



RELIGIOUS PROPERTY FOR SALE

1400 RUSSELL ROAD

ALEXANDRIA, VA 22301

20,500 SF Place of Worship on +/- 1.26 Acres

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While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

EXECUTIVE SUMMARY

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KLNB, LLC, as exclusive representative to the seller, is pleased to offer for sale the 100% fee simple interest in 1400 Russell Road, Alexandria, Virginia 22301 (the "Property"), approximately +/- 1.26 acres of Residential (R5) zoned land improved with a 20,500 square foot religious facility. The Property, known as the Community Praise Center, is an approved Place of Worship, and has a 450 seat sanctuary, classrooms, nursery, fellowship space and offices.

The Property has been very well maintained and is priced well below replacement costs. This is a unique opportunity to purchase an existing, approved religious facility in the growing, Fairfax County, Virginia.

DEMOGRAPHICS | 3 MILE



POPULATION
198,138



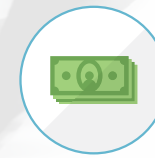
HOUSEHOLDS
94,924



**MEDIAN
HH INCOME**
\$118,184



**MEDIAN
AGE**
38.2



**DISPOSABLE
INCOME**
\$96,236

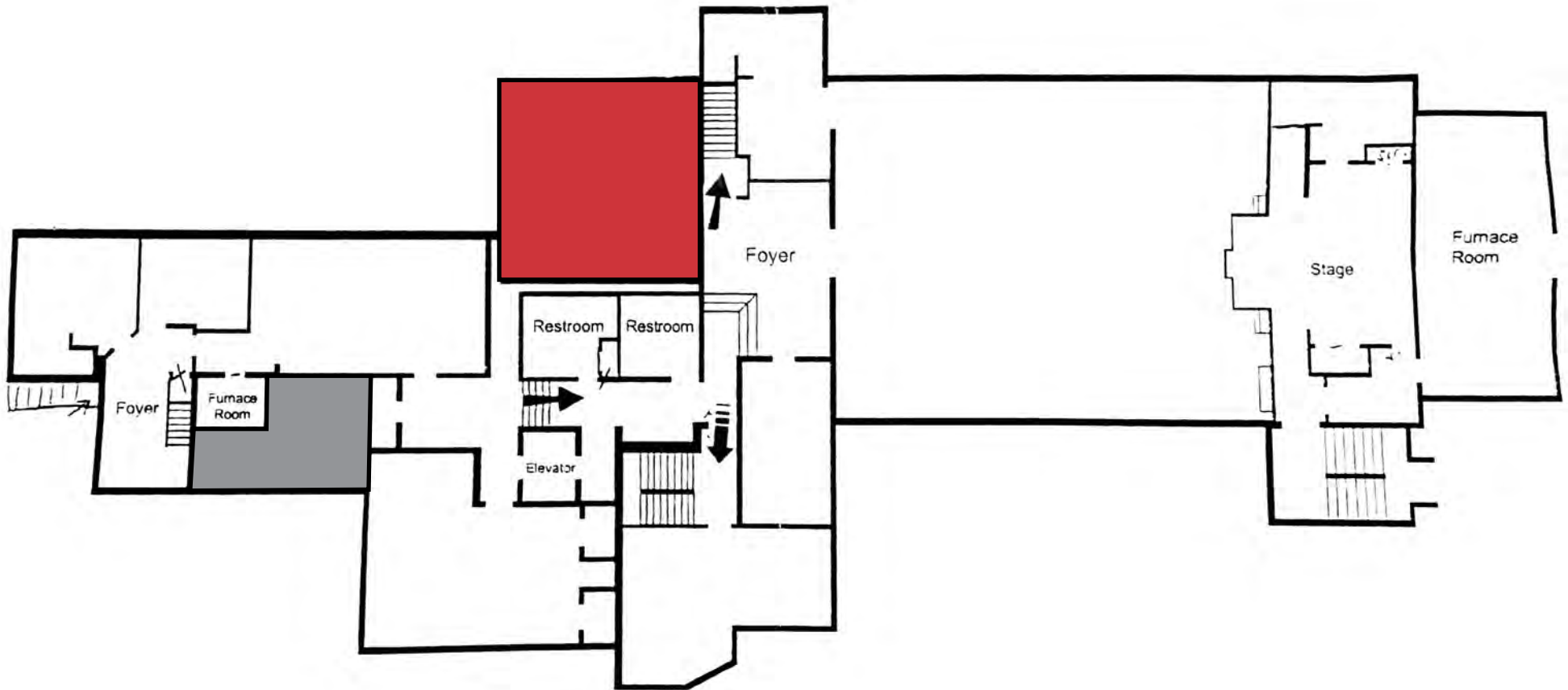
PROPERTY INFORMATION

LISTING HIGHLIGHTS

ADDRESS	1400 Russell Road Alexandria, Virginia 22301
LOCATION HIGHLIGHTS	Located on Russell Road just minutes from I-395.
BUILDING & LAND AREA	The property is approximately +/- 1.26 acres and is improved with a 20,500 square foot church with offices, classrooms, sanctuary, caretakers apartment, nursery and fellowship hall.
ZONING	The property is zoned R5 (Residential).

FLOOR PLAN

FLOOR PLAN



PHOTOS



PHOTOS



PHOTOS



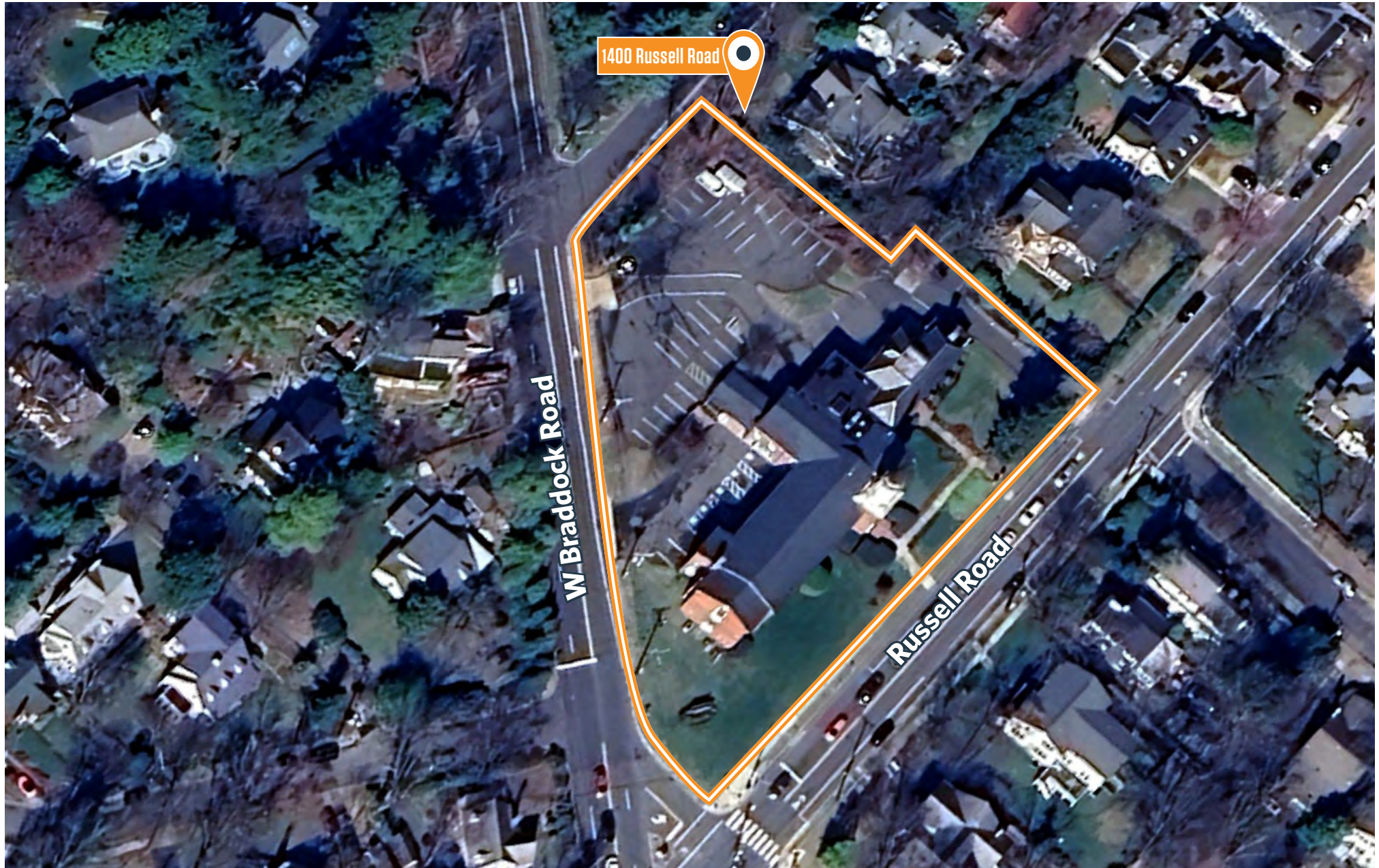
PHOTOS



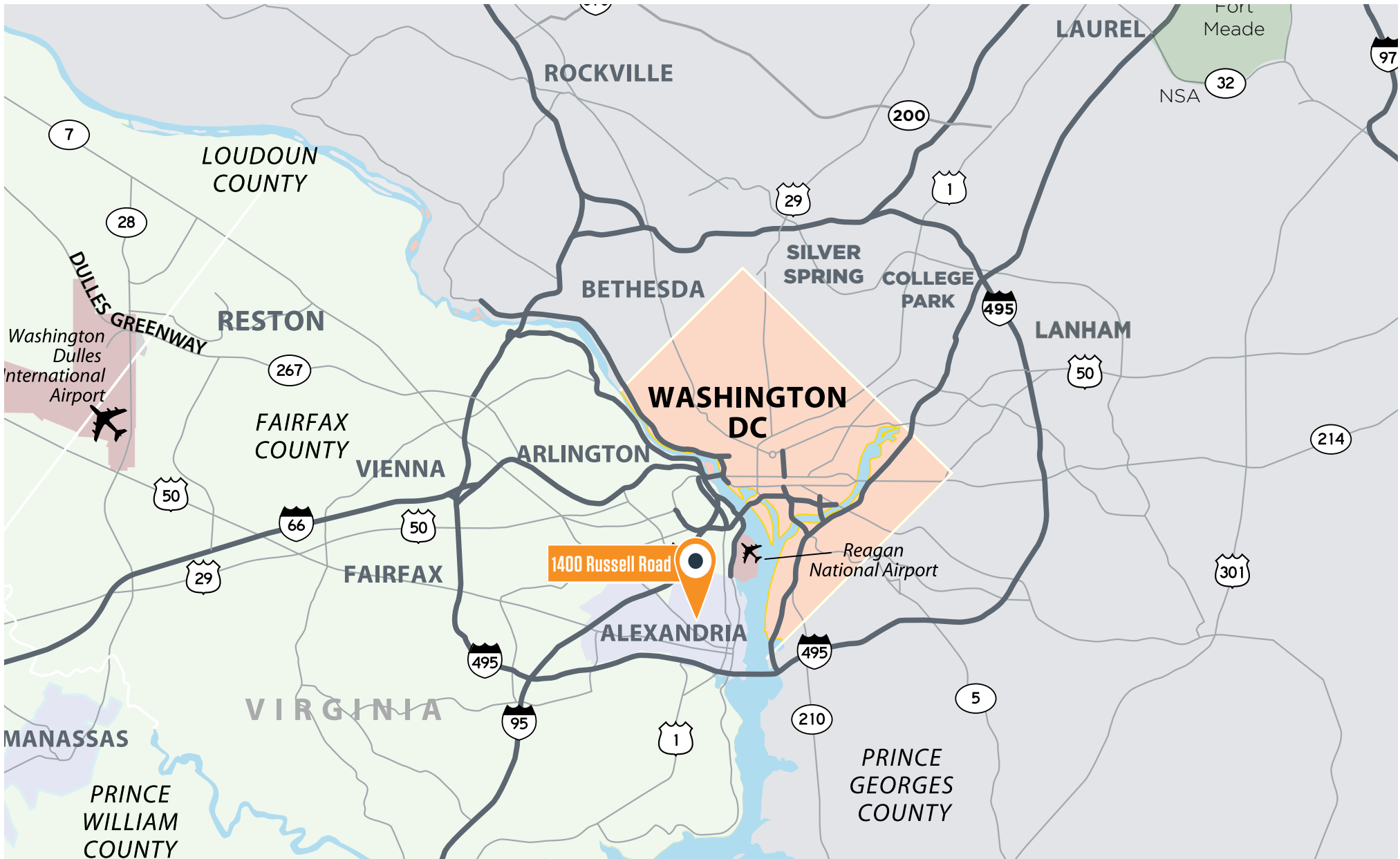
PHOTOS



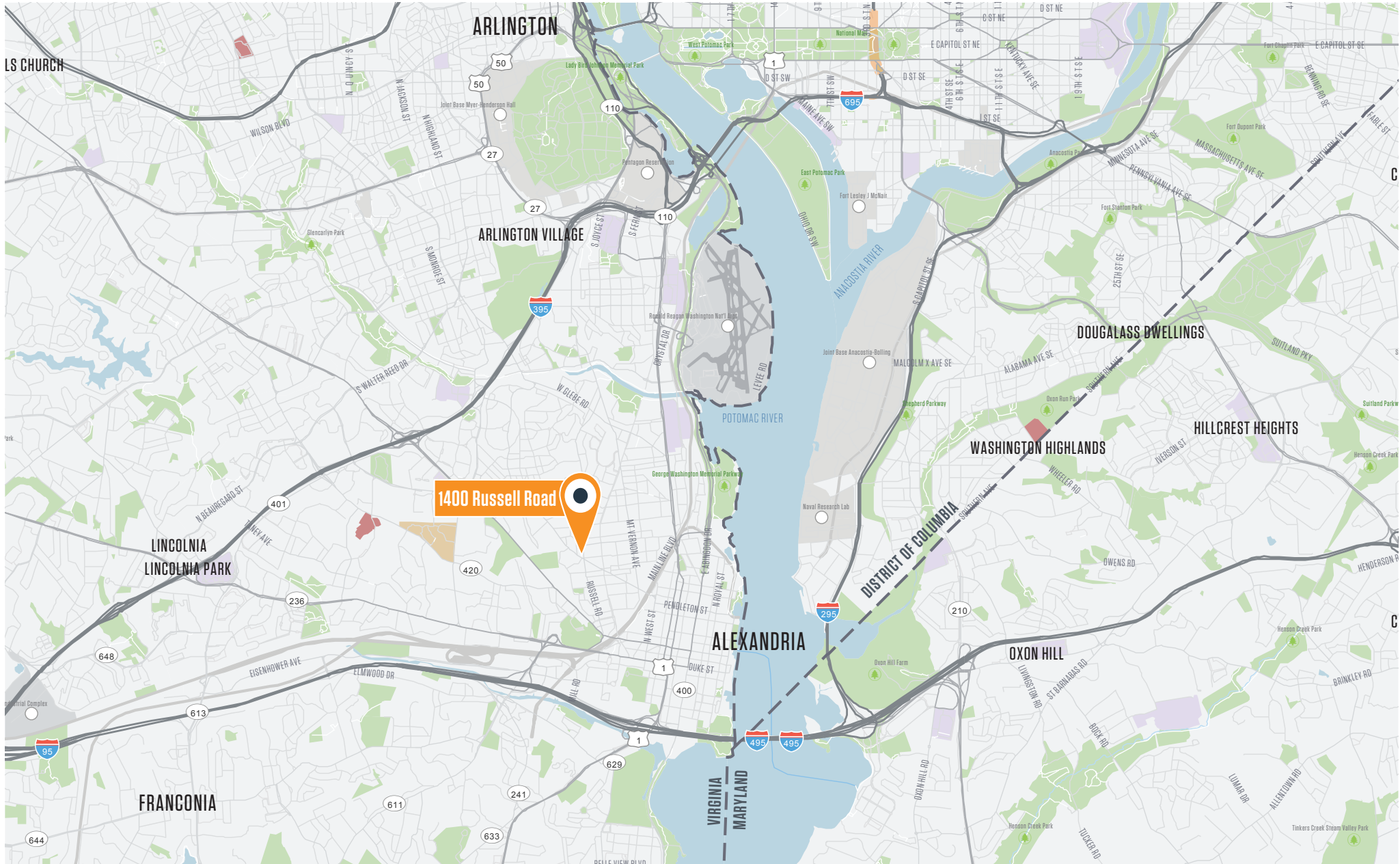
AERIAL



REGIONAL MAP



LOCAL MAP



ADDITIONAL INFORMATION





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