

LOT FOR SALE

Premium 1-Acre Lot Inside the Beltway!

Excellent Access • Excellent Visibility

Addresses:

- 6775 Little River Turnpike
- 4605 Columbia Road

Prime location in Annandale, Fairfax County, VA 22003

Current Zoning:

- C-2, Limited Office, Fairfax County

Traffic Count:

- 32,000-41,000 vehicles per day, according to Virginia Department of Transportation

Vitals:

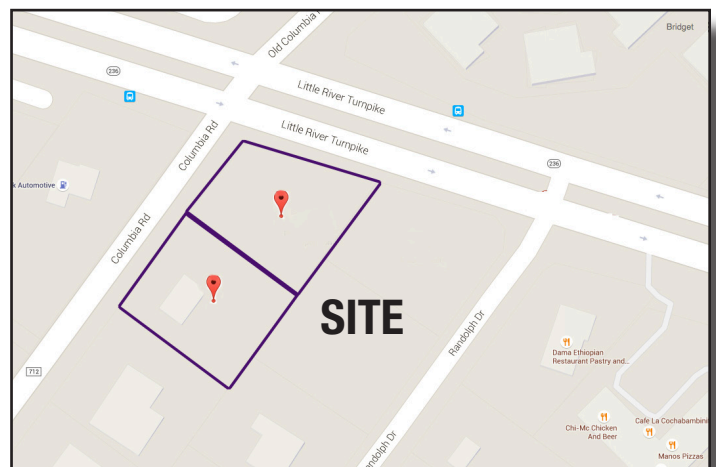
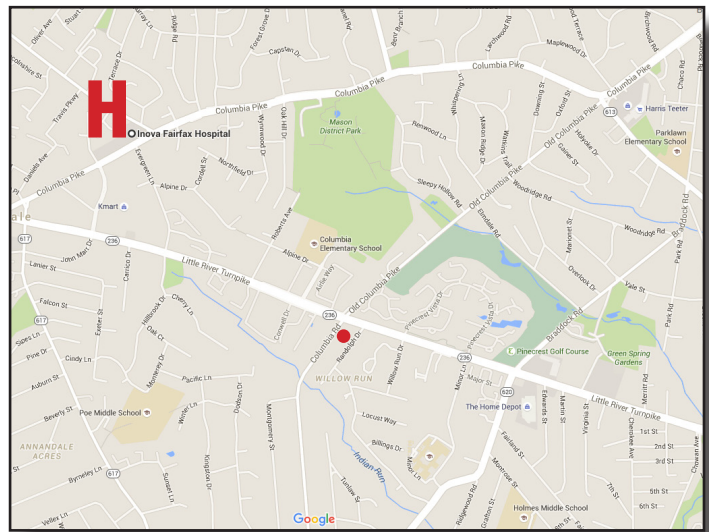
- 3.6 miles to INOVA Fairfax Hospital, the largest employer in Fairfax County
- 6 traffic lights from Interstate 95, Shirley Highway
- 7 traffic lights from Interstate 495, Capital Beltway
- 1.25 miles from “downtown” Annandale

Utilities:

- All utilities accessible to site
- Dominion Virginia Power, Fairfax County Water and Sewer Authority, Washington Gas

Purchase Price:

- \$2,250,000
- Ground lease available



PRIME PROPERTY • PRIME LOCATION

MeridianProperty, Inc.



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