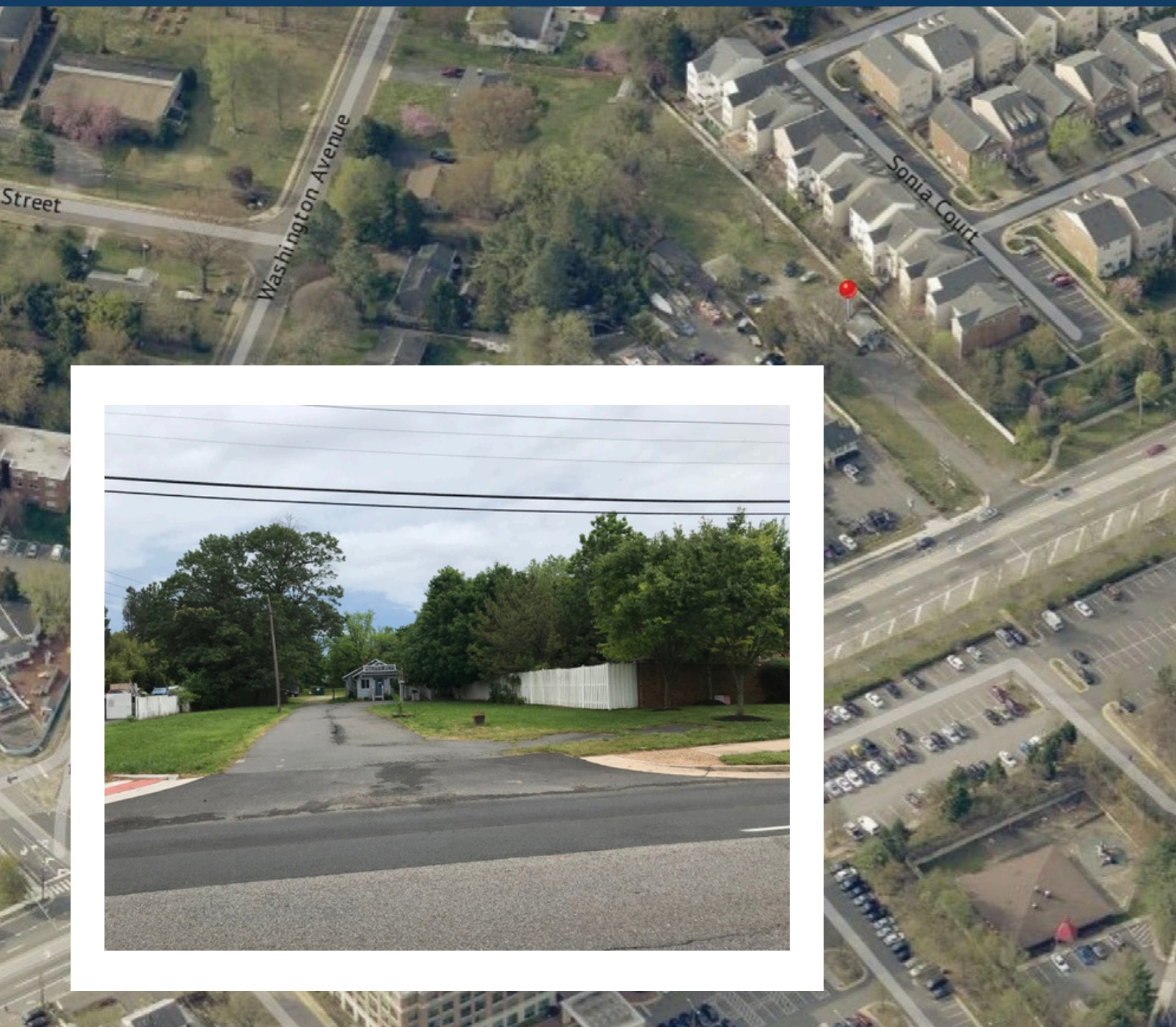


For Sale

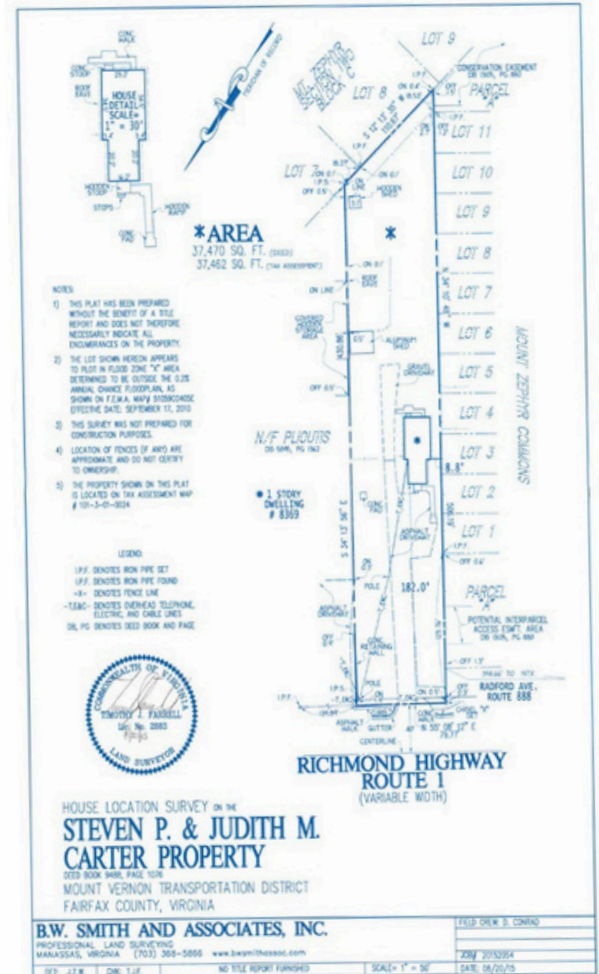
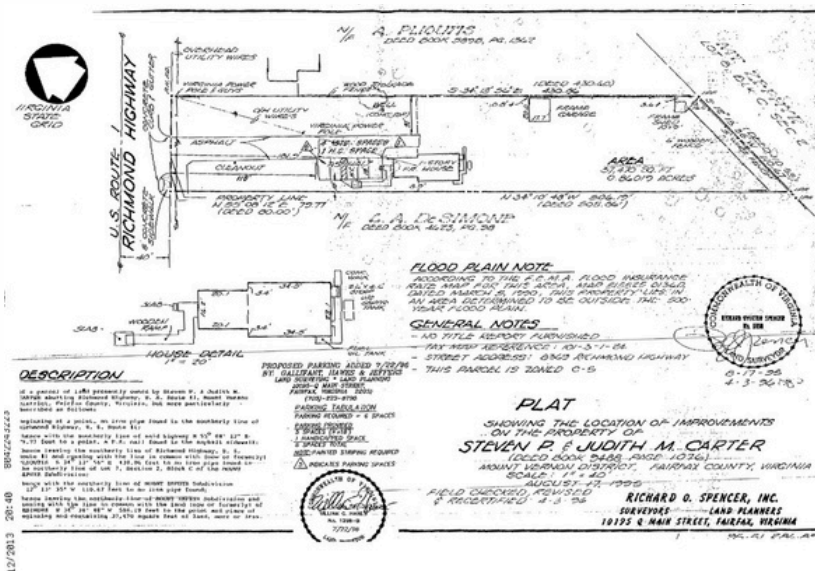
**8369 RICHMOND
HIGHWAY ALEXANDRIA, VA 22309**



1455 Pennsylvania Avenue NW #800, Washington DC 20004

CRES
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8369 RICHMOND HIGHWAY ALEXANDRIA, VA 22309



PLAT

SURVEY

A prime opportunity to acquire 37,462 SF of land on the high-demand Richmond Highway Corridor in Alexandria, Virginia.

LEARN MORE

Address: 8369 Richmond Highway
Map-Block-Lot #: 1013 01 0024
Asking Price: Not Disclosed
Zoning: C-5 (Neighborhood Retail)
Land Area: 37,462 SF
Road Frontage: 80'

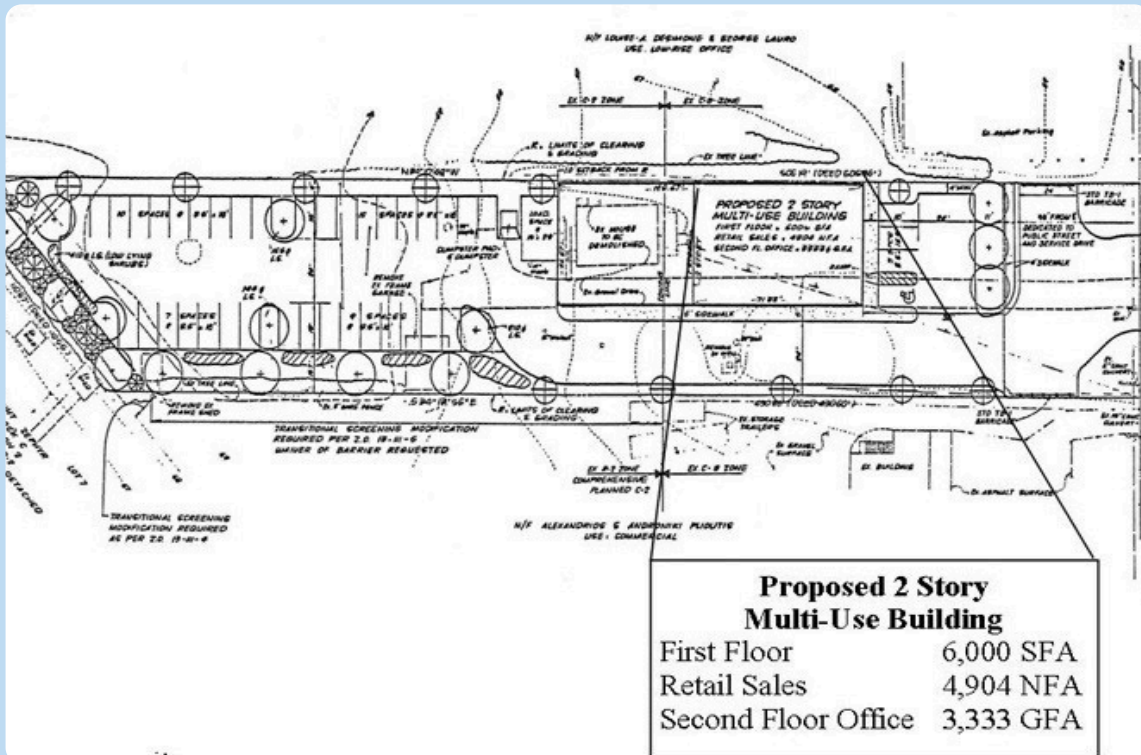
FAR: Office 35 | Retail .25
Current Building Structure: One Story Retail
Built: 1900
Structure Size: 1,775 SF



PROPERTY DETAILS

A structure of approximately 1,775 square foot retail building is an owner-operator pet grooming business, also available for purchase. The property, located in the Mount Vernon Planning District, Area IV of the Fairfax County Comprehensive Plan is recommended as Alternative Uses and currently zoned C-5/Neighborhood Commercial District.

The Fairfax County Comprehensive Plan envisions transportation improvements to include easy access by bus, Metrorail, pedestrian/bicyclist services to the City of Alexandria. The Mount Vernon District known for its recent and dramatic growth of commercial businesses is also the historic heart of Fairfax County which includes Fort Hunt Park, Huntley Meadows Park, George Washington's Mount Vernon Estate and Gardens, the Frank Lloyd Wright designed Pope-Leighey House, River Farm and Woodlawn Plantation.



APPROVED RETAIL & OFFICE BUILDING

DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigation including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals CRES makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. CRES does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

