

Multi-Use, Attractive, Free Standing...

5810-5812 Seminary Rd, Baileys Xrds, VA 22041

Presented by
Ray Sami



Price: \$2,775,000

Multi-Use, Attractive, Free Standing Bldg

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Price Negotiable - Bing Your Best Offer - Very attractive Fully Renovated - Vacant, Free-Standing Solid Steel & Concrete Structure, 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. Over 200 extra parking spots available across the street for rental.

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, Zoned for Luxury Automobile Dealership, A.I. Artificial Intelligence Data Storage Center, Corporate Headquarters, Adult Day Support Center, Child Care Center, Club, Lounge, Service Organization, Community Center, Church, Islamic Center, Religious Assembly with Private School, College or University, Cultural Facility or Museum,

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Veterinary Hospital, Pet Grooming, Kennel, Animal Shelter, Craft Brewery, Distillery & Eatery, Restaurant, Carry Out, Drive-Through, Bank & Financial Center, Credit Union, Business Services, Rehab and Massage Therapy, Auto Sales and Rental Service, 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, space suitable for advanced technology and infrastructure specifically designed to support the development, training, and deployment of artificial intelligence (A.I. Facility).

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

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

Bring Your Best Offer - 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



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Front/Side View

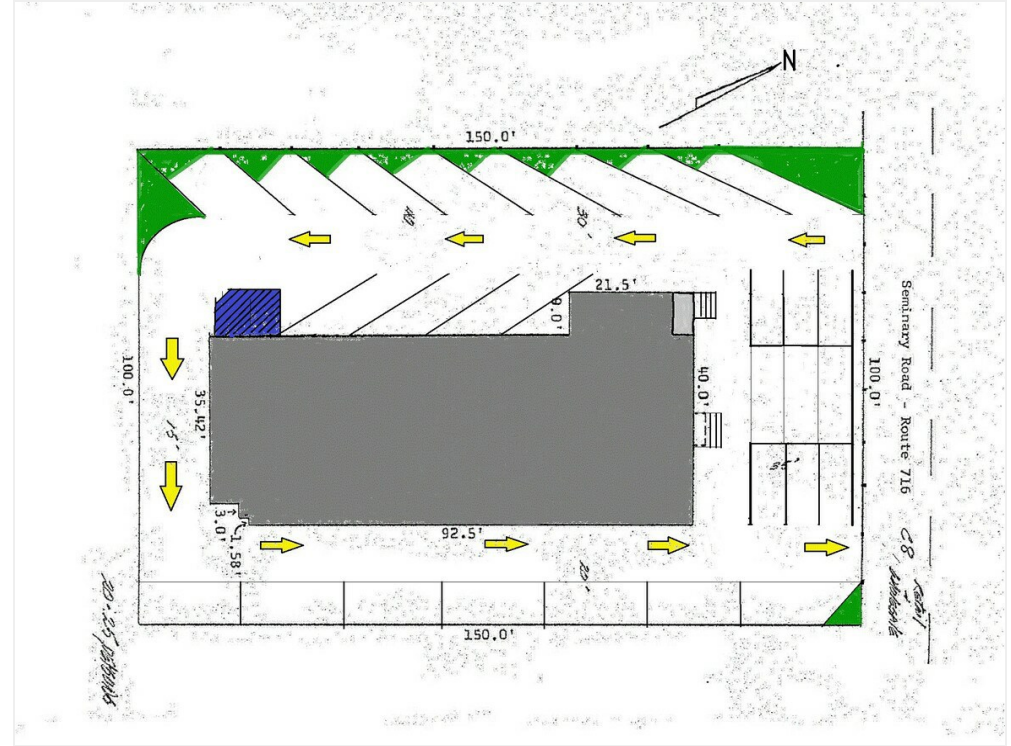
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Parking & Auto Circulation

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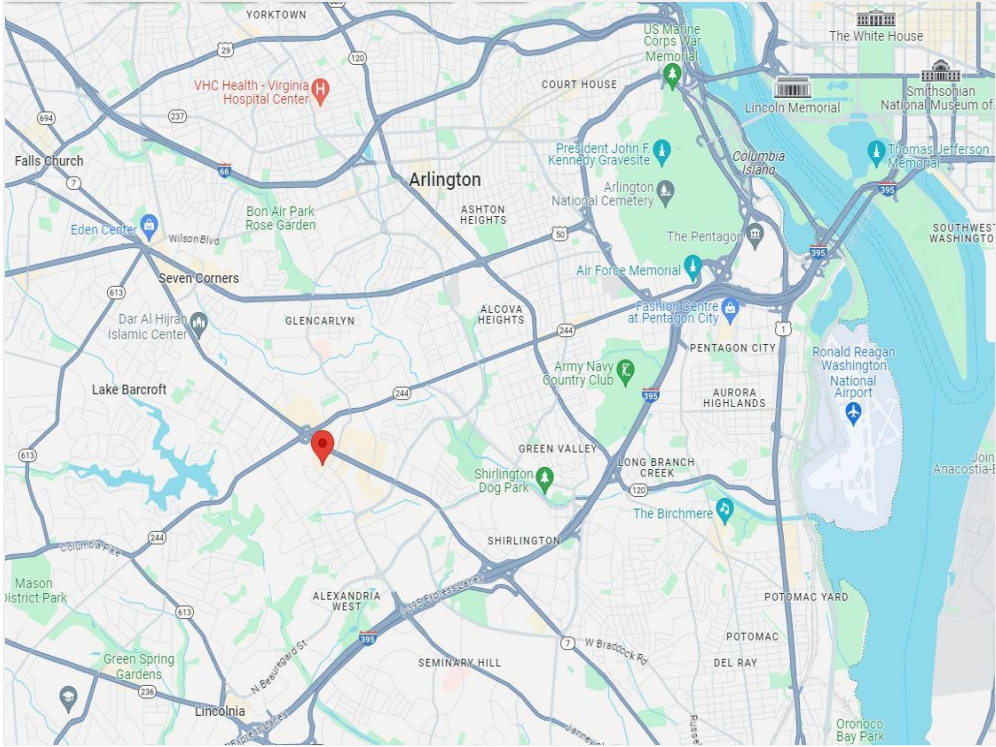


Luxury Auto Dealer

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Regional Map



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Medical & Dental Care Facility Example



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Potential Craft Brewery Distillery & Eatery



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LAW OFFICE Signage Example



Fast Food Signage Example

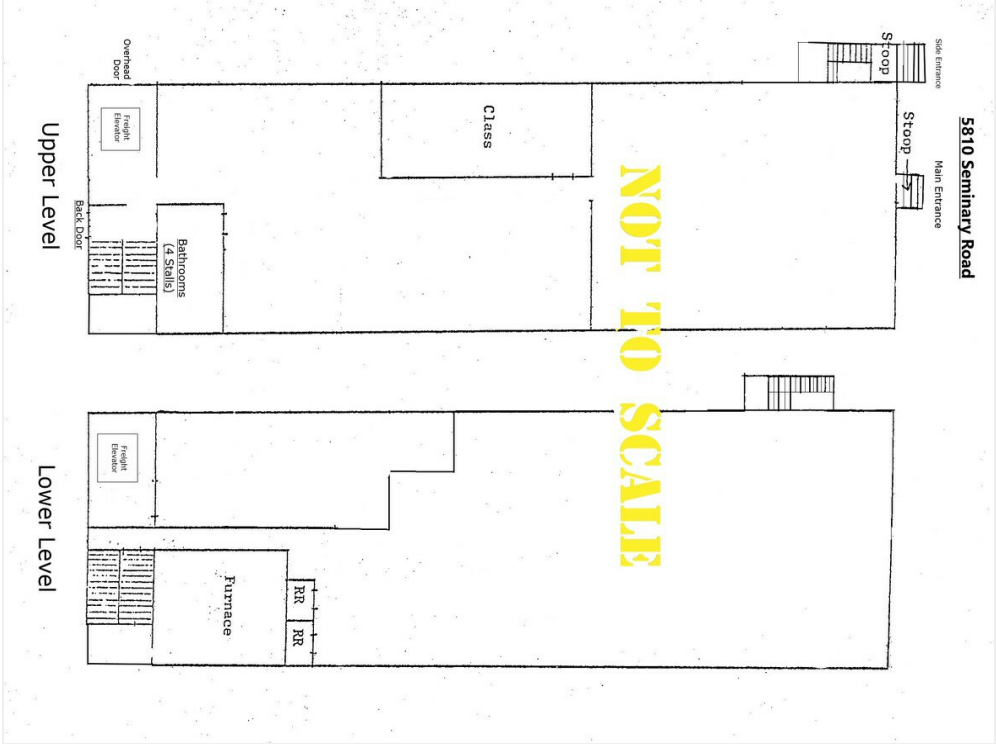
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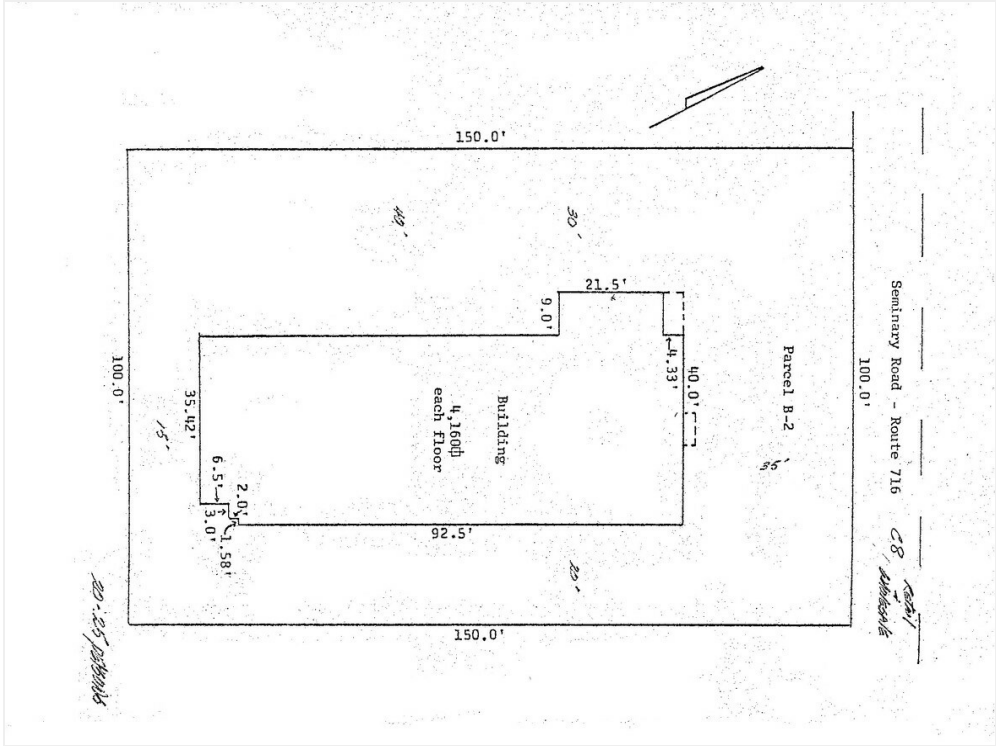


Floor Plan

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Plat 5810 Seminary Road

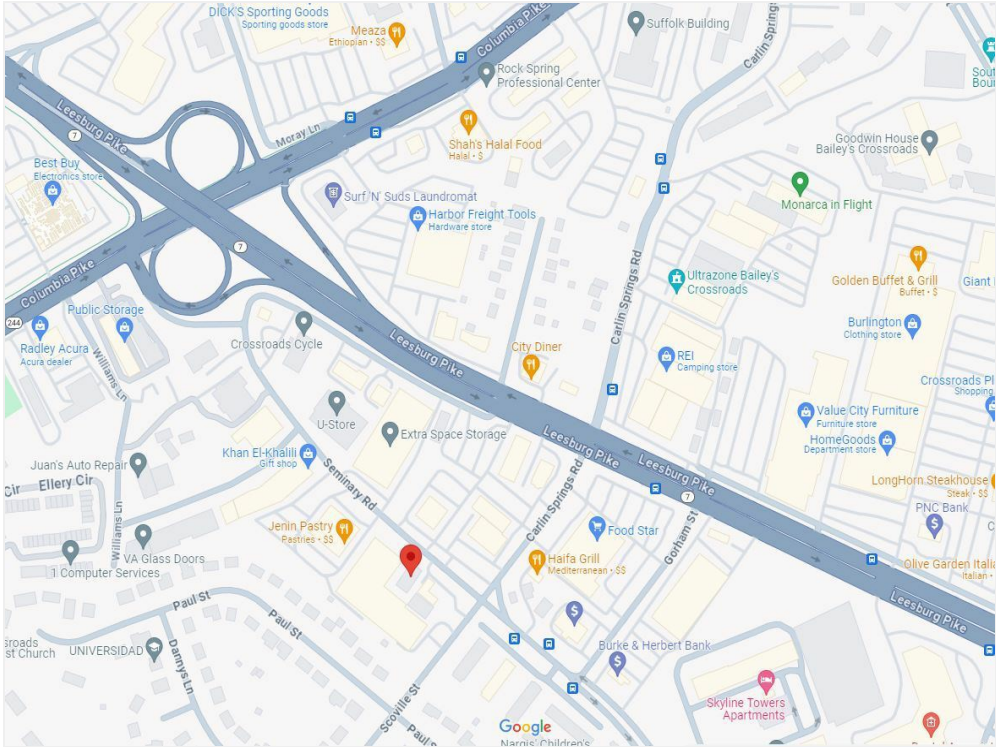


Public Record Plat

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Detailed Area Map



Staircase

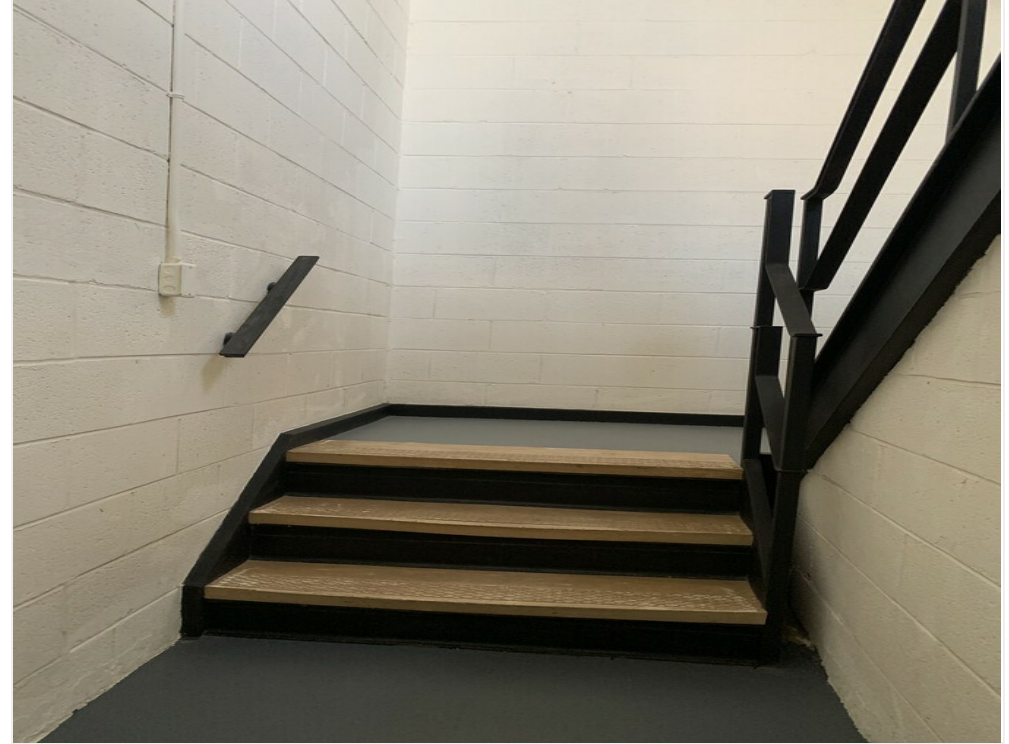
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Spacious Open Interior



Staircase

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Example of a Potential Improvement Concept by the New Owner

Concept



Example of a Potential Improvement Concept by the New Owner

concept

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Example of a Potential Improvement Concept by the New Owner

concept IMG_8462



Example of a Potential Improvement Concept by the New Owner

Example IMG_8460

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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

Land Use and Planning



5810-12 Seminary Road

LEESBURG PIKE

SEMINARY RD

CARLIN SPRINGS RD

GORHAM ST

RT 7

Approved Plan in Proximity of 5810 Seminary

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Location

