



**BOOSALIS**  
PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

# LAND FOR GROUND LEASE | BUILD TO SUIT

516 E BELLEFONTE AVE. ALEXANDRIA, VA 22301

**FOR LEASE**



## OFFERING SUMMARY

**Lot Size:** 5,750 SF (0.132 AC)  
**Zoning:** CSL – Commercial Service Low (City of Alexandria)  
**Lease Rate:** \$80,000/year (Ground Lease)

## LOCATION OVERVIEW

Ground lease pad site along Route 1 in Alexandria with strong visibility and ~50,000 VPD. Site delivered cleared with utilities stubbed. Located near Amazon HQ2 and Virginia Tech Innovation Campus.

## PROPERTY OVERVIEW

Ground lease opportunity for a pad site located along the Route 1 / Potomac Yard corridor in Alexandria, VA.

Positioned in a high-growth corridor with strong visibility and traffic counts of approximately 50,000 vehicles per day, with expected increases due to nearby developments including Amazon HQ2 and the Virginia Tech Innovation Campus.

## FOR MORE INFORMATION

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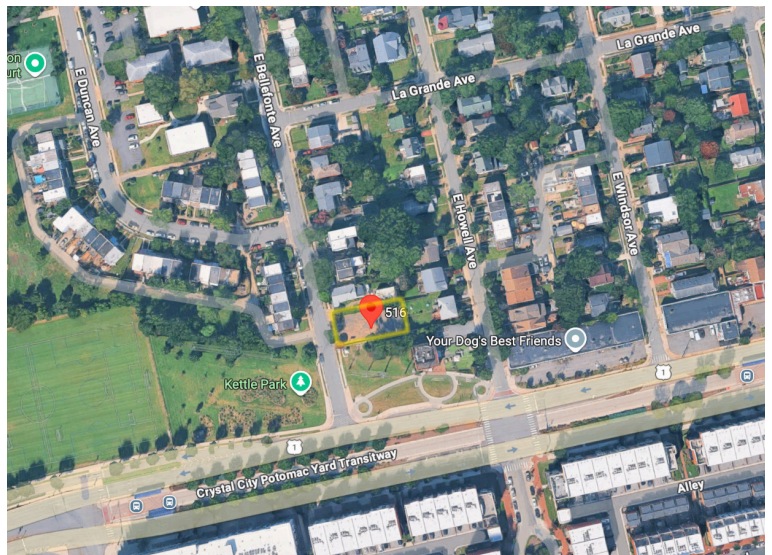
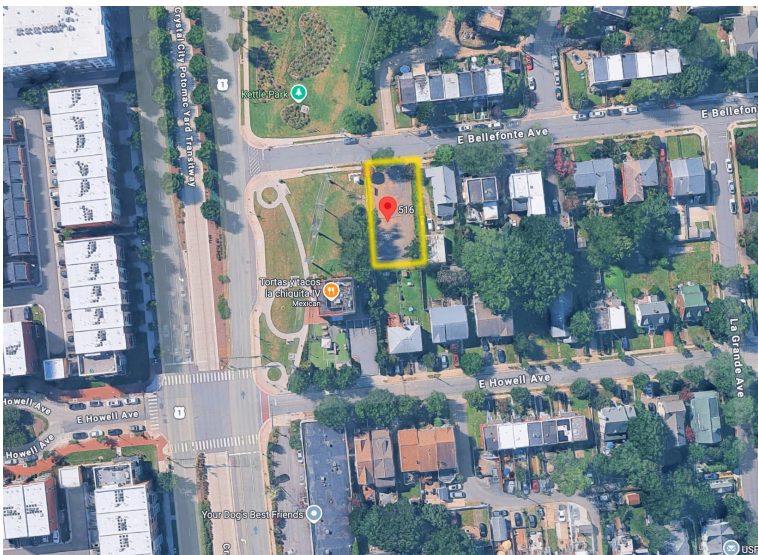
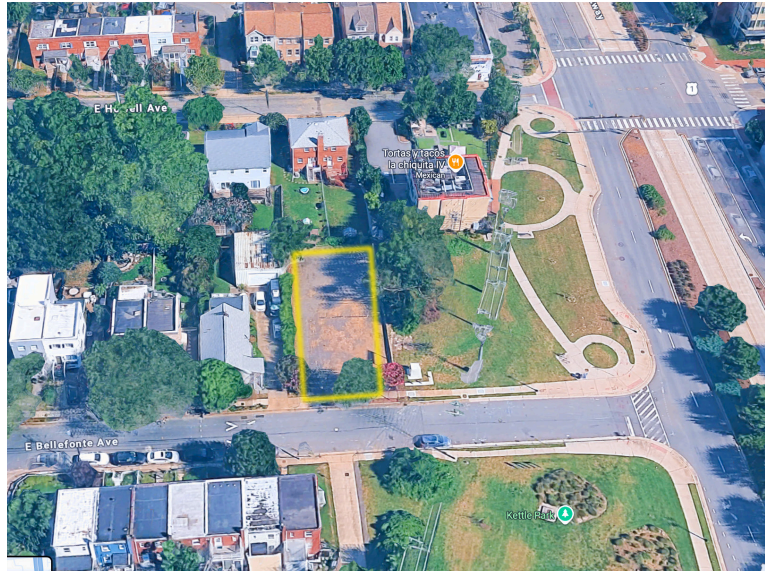
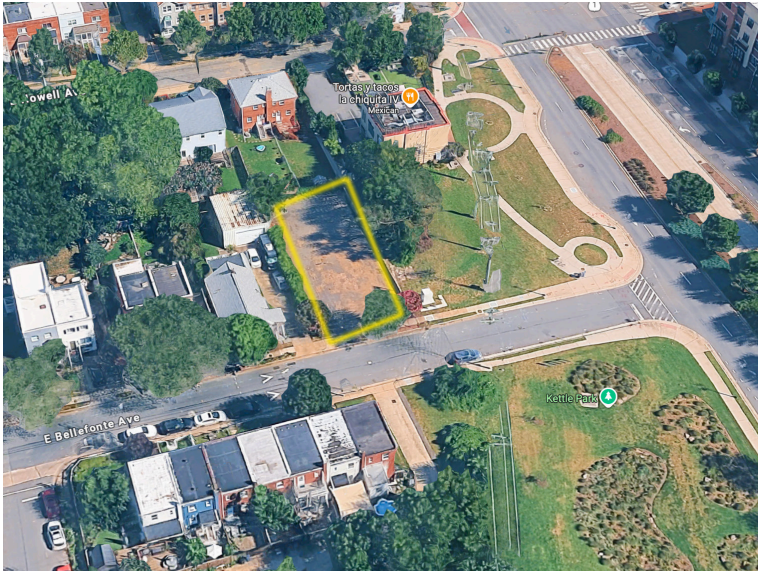
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PHOTOS



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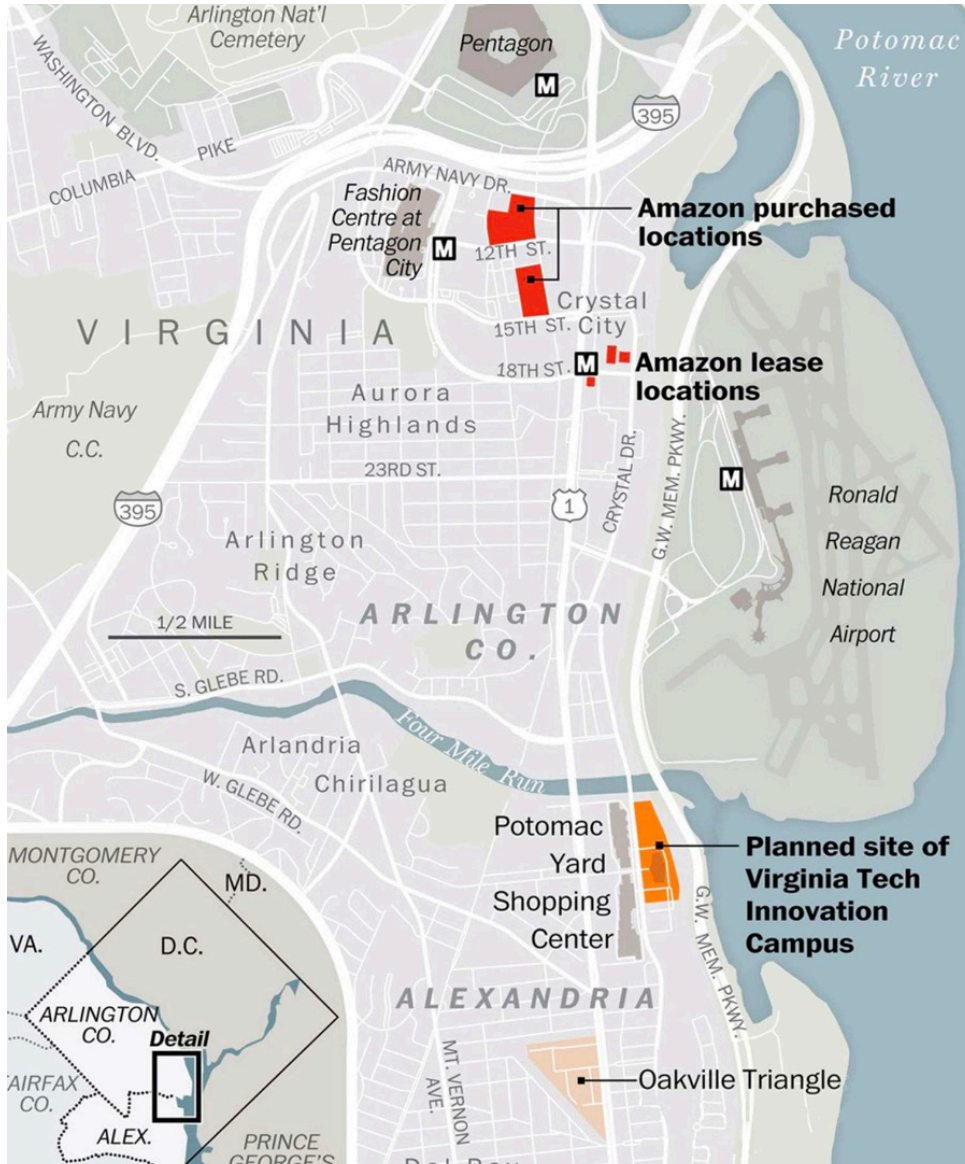
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## LOCATION MAP



Source: Maps4News/HERE; Washington Post 6/10/2019

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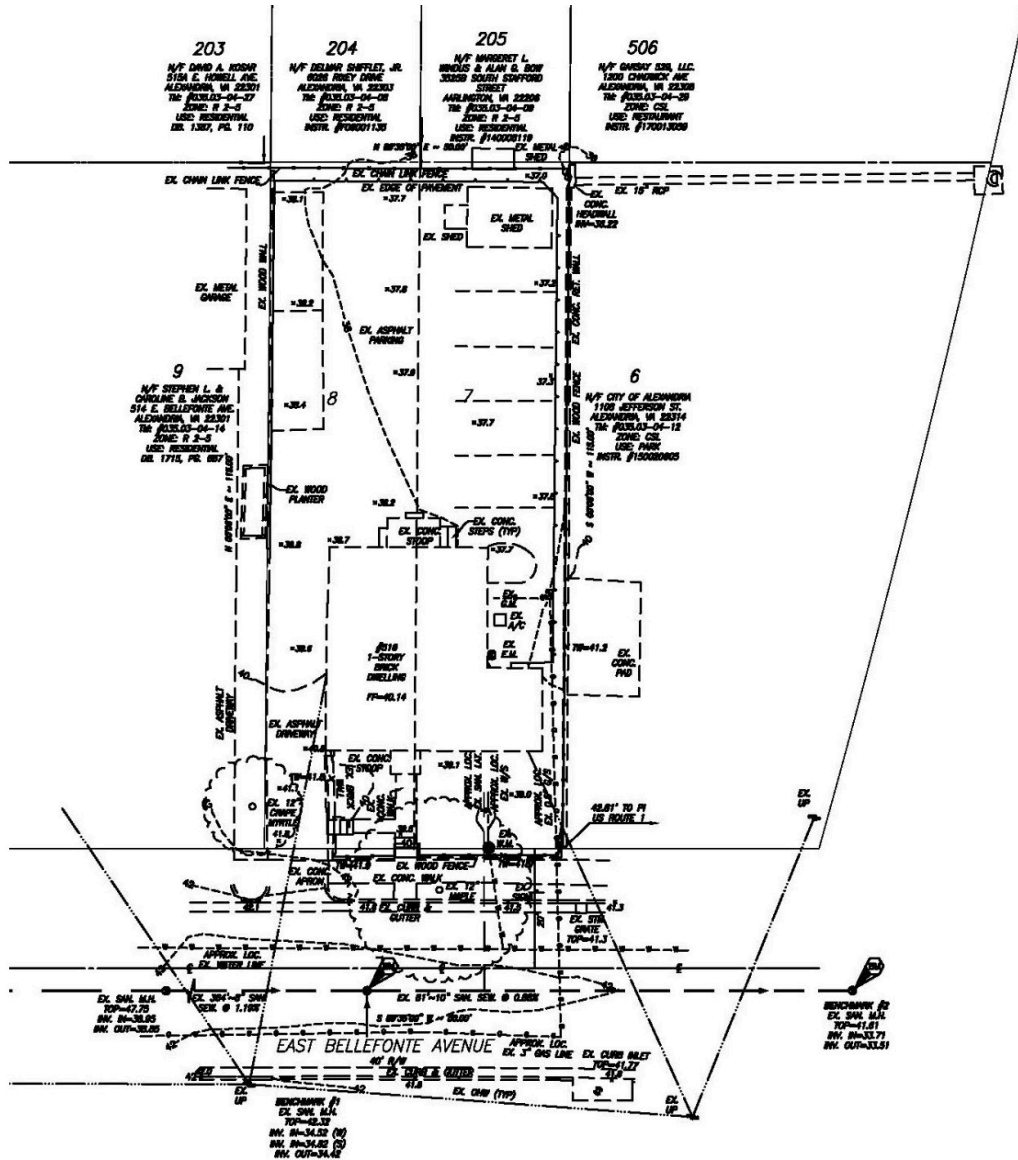
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**SURVEY**



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## ZONING

### CSL, Commercial Service Low Zone (City of Alexandria)

Source: ZONING ORDINANCE City of ALEXANDRIA, VIRGINIA Codified through Ordinance No. 5201, adopted February 12, 2019. (Supp. No. 81); Online content updated on March 26, 2019

Sec. 4-300 - CSL/Commercial service low zone.

4-301 - Purpose.

The CSL zone is intended to provide for light service and industrial uses compatible in operations and character with nearby residential neighborhoods and properties. Proximity to residences requires that commercial operations be conducted at a scale and intensity commensurate with nearby residential development, be developed so as to be in character with such development and be of such characteristics and effect so as not to be detrimental or a nuisance to nearby residential properties.

4-302 - Permitted uses.

The following uses are permitted in the CSL zone:

- (A) Single-family dwelling;
- (A.1) Two-family dwelling;
- (A.2) Townhouse dwelling;
- (B) Multifamily dwelling;
- (C) Animal care facility with no overnight accommodation;
- (C.1) Business and professional office;
- (D) Cemetery;
- (E) Church;
- (E.1) Day care center;
- (F) Medical laboratory;
- (G) Health profession office;
- (G.1) Motor vehicle parking or storage for 20 vehicles or fewer;
- (H) Personal service establishment;
- (H.1) Private school, commercial;
- (I) Public school;
- (J) Retail shopping establishment, up to 20,000 gross square feet;
- (J.1) Restaurant located within a shopping center or hotel;
- (K) Seminary, convent or monastery;
- (L) Utilities, as permitted by section 7-1200;
- (M) Accessory uses, as permitted by section 7-100.

4-302.1 - Administrative special uses.

ZONING PAGE 1

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The following uses may be allowed in the CSL zone with administrative approval, subject to section 11-513 of this ordinance:

- (A) Animal care facility with overnight accommodation, if located in a shopping center;
- (A.1) Health and athletic club;
- (A.2) Restaurant;
- (B) Reserved;
- (C) Outdoor garden center;
- (D) Outdoor food and crafts market;
- (E) Outdoor dining;
- (F) Reserved;
- (G) Valet parking.

4-303 - Special uses.

The following uses may be allowed in the CSL zone pursuant to a special use permit:

- (A) Animal care facility with overnight accommodation, other than pursuant to 4-302.1;
- (A.1) Automobile service station;
- (B) Automobile and trailer rental or sales area;
- (B.1) Food and beverage production exceeding 3,500 square feet, which includes a retail component;
- (C) Building materials storage and sales;
- (D) Bus shelter on private property;
- (E) Catering operation;
- (F) Congregate housing facility;
- (G) Convenience store;
- (H) Reserved;
- (H.1) Day labor agency;
- (I) Reserved;
- (J) Drive through facility;
- (K) Fraternal or private club;
- (L) Funeral home;
- (M) Glass shop;
- (M.1) Health and athletic club, other than pursuant to section 4-302.1(A.1);
- (N) Home for the elderly;
- (O) Laundry, dry cleaning operation;
- (O.1) Light assembly, service and crafts;

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### ZONING

- (P) Light automobile repair;
- (Q) Motor vehicle parking or storage for more than 20 vehicles;
- (R) Reserved;
- (S) Nursing or convalescent home or hospice;
- (S.1) Outdoor food and crafts market, other than pursuant to section 4-302.1;
- (S.2) Outdoor garden center, other than pursuant to section 4-302.1;
- (T) Parcel delivery;
- (U) Reserved;
- (V) Private school, academic or commercial, with more than 20 students on the premises at any one time;
- (W) Public building;
- (X) Research and testing laboratory;
- (Y) Restaurant, other than pursuant to section 4-302(J.1) or 4-302.1;
- (Y.1) Retail shopping establishment, larger than 20,000 gross square feet;
- (Z) Rooming house;
- (AA) Social service use;
- (BB) Storage buildings and warehouses, not to include freight distribution centers;
- (CC) Wholesale business.

4-304 - Prohibited uses.

Any use which is not a permitted, special or accessory use pursuant to this section is prohibited.

4-305 - Area regulations.

- (A) *Nonresidential.* For nonresidential uses there are no lot size or frontage requirements.
- (B) *Residential.*
  - (1) *Lot size.* Each single-family dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-family dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit. For each multifamily dwelling unit 1,600 square feet of land area shall be provided and for each townhouse dwelling unit 1,980 square feet.
  - (2) *Frontage.* When measured at both the front lot line and the front building line, each single-family dwelling, two-family duplex dwelling and multifamily dwelling requires a minimum of 50 feet of frontage, a semi-detached dwelling requires a minimum frontage of 37.5 feet for each dwelling unit, and each townhouse dwelling requires a minimum of 18 feet of frontage for interior lots, 26 feet of frontage for end lots and 38 feet of frontage for interior corner lots.
- (C) *Mixed use.* When a development includes both residential and nonresidential uses, the residential lot size and frontage regulations shall apply to the residential component of the development.

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**ZONING**

- (A) *Yards and open space.*
- (1) *Nonresidential.* For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplement yard and setback regulations of section 7-1000 and the zone transition requirements of section 7-900.
  - (2) *Residential.* For residential uses the following yard and open space requirements apply:
    - (a) *Yards.* Each single-family, two-family and townhouse dwelling shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. In the case of townhouses the side yard requirement shall apply only to interior end lots. Each multifamily dwelling shall comply with these yard requirements except that side yards shall be based on a setback ratio of 1:2 and a minimum of 16 feet.
    - (b) *Open space.* Residential development shall provide 40 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.
  - (3) *Mixed use.* When a development includes both residential and nonresidential uses, the residential yard and open space regulations shall be applicable to the residential component of the development.
- (B) *Floor area ratio.*
- (1) *Nonresidential.* The maximum permitted floor area ratio for nonresidential use is .5.
  - (2) *Residential.* The maximum permitted floor area ratio for residential uses is .75, not to exceed a maximum of 27 units for each acre for multifamily or 22 units for each acre for townhouse development.
- (C) *Height.* The maximum permitted height of a building is 50 feet.
- 4-307 - Use limitations.
- (A) All operations, including storage, shall take place within a completely enclosed building, except:
- (1) A temporary use permit for occasional outdoor sales or seasonal sales or display in conjunction with and on the same lot as an existing permitted use may be granted by the director, which permit shall indicate the location, size, duration and purpose of the accessory outdoor use and, if the use is seasonal, whether the permit shall continue on an annual basis; or
  - (2) For uses which require a special use permit, the permit may authorize outdoor display for sales.
- (B) Loading and unloading operations shall take place entirely within the site and shall be so located so as not to interfere with pedestrian routes and local traffic.
- (C) Appliance sales, repair and rental shall be limited to small appliances only, such as televisions, radios, lawnmowers, kitchen counter and small electronic appliances and like items which do not exceed one horsepower in size.
- (D) Automobile service stations, car washes and drive through facilities shall only be located along an arterial (100 feet) or primary collector (80 feet) road, including any associated service road.
- (E) No use shall be conducted in any manner which would render it noxious or offensive by reason of dust, refuse matter, odor, smoke, gas, fumes, noise, vibration or glare.

ZONING PAGE 4

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- (F) A day care center or commercial school shall obtain all state, federal and local licenses and certificates required prior to opening its place of business.
- (G) A day care center shall provide adequate drop off and pick up facilities so as to create minimal impact on pedestrian and vehicular traffic.

### 4-308 - Accessory apartments.

One or two apartment dwelling units, located on a floor or floors above retail or commercial uses, shall be permitted as an accessory use. Such apartments shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such apartment shall provide the parking required for a multifamily dwelling unit of equivalent size.

(Ord. No. 3612, § 1, 1-23-93; Ord. No. 3629, §§ 1—4, 5-15-93; Ord. No. 3741, § 1, 6-18-94; Ord. No. 3753, § 1, 9-27-94; Ord. No. 3841, § 2, 1-20-96; Ord. No. 3912, §§ 3, 4, 1-25-97; Ord. No. 3946, § 2, 6-24-97; Ord. No. 4049, §§ 3, 5, 5-15-99; Ord. No. 4280, §§ 1, 4, 11-16-02; Ord. No. 4573, § 1, 12-13-08; Ord. No. 4677, § 3, 6-22-10; Ord. No. 5035, § 1, 6-28-16; Ord. No. 5155, §§ 12—14, 6-26-18)

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AERIAL

### RETAIL MAP



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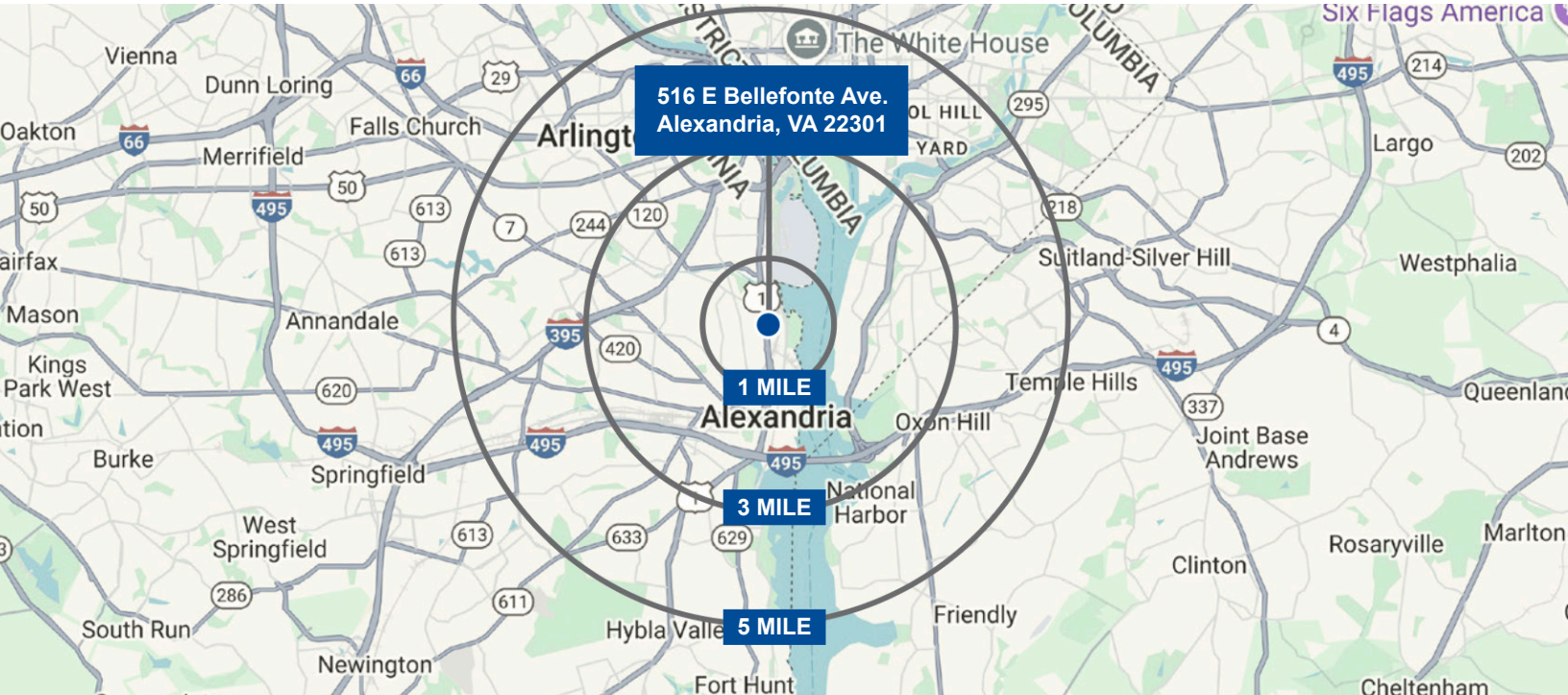


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### DEMOGRAPHICS



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#### 1 MILE

#### 3 MILES

#### 5 MILES

	1 MILE	3 MILES	5 MILES
Population	27,102	185,995	569,934
Households	13,173	90,313	261,285
Avg. HH Income	\$165,672	\$140,701	\$127,478
Median Home Value	\$779,613	\$673,485	\$574,419
Owner Occupied	5,541	31,879	87,681
Renter Occupied	7,287	55,975	166,004

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