



# Clifton Childcare Center - Owner User

6000 Union Mill Rd, Clifton, VA 20124

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# INVESTMENT OVERVIEW

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,100,000
<b>LEASE RATE:</b>	\$36 SF/yr (NNN)
<b>BUILDING SIZE:</b>	6,162 SF
<b>AVAILABLE SF:</b>	6,162 SF
<b>LOT SIZE:</b>	0.99 Acres
<b>PRICE / SF:</b>	\$503.08
<b>YEAR BUILT:</b>	1994
<b>ZONING:</b>	PDH-4
<b>MARKET:</b>	Washington DC Metro
<b>SUBMARKET:</b>	Route 28 Corridor South
<b>TRAFFIC COUNT:</b>	13,652

## PROPERTY OVERVIEW

Serafin Real Estate presents this rare opportunity to acquire a purpose-built nursery school and early education facility in the heart of Clifton, Virginia—one of Fairfax County's most affluent and sought-after residential enclaves. This ±6,162 SF single-story building sits on a generous ±0.99-acre lot and has a long-standing history as a specialized educational center, offering a turnkey solution for operators or a stable long-term investment in necessity-based real estate.

Currently licensed for 140 children, the building is designed specifically for childcare use, featuring a frame construction with concrete flooring and a layout optimized for classroom instruction. The site plan incorporates essential parent drop-off circulation and surface parking, ensuring high functionality for daily operations. Zoned PDH-4, the property is legally designated for nursery school use, significantly reducing the entitlement hurdles typically associated with opening a new location in Fairfax County.

# HIGHLIGHTS

- Established Purpose-Built Facility: Single-story building specifically designed for nursery school operations, featuring  $\pm 6,162$  SF of dedicated educational space.
- Currently Licensed for 140 children
- Prime Fairfax County Demographics: Situated in an affluent Clifton residential corridor with a high concentration of families and dual-income households.
- Turnkey Operational Advantage: Proven history of educational use (formerly Childtime), minimizing the time-to-opening and entitlement risks for a new owner-operator.
- Generous Acreage & Site Layout: Positioned on a  $\pm 0.99$  Acre lot with paved site improvements designed for safe student and parent access.
- Strategic Regional Connectivity: Located within the Springfield District transportation network, offering convenient access for commuting parents and staff.
- Durable Necessity-Based Investment: Rare opportunity to acquire a specialized asset with a consistent history of value appreciation in a high-barrier-to-entry market



# PROPERTY DETAILS

<b>SALE PRICE</b>	<b>\$3,100,000</b>
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<b>LEASE RATE</b>	<b>\$36 SF/YR</b>
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## LOCATION INFORMATION

<b>BUILDING NAME</b>	Clifton Childcare Center - Owner User
<b>STREET ADDRESS</b>	6000 Union Mill Rd
<b>CITY, STATE, ZIP</b>	Clifton, VA 20124
<b>COUNTY</b>	Fairfax
<b>MARKET</b>	Washington DC Metro
<b>SUB-MARKET</b>	Route 28 Corridor South
<b>CROSS-STREETS</b>	Union Mill Road & Sequioia Lea Dr
<b>TOWNSHIP</b>	unincorporated
<b>SIDE OF THE STREET</b>	West
<b>SIGNAL INTERSECTION</b>	No
<b>ROAD TYPE</b>	Paved
<b>MARKET TYPE</b>	Medium
<b>NEAREST HIGHWAY</b>	Route 29, Route 28, and I-66
<b>NEAREST AIRPORT</b>	Dulles International Airport (IAD)

## PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Special Purpose
<b>PROPERTY SUBTYPE</b>	School
<b>ZONING</b>	PDH-4
<b>LOT SIZE</b>	0.99 Acres

## BUILDING INFORMATION

<b>BUILDING SIZE</b>	6,162 SF
<b>TENANCY</b>	Single
<b>NUMBER OF FLOORS</b>	1
<b>YEAR BUILT</b>	1994
<b>GROSS LEASABLE AREA</b>	6,162 SF
<b>CONSTRUCTION STATUS</b>	Existing
<b>FRAMING</b>	Wood
<b>CONDITION</b>	Average
<b>ROOF</b>	Composition Shingle
<b>FREE STANDING</b>	Yes
<b>NUMBER OF BUILDINGS</b>	1
<b>FOUNDATION</b>	Concrete
<b>EXTERIOR WALLS</b>	Wood/Asphalt/Synthetic/Cedar Shake

## TAXES & VALUATION

<b>TAXES</b>	\$28,035.65
<b>TAX VALUE LAND</b>	\$724,090.00
<b>TAX VALUE IMPROVEMENTS</b>	\$1,461,060.00
<b>ASSESSED VALUE</b>	\$2,185,150.00

## CURRENT LICENSING:

<b>LICENSED CAPACITY:</b>	140
<b>AGES:</b>	1 month - 12 years 11 months

# EXTERIOR PHOTOS



# AERIAL PHOTOS



Centreville  
Highschool

# AERIAL PHOTO

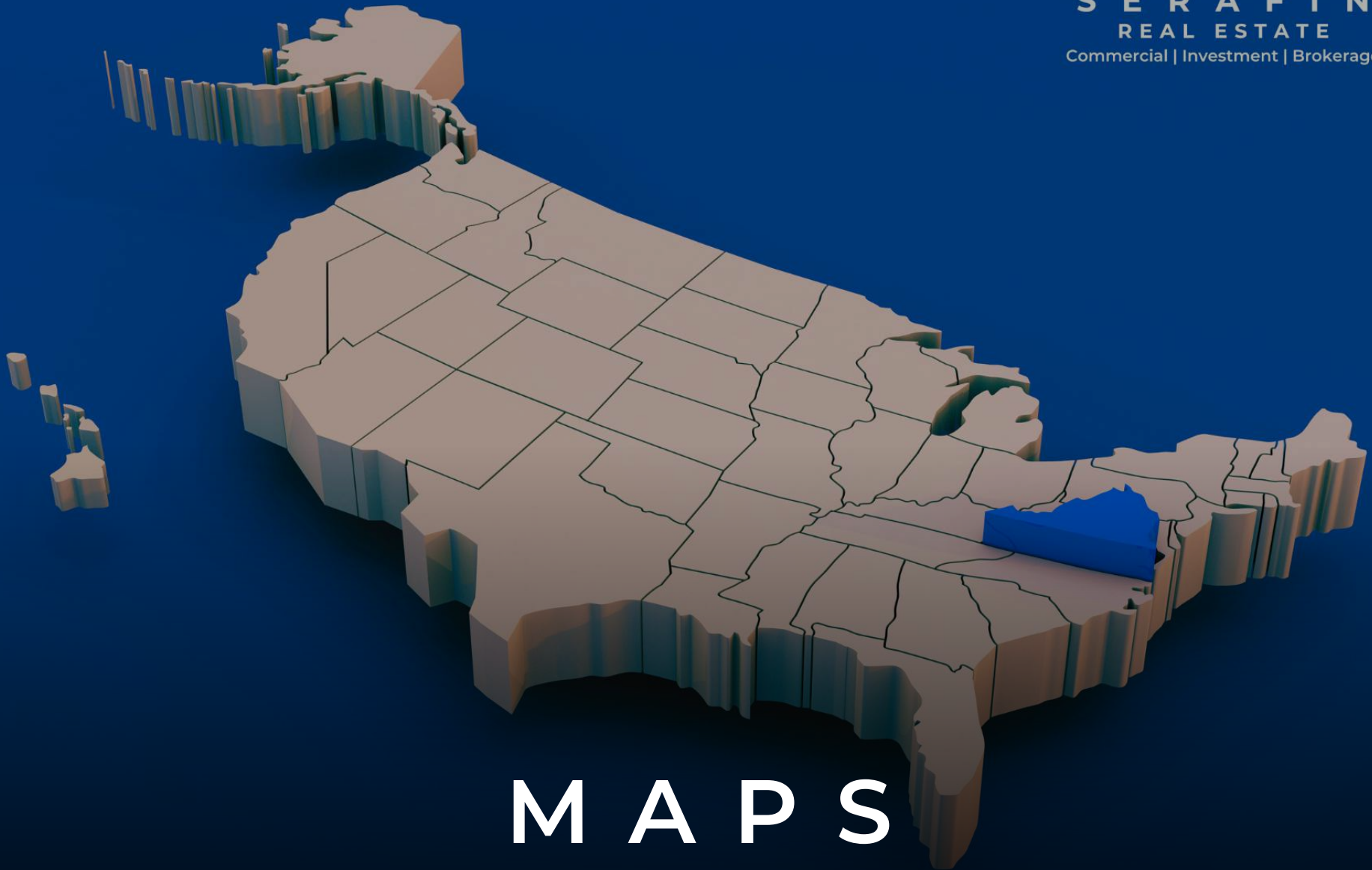


# FLOOR PLAN



# HISTORICAL CAPITAL EXPENDITURES

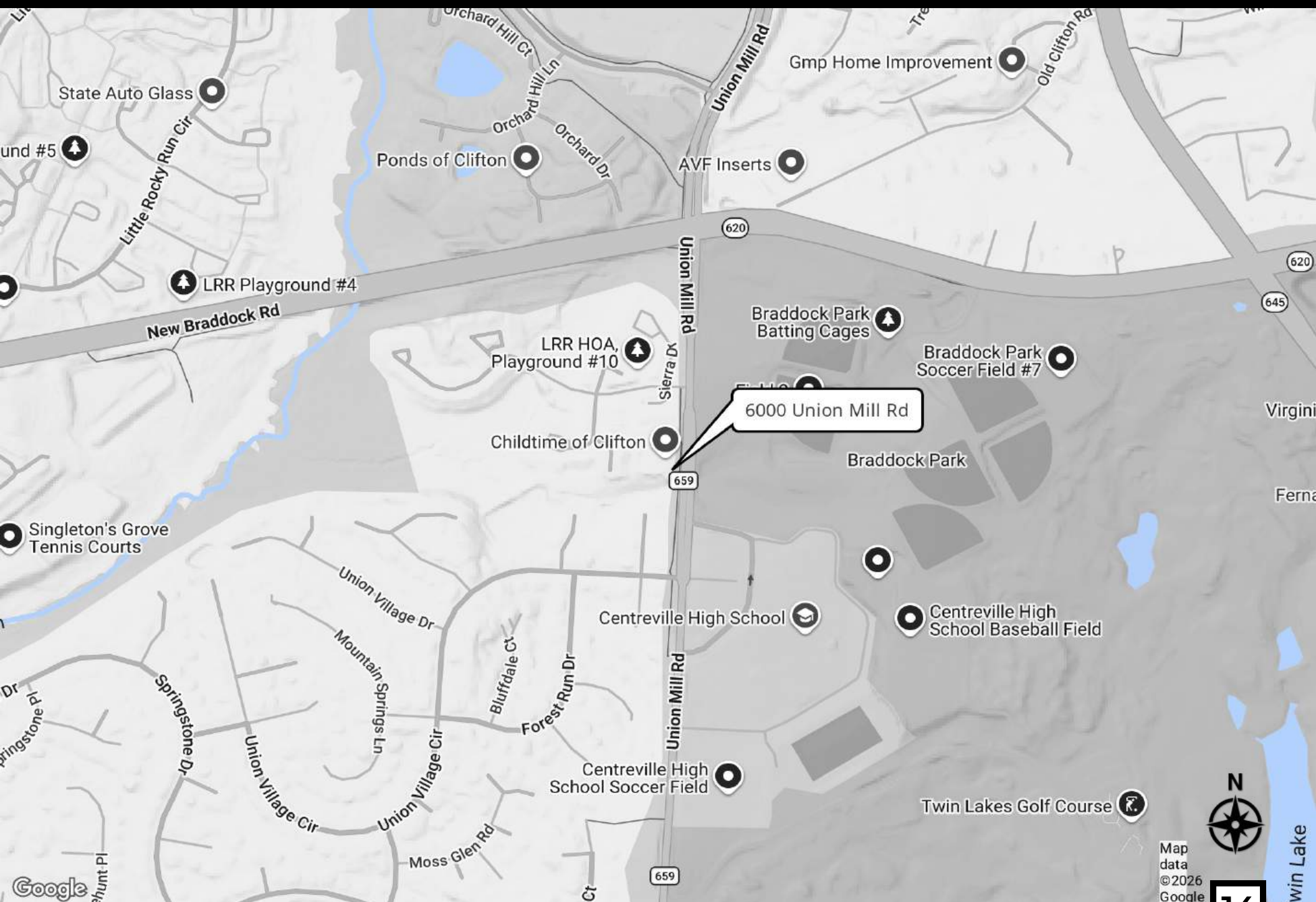
School	Project Category	Proj. Year	Completion Date	Project Summary & Scope	Status	Funding Source	Total Spend
1051 - Clifton (VA)	Bldg Interior	2025	10/31/2024	1051 Loss Buildback Ins-10155-Sprinkler-1051	Complete	Insurance	\$0
1051 - Clifton (VA)	Doors	2025	11/15/2024	Replace Both Deteriorating Metal Doors Exterior Storage (Rusted, Not Repairable)	Complete	Unplanned Capital	\$0
1051 - Clifton (VA)	Electric	2025	10/16/2024	1051 Loss - Fire Alarm Panel Replacement	Complete	Insurance	\$0
1051 - Clifton (VA)	HVAC	2025	11/08/2024	1051 HVAC Unit 3 Blower Motor	Complete	Unplanned Capital	\$0
1051 - Clifton (VA)	HVAC	2025	11/29/2024	RTU 1 Replace Failing Blower Motor And Inducer Motor	Complete	Unplanned Capital	\$0
1051 - Clifton (VA)	HVAC	2025	11/30/2024	1051 Unit 2 Burner Assembly	Complete	Unplanned Capital	\$0
1051 - Clifton (VA)	Playground	2025	11/08/2024	Replace PS/PK Play Structure With New 2-5 Yr. Structure	Complete	Licensing Critical	\$66,231
1051 - Clifton (VA)	Plumbing	2025	10/31/2024	1051 Plumbing Partial 2" Main Line Replace: Install 5Ft Of New 2" Copper Waterline	Complete	Unplanned Capital	\$0
1051 - Clifton (VA)	Roof	2025	—	1051 Roof Partial Replace Facia	Complete	Unplanned Capital	\$0
1051 - Clifton (VA)	Security	2025	09/10/2024	1051 Security Replace Part Of Failed FLS Suppression	Complete	Security Budget	\$0
1051 - Clifton (VA)	Security	2025	02/20/2025	Carbon Monoxide Detector Install With Power Supply	Complete	Security Budget	\$0
1051 - Clifton (VA)	Security	2025	03/05/2025	Replace 2Ft Of 4" Leaking Sprinkler Pipe	Complete	Security Budget	\$0
1051 - Clifton (VA)	Security	2025	04/07/2025	FLS Partial Fire Suppression Main Line Replace	Complete	Security Budget	\$0
1051 - Clifton (VA)	HVAC	2024	—	HVAC Unit 2 Control Board Replace	Complete	Unplanned Capital	\$1,186
1051 - Clifton (VA)	Plumbing	2024	—	Hot Water Heater Replace 80 Gal	Complete	Unplanned Capital	\$18,700
1051 - Clifton (VA)	Rebrand	2024	—	Partial Roof Replace	Complete	Unplanned Capital	\$0
1051 - Clifton (VA)	Carpentry	2023	—	Install New Insulation In Attic Area	Complete	Unplanned Capital	\$6,141
1051 - Clifton (VA)	Fall Zone Material	2023	—	Fallzone Mulch Install	Complete	Special Projects	\$1,920
1051 - Clifton (VA)	Electric	2020	09/30/2019	LED Lighting Upgrade	Complete	Energy Budget	\$3,831
1051 - Clifton (VA)	Playground	2018	04/13/2018	Relocate Closer To Building And Replace Infant/Toddler Play Piece, Add Turf	Complete	Planned Capital	\$57,988
1051 - Clifton (VA)	Security	2018	—	Fire Sprinkler System Air Compressor Replacement	Complete	Unplanned Capital	\$5,763
1051 - Clifton (VA)	HVAC	2017	—	HVAC Unit 1 Replacement	Complete	Unplanned Capital	\$7,149
1051 - Clifton (VA)	Paint Exterior	2014	04/18/2014	Exterior Painting	Complete	Planned Capital	\$12,892
1051 - Clifton (VA)	Security	2014	—	Access Keypad Install (Amanda Project)	Complete	Special Projects	\$2,078
<b>TOTAL</b>							<b>\$183,878</b>



# M A P S



# LOCATION MAP

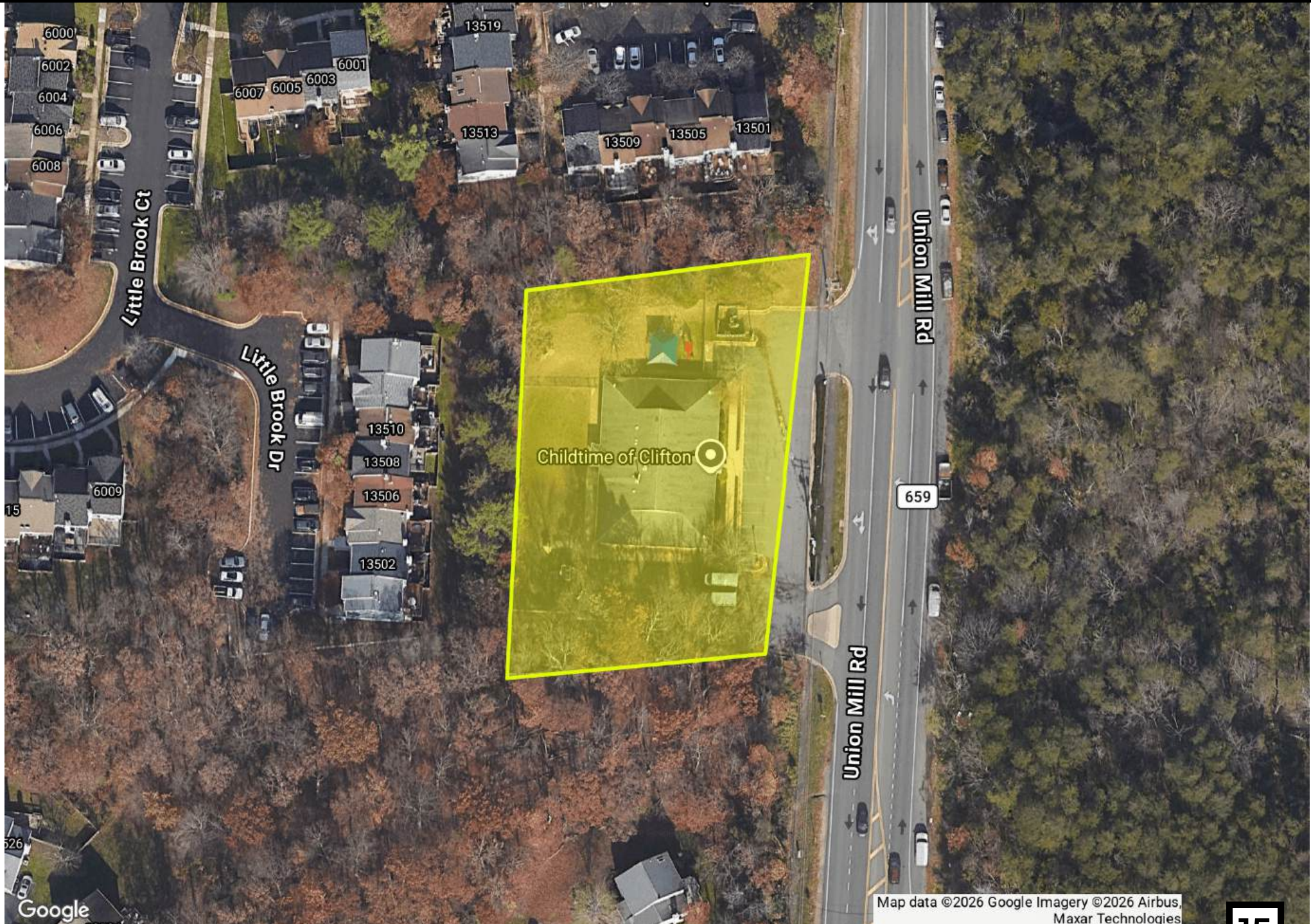


6000 Union Mill Rd

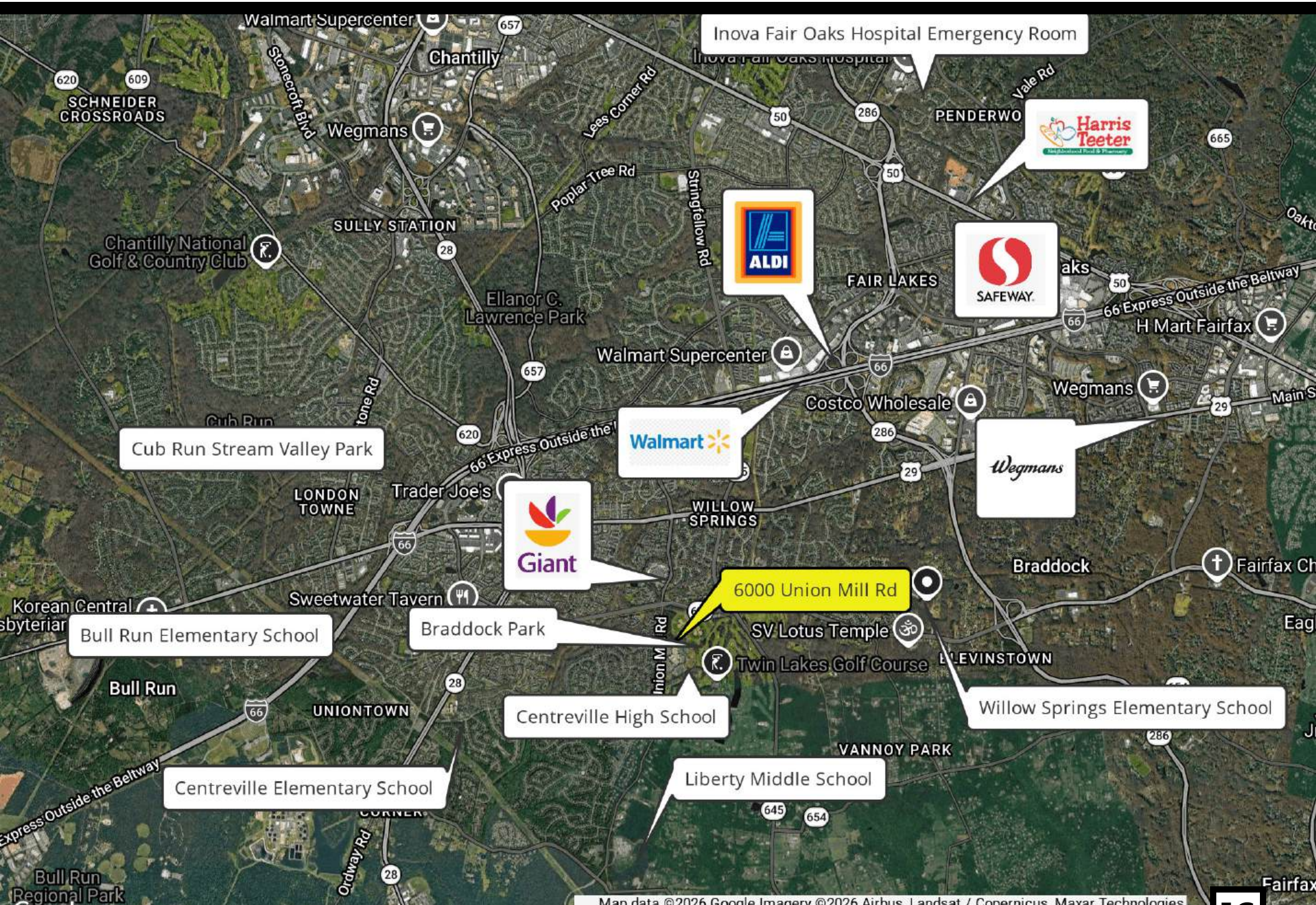


Map data © 2026 Google

# AERIAL MAP



# RETAILER MAP



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# AREA OVERVIEW

# CITY INFORMATION

## LOCATION DESCRIPTION

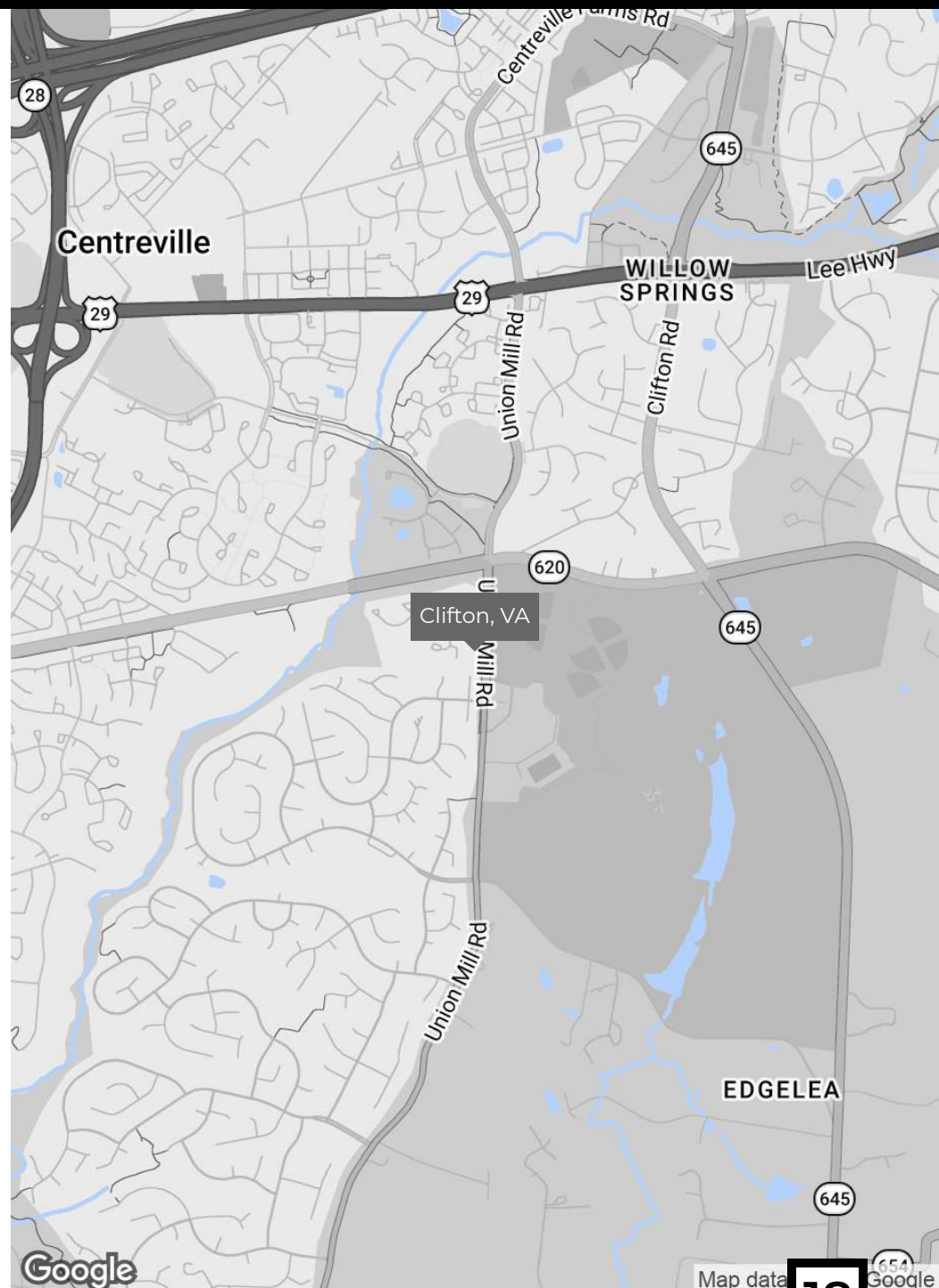
The subject property is strategically positioned in the Southwestern quadrant of Fairfax County, specifically within the Route 28 Corridor South submarket. This location is characterized by a mature suburban landscape that balances high-density residential developments with critical transit corridors. The property's address at 6000 Union Mill Road, Clifton, VA 20124, places it at the heart of the Springfield District, an area known for its high barriers to entry and strong household demographics.

## Submarket Dynamics: Route 28 Corridor South

The Route 28 Corridor South is a vital component of the Dulles Corridor cluster. While the broader Northern Virginia market has faced headwinds in the office sector during the 2024–2025 period, the Route 28 South submarket has exhibited localized pockets of strength. For instance, in late 2025, the submarket recorded positive net absorption of over 100,000 square feet, buoyed by significant move-ins from government and corporate entities such as the Fairfax County Board of Supervisors and Dell/Sequoia. For a childcare asset, this proximity to high-volume employment centers is a primary value driver, as it ensures a consistent daytime population of working parents who prioritize "on-the-way" childcare solutions.

## Transportation and Accessibility

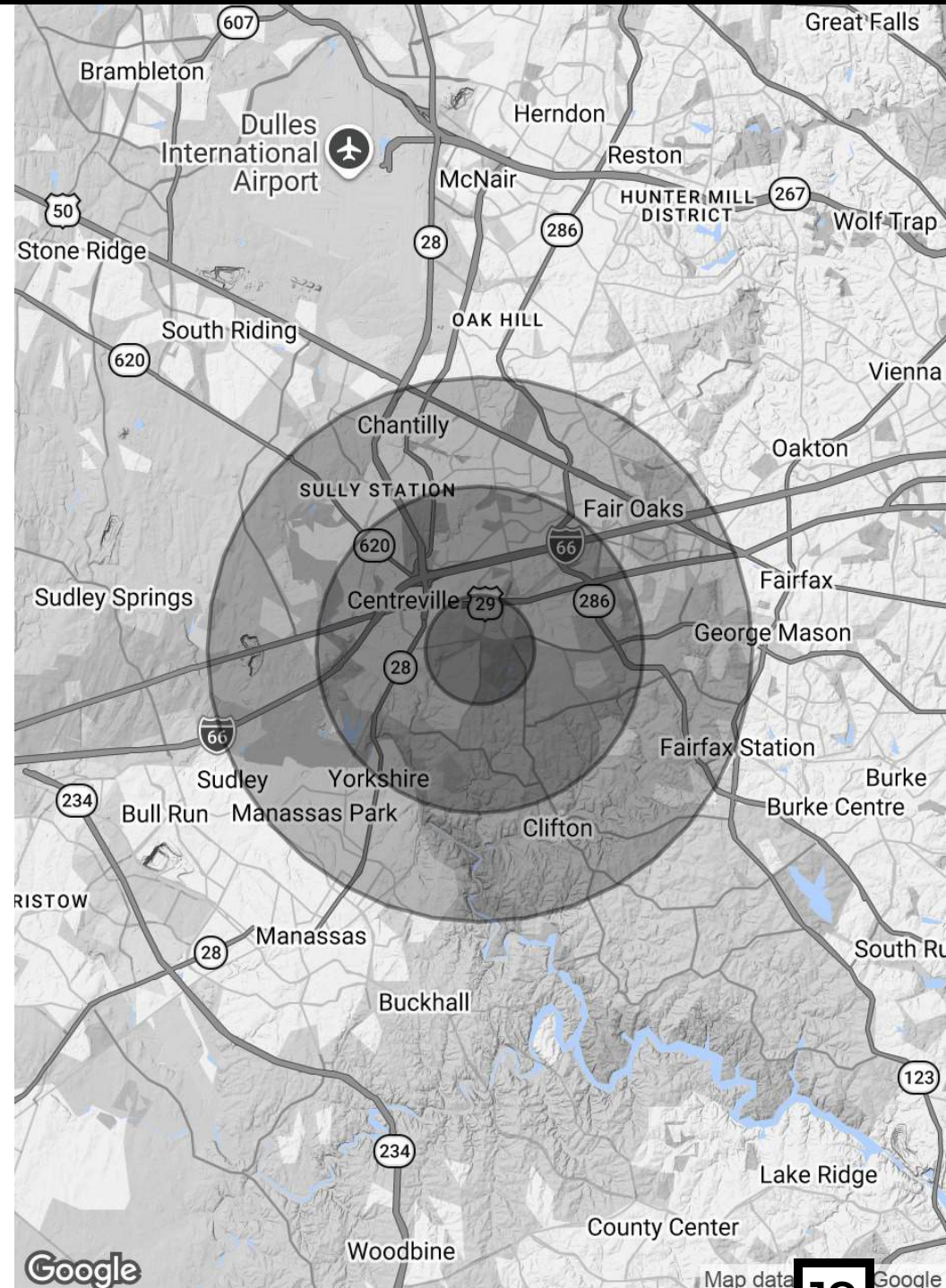
The property's physical location is exceptionally favorable for vehicular commuters. It holds a "Car Friendly" score of 100, signifying its seamless integration into the local road network. The site is approximately 0.17 miles from the intersection of Union Mill Road and New Braddock Road, two thoroughfares that carry significant daily traffic. Furthermore, the proximity to Interstate 66 (I-66) provides a direct link to the 66 Express Outside the Beltway, a dynamically tolled express lane system that facilitates rapid travel between the suburban fringe and the core employment hubs of Arlington and Washington, D.C.



# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	14,324	87,247	214,158
<b>AVERAGE AGE</b>	39.6	38.7	38.5
<b>AVERAGE AGE (MALE)</b>	38.4	37.4	37.9
<b>AVERAGE AGE (FEMALE)</b>	40.0	39.9	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,992	30,221	74,806
<b># OF PERSONS PER HH</b>	2.9	2.9	2.9
<b>AVERAGE HH INCOME</b>	\$187,991	\$179,588	\$170,978
<b>AVERAGE HOUSE VALUE</b>	\$659,219	\$646,520	\$638,647

2023 American Community Survey (ACS)



# SRE

## S E R A F I N

### REAL ESTATE

Commercial | Investment | Brokerage

2022  
**BEST OF**  
**LOUDOWN**  
Loudoun Times-Mirror  
**WINNER**

2023  
**BEST OF**  
**LOUDOWN**  
Loudoun Times-Mirror  
**WINNER**

2024  
**BEST OF**  
**LOUDOWN**  
Loudoun Times-Mirror  
**WINNER**

2025  
**BEST OF**  
**LOUDOWN**  
Loudoun Times-Mirror  
**WINNER**

# B R O K E R

# I N F O R M A T I O N

# ABOUT SERAFIN REAL ESTATE



Serafin Real Estate is a boutique commercial real estate brokerage headquartered in Loudoun County, Virginia, exclusively focused on the Northern Virginia market. Founded in 2019 by Joe Serafin, the firm has closed more than \$730 million in transactions since inception, with Joe surpassing \$1 billion in career sales volume. By **intentionally concentrating on the Northern Virginia region**, the firm provides owners with hyper-local market knowledge, real-time data insight, and deep relationships with the area's most active buyers and investors. Serafin Real Estate has been recognized multiple times as a Best of Loudoun winner and is consistently regarded as one of the region's top-performing commercial brokerages.

Rather than spreading geographically, the firm has built its reputation on becoming the market expert within Northern Virginia, understanding zoning nuances, buyer demand trends, capital sources, and property-level dynamics at a granular level. Through advanced technology, proprietary databases, and a curated network of qualified local, regional, and 1031 exchange buyers, Serafin Real Estate positions each listing to **drive competition and maximize value**. Clients benefit from institutional-level strategy combined with the accountability, responsiveness, and hands-on execution of a focused, owner-led brokerage.

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# MEET THE TEAM



**JOE SERAFIN**  
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**[jserafin@serafinre.com](mailto:jserafin@serafinre.com)**

Joe is an 21-year real estate industry veteran and owner of Serafin Real Estate, specializing in investment sales, acquisitions, brokerage, and property investment consultation in Loudoun, Fairfax, and Prince Willam County.

Joe has built a solid foundation through his representation of many developers, private equity firms, and individual investors throughout the years and has successfully closed over \$1B of transactions since his start in the industry. His specific areas of expertise include strategic planning, financial investment analysis, and financial structuring ensuring solid and transparent property investments for his clients.



**JENNIFER CUPITT**  
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**[jcupitt@serafinre.com](mailto:jcupitt@serafinre.com)**

Jennifer is the Office Manager for SRE and assists in the day to day administrative and client care needs of the company. Her organizational skills and process mentality ensures the company's everyday duties are carried through smoothly.



**SEAN KLINE**  
**703.963.0608**  
**[skline@serafinre.com](mailto:skline@serafinre.com)**

Sean has over 20 years of experience in real estate acquisition, negotiation, and investment. He graduated from the United States Merchant Marine Academy at Kings Point, and bought his first investment property in Falls Church after returning from sea tours in Operations Enduring Freedom and Iraqi Freedom.



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Grant Wetmore is a Sales and Acquisition Advisor at Serafin Real Estate. His prior experience is backed by 20 years in the Banking industry including 10 years within the commercial real estate lending, financial analysis, management and disposition of distressed and foreclosed properties and business evaluation.



**PETER POKORNY**  
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Peter has over ten years of experience in commercial real estate transactions with an expertise in office and retail leasing. He advises owners, investors and businesses in all aspects of buying and selling commercial properties. Peter's geographic focus includes Alexandria, Arlington, Eastern Fairfax County, and Eastern Prince William County.