

# Multi-Use Free Standing Commerci...

5810-5812 Seminary Rd, Baileys Xrds, VA 22041

Presented by  
Ray Sami



Price: \$2,997,000

# Multi-Use Free Standing Commercial Building

5810-5812 Seminary Rd, Baileys Xrds, VA 22041



Price Negotiable - Attractive Fully Renovated Vacant, Free-Standing Building Two separate Floors and Two Separate Entrance/Exits and Central Air-conditioning for Each Floor, Overhead Door and Freight Elevator; Two Levels totaling 8,320 Sq. Ft: 4,160 Sq. Ft. per floor, Land Area: 15,000 Sq. Ft. with Existing Drive-Thru Traffic Pattern.

Zoning Ordinance: The C-8 District provides locations on heavily traveled collector and arterial highways for Corporate commercial and service uses. The C-8 District is intended to accommodate uses in a manner that ensure a high standard. Allowed uses in the C-8 District are encouraged in concentrations.

5810 Seminary Road is zoned to the C-8 Highway Commercial District Permitted Usage: Urgent Care Medical Facility, Dental-Medical Facility, Catering Service, Corporate Headquarters, Adult Day Support Center, Child Care Center, Club, Lounge, Service Organization, Community Center, Religious Assembly with Private School, College or University, Cultural Facility or Museum, Veterinary Hospital, Pet Grooming, Kennel, Animal Shelter, Craft Brewery, Distillery & Eatery, Restaurant, Carry Out, Drive-Through, Bank, Credit Union, Financial Institution, Business Services, Rehab and Massage Therapy, Auto Repair and Rental Service,

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Falls Church, VA 22041

Sports Bar, Banquet or Reception Hall, Adult and Public Entertainment, Smoking Lounge, Convenience Store, Pharmacy, drug paraphernalia Store, Wholesale, Retail Sale, Luxury Auto Dealer, Pawnshop, Goods Distribution Hub.

Businesses surrounding the building are restaurants, retail, veterinary care, dance school, grocery store, food service, Sports Bar, medical clinic, Retail/Wholesale Store, DATA Center, Etc.

100 Yards away from the newly approved Baileys Crossroads Midrise mix residential and commercial center(images of the schematic proposed perspective and boundaries attached)

Price Negotiable Free Standing Multi-Use Building Exposure and Access to Pedestrian and Traffic-Two Separate Entrance/Exit & CAC for Each Level

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## Property Photos



IMG\_6969



Front/Side View

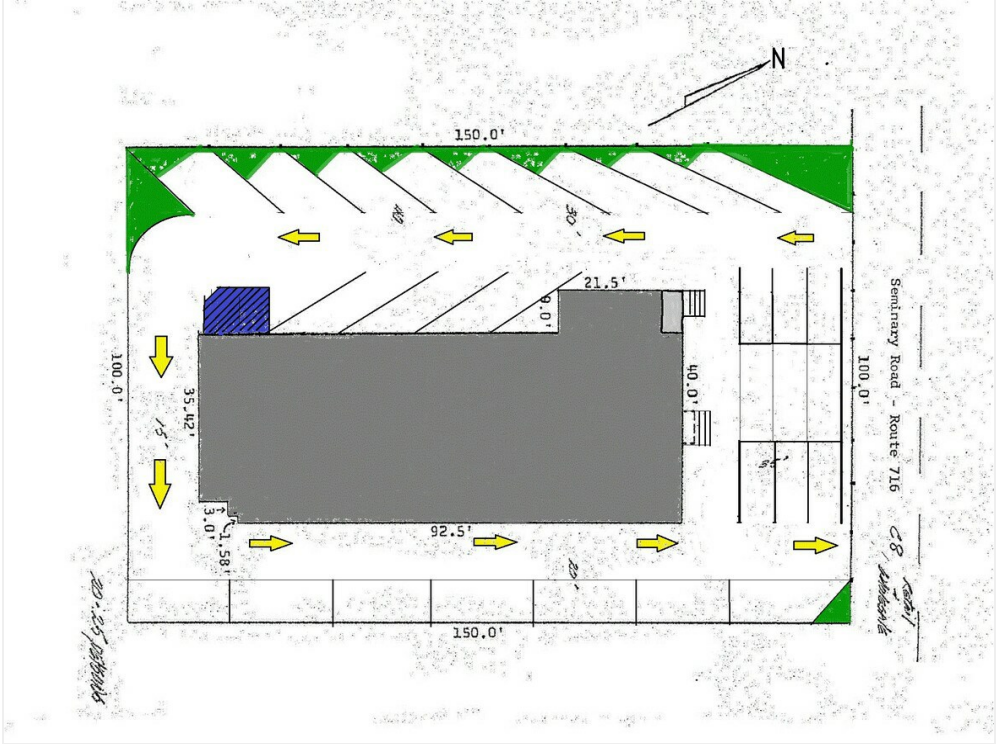
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## Property Photos



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Parking & Auto Circulation

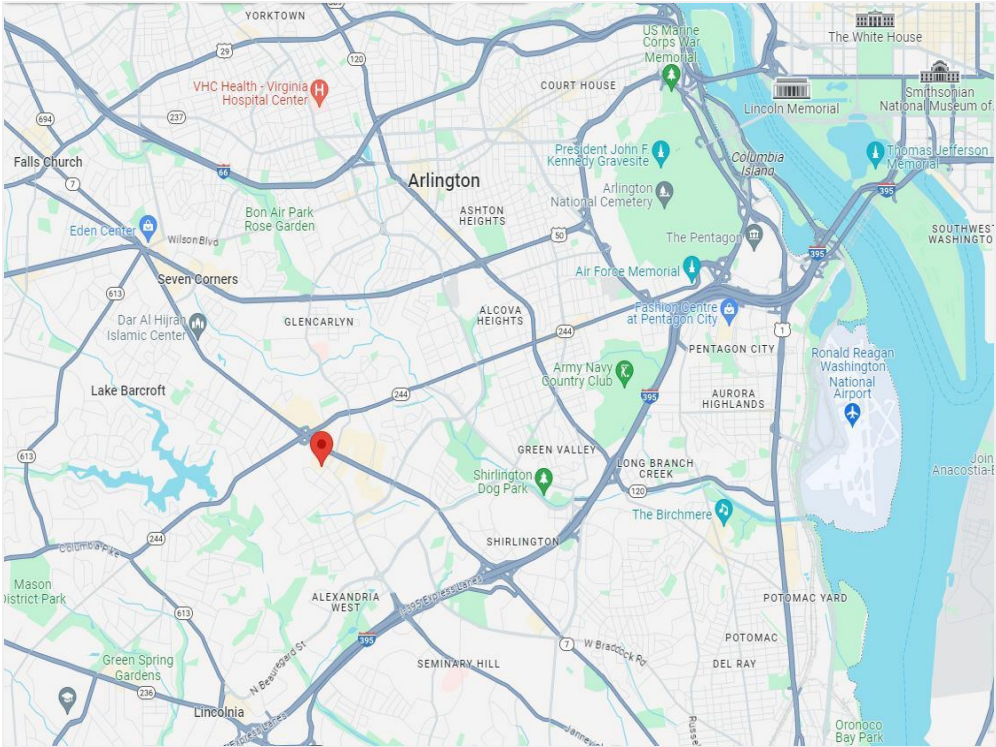
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## Property Photos



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Regional Map

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## Property Photos



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IMG\_7663



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## Property Photos



IMG\_7665



IMG\_7666

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## Property Photos



IMG\_6291



IMG\_6292

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IMG\_6297

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IMG\_6280

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IMG\_5593

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## Property Photos



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IMG\_5604

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IMG\_5612

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IMG\_5618



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## Property Photos



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LAW OFFICE Signage Example

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## Property Photos



Medical & Dental Care Facility Example



Potential Craft Brewery Distillery & Eatery

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Fast Food Signage Example

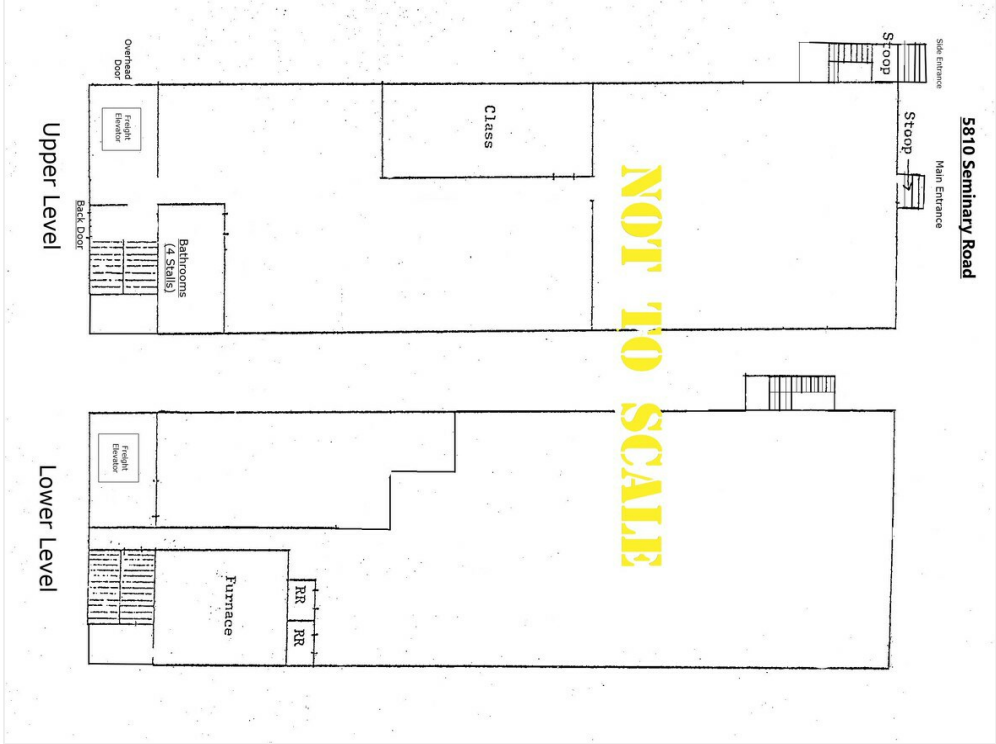


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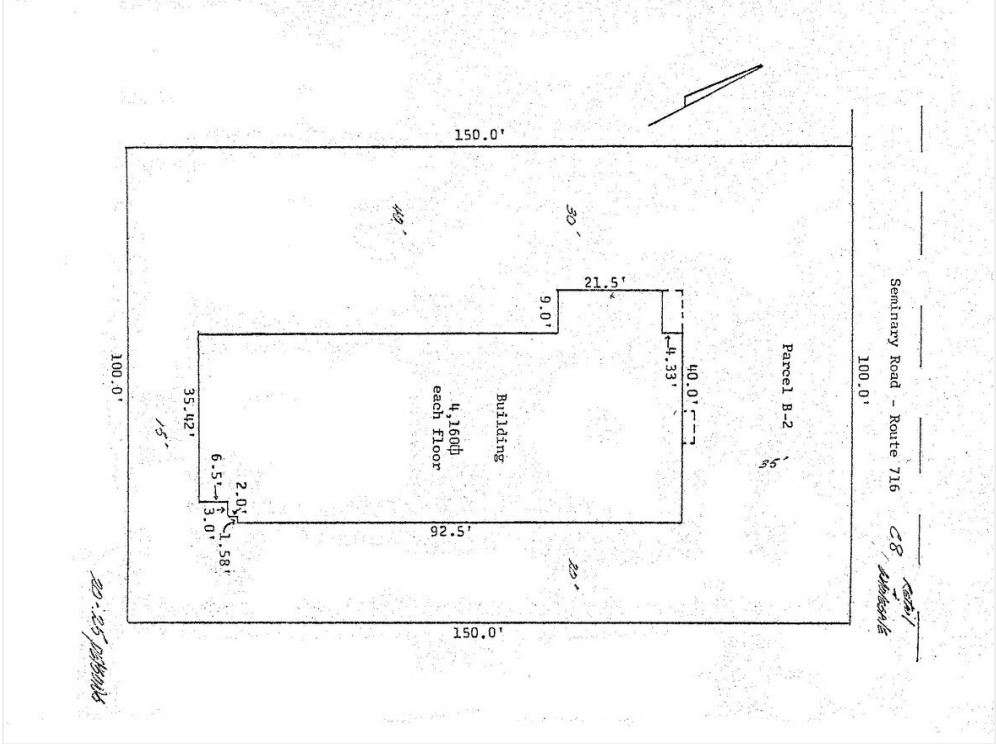
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## Property Photos



Floor Plan



Plat 5810 Seminary Road

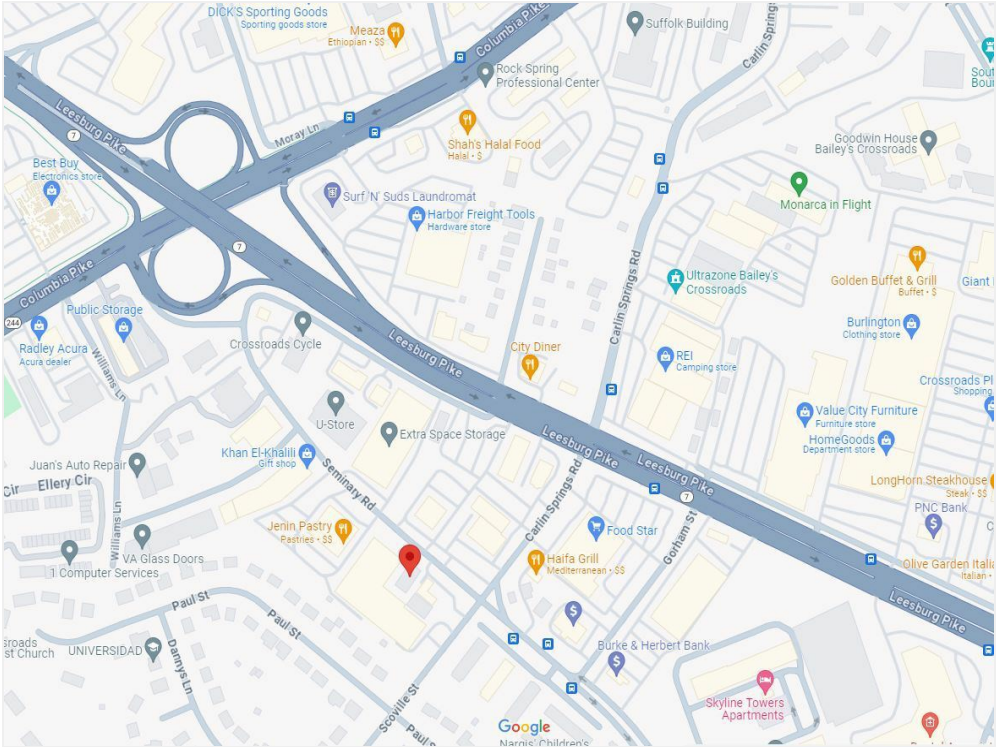
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## Property Photos



Public Record Plat



Detailed Area Map

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## Property Photos



Staircase

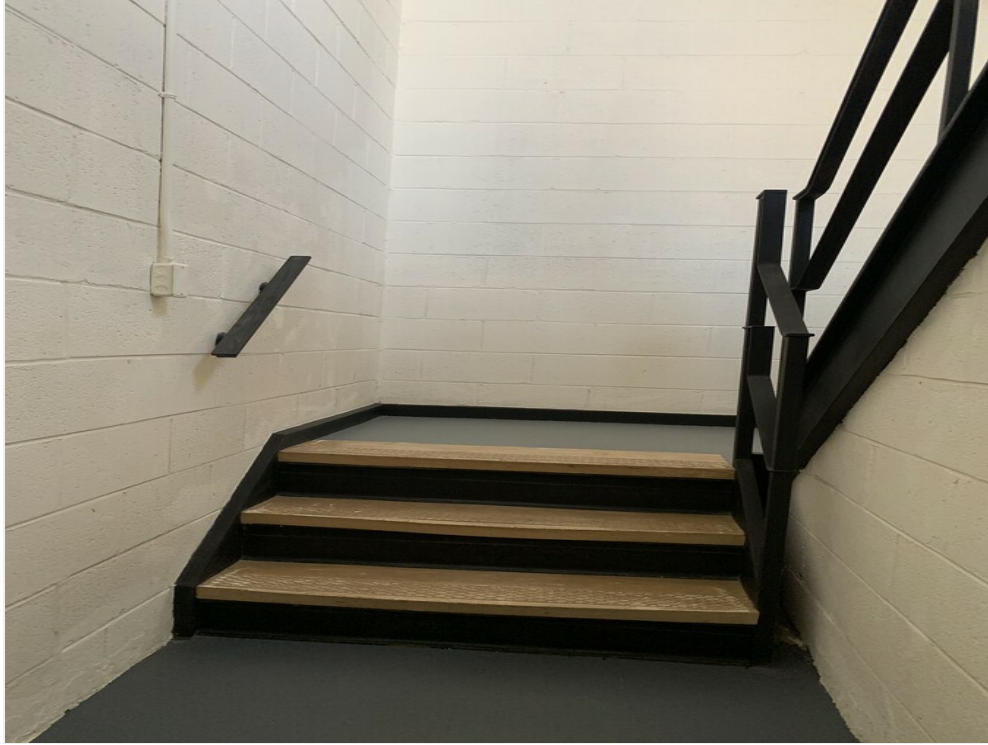


Spacious Open Interior

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## Property Photos



Staircase



IMG\_5620

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## Property Photos



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## Property Photos



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## Property Photos



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## Property Photos



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IMG\_5926

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## Property Photos



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IMG\_5580

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## Property Photos



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Example of a Potential Improvement Concept by the New Owner

Concept

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## Property Photos



concept



concept IMG\_8462

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## Property Photos



**Example of a Potential Improvement Concept by the New Owner**

Example IMG\_8460

### CHANGES UNDER CONSIDERATION

- Creating a mix of residential and commercial uses.
- Enhancing building design, streetscape and open space.
- Increasing the allowed amount of new housing.
- Updating the maximum building height allowed from seven stories to 14 stories.



Baileys Crossroads Design Concept

Mixed Use Approved Project in Proximity of 5810 Seminary Road

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## Property Photos

Land Use and Planning



Approved Plan in Proximity of 5810 Seminary



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## Location

