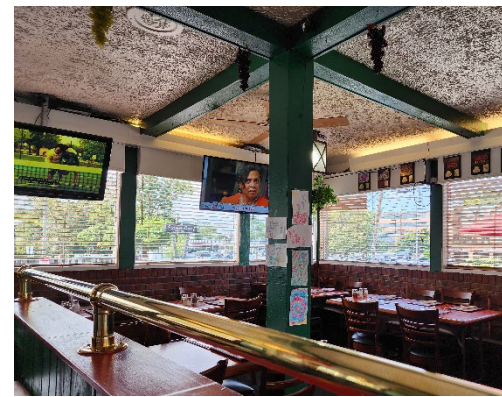
C: 202-441-9097



# DESCRIPTION OF OFFERING

Rocco's of McLean has been a staple within the McLean, VA community for almost 50 years, ever since the Owners purchased the property in 1977. Since then, McLean has developed into a thriving suburban community of Washington, D.C. and home to major institutions, like Capital One, Booz Allen Hamilton, Hilton, Freddie Mac, Gannett, Mars, DynCorp, CIA and MITRE Corporation to name a few. Residents of McLean include the Whose Who of corporate America, the political world and diplomatic core.

The Rocco's site is situated on two adjoining lots, which combined, total 17, 501 SF or .40 Acres. **This is a rare opportunity to own property in the very desirable and coveted Business Center District of McLean and is the only stand-alone site available for sale.**



# PROPERTY FACTS

- **Two Combined Lots:**
  - **5,655 SF (Parcel 4C2);**
  - **11,846 SF (Parcel 4D1);**
  - **For a Total Land Area of 17,501 SF**
- **Approx. 2,300 SF Free Standing Building with Outdoor Patio**
- **C-6 Community Retail Zoning**
- **34 Surface Parking Spaces**
- **Directly off Chaing Bridge Road, in the heart of McLean**
- **Monumental, Free-Standing Signage**





# REDEVELOPMENT OPPORTUNITY

- Land Area of 17,501 SF
- New Above Ground Structure
- Below Grade Structure for Parking
- Pedestrian Plaza or Surface Parking
- Within the General Zone of McLean District
- Heart of McLean





# DEMOGRAPHICS

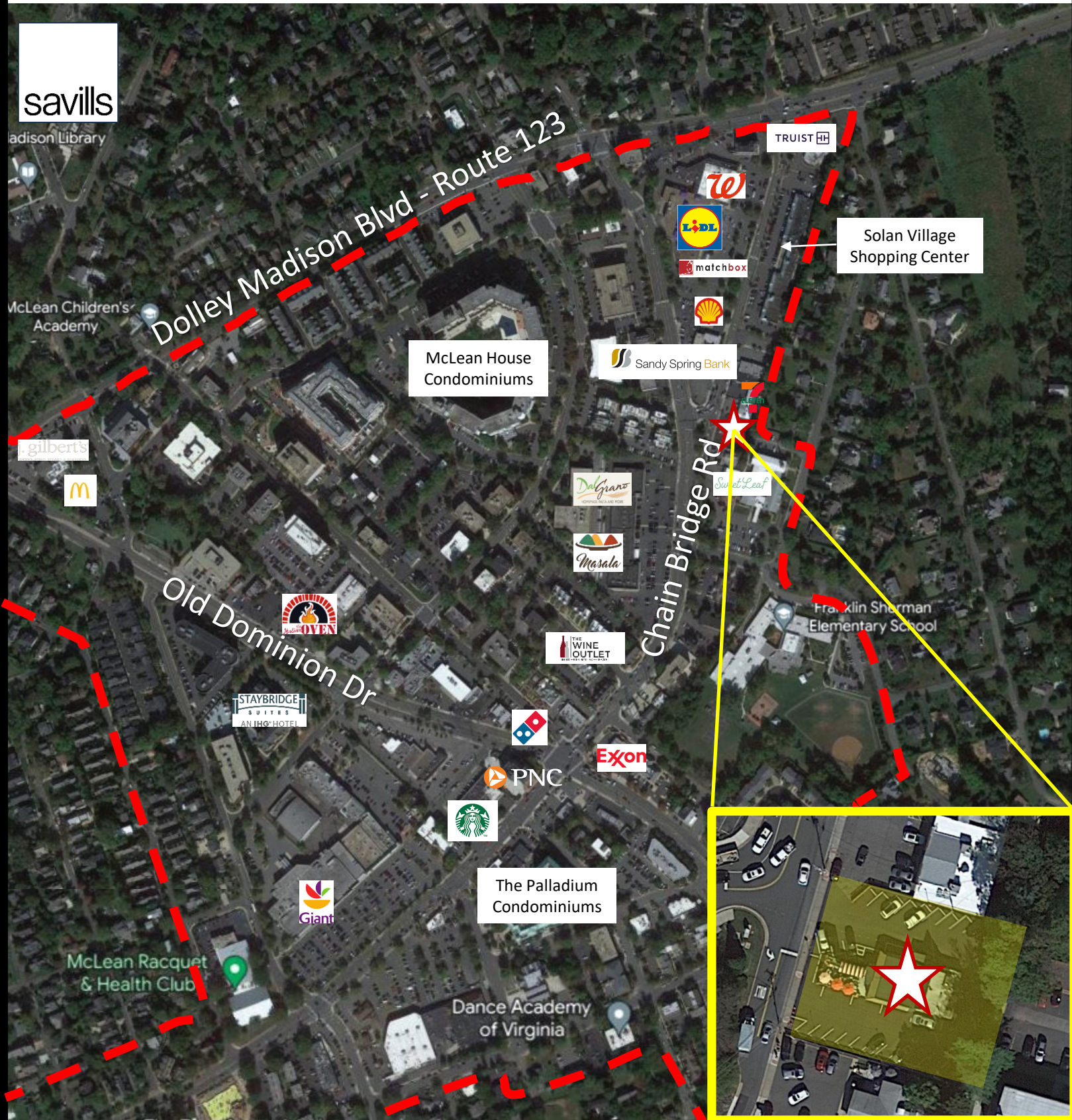
	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	19,743	116,501	344,837
Average HH Income	\$298,405	\$275,368	\$245,120
5 Year Forecast - Average HH Income	\$327,890	\$303,796	\$272,186





# MCLEAN BUSINESS DISTRICT

## McLean Business Center District










# MCLEAN BUSINESS DISTRICT

## McLean Community Business Center (CBC) Zones

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### Legend

-  Bonus Height Area
-  Center Zone
-  General Zone
-  Edge Zone
-  McLean Community Business Center Boundary

