

FOR SALE

1225 MARTHA CUSTIS DR
ALEXANDRIA, VA 22302



Presented by:

Fatimah McGarrell 703.660.4825 | fatimah@tartanproperties.com

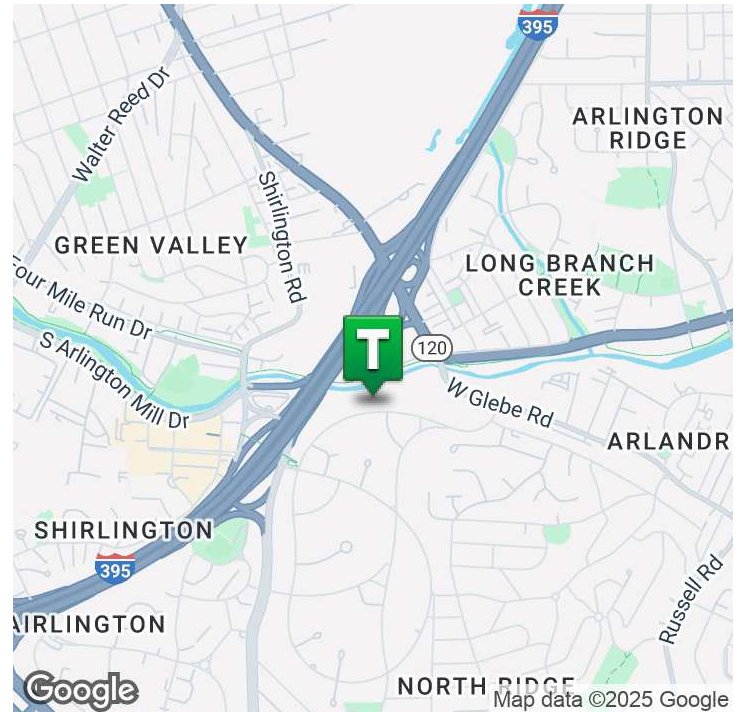


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TARTAN
PROPERTIES



OFFERING SUMMARY

Sale Price:	\$499,000
Building Size:	1,666 SF
Price / SF:	\$299
Zoning:	RB
HOA fee	\$1306/mo (includes water, exterior maintenance, including ceiling)

PROPERTY OVERVIEW

Located in the heart of Alexandria with exceptional street visibility and easy access to I-395, this fully built-out office condo is ideal for medical, professional, or general office use. Zoned RB, the space features three private offices, a large conference room, reception area, copy room, ample storage, and two restrooms. It offers excellent value in a vibrant, well-connected area.

Surrounded by Alexandria's historic charm and just minutes from Old Town, Reagan National Airport, and major commuter routes, the property is near dining, shops, and cultural attractions—making it an ideal choice for businesses seeking visibility, convenience, and lasting value.

BUILDING AMENITIES

- Pool
- Tennis Courts
- Car Washing Station
- Open Visitor Parking
- 1 dedicated parking space in garage
- Less than a mile away from I-395

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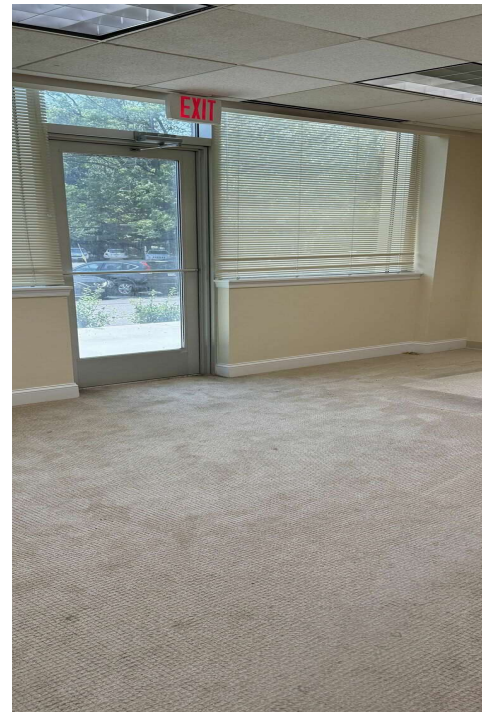
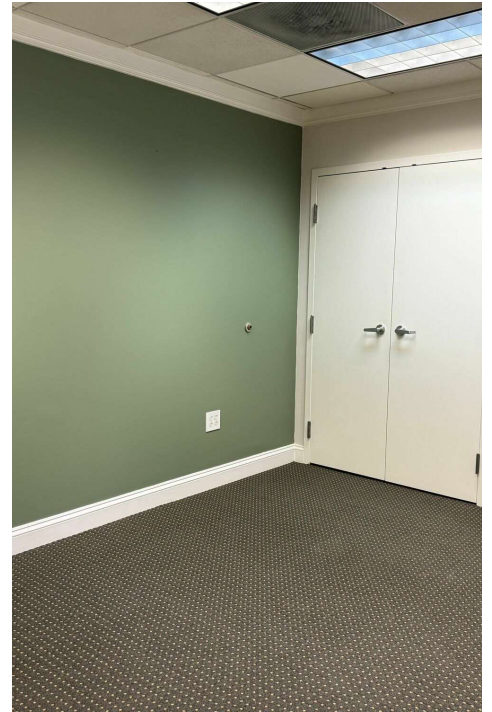


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ANNUAL OWNERSHIP COST PROFORMA

Expense	Monthly	Annual
Mortgage*	\$2,859.00	\$34,308.00
Real Estate Tax (2023)	\$332.02	\$3,984.18
Condo Fees (2023)	\$1,308.00	\$15,696.00
<i>INCLUDES: trash, landscaping, roof repairs/replacement, water & sewer, plowing/shoveling, landscaping, prop. mgmt. fee</i>		
Estimated Utilities Charges	\$350.00	\$4,200.00
<i>INCLUDES: gas, electric, cable</i>		
Estimated Cleaning Expense	\$200.00	\$2,400.00
Totals	\$5,049.02	\$60,588.18

Comparable to leasing office space at \$33/sf, full service

*Mortgage payment above based on purchase price \$499,000

6% interest rate, 20% down pymt, 30-yr. amortization

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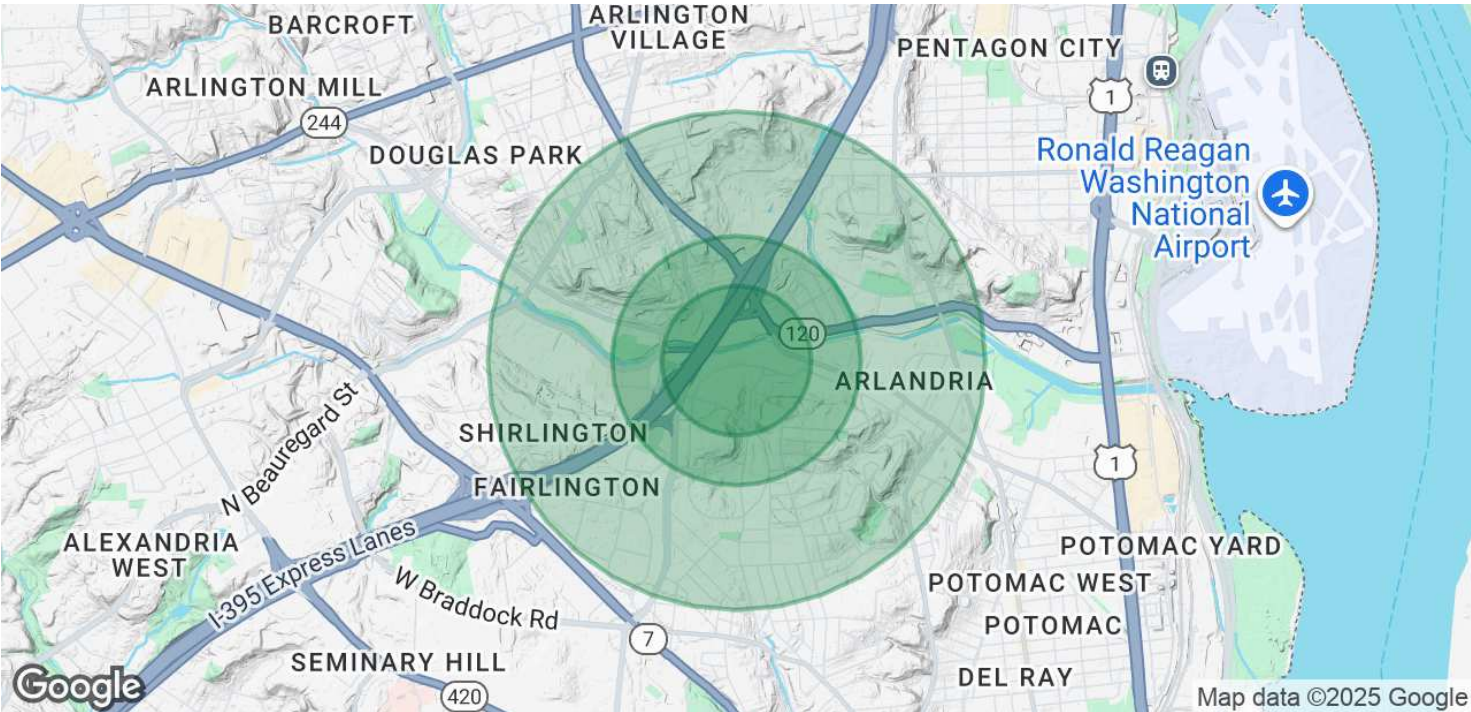
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,568	9,439	33,338
Average Age	39	36	37
Average Age (Male)	38	35	36
Average Age (Female)	40	37	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	858	4,522	14,515
# of Persons per HH	1.8	2.1	2.3
Average HH Income	\$116,050	\$135,162	\$159,142
Average House Value	\$568,359	\$659,107	\$758,957

Demographics data derived from AlphaMap

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EXCLUSIVELY MARKETING BY:



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