

FOR SALE

RETAIL - INVESTMENT

338 POTOMAC AVE. QUANTICO, VA 22134



SALE PRICE: \$575,000

OFFERING SUMMARY

| | |
|----------------|----------------------|
| Cap Rate: | 8.2% |
| Building Size: | 2,600 SF |
| Zoning: | B-1 |
| Market: | Washington DC |
| Submarket: | Quantico Marine Base |
| Price / SF: | \$221.15 |
| Parcel ID: | 8287-85-4236 |

PROPERTY OVERVIEW

Approximately 2,600 SF retail property for sale as an investment opportunity. Currently leased to Domino's Pizza which has been at this location since 1980. Tenant upgraded space to current code in 2019 including dine-in seating. Tenant has 5 years remaining on lease with a 90 day kickout option and 2 options to renew for additional 5 year terms. 8.2% Cap Rate! Owner financing available.

LOCATION OVERVIEW

Excellent Corner location in the Town of Quantico. Only pizza restaurant in main street retail area. Immediately adjacent to Quantico Marine Corp base serving personnel and base residents. Near Quantico Amtrak station and walking distance to town residences.

This property is located in a HUB Zone!

PRESENTED BY:

CARMELA PATRICK
COMMERCIAL AGENT

703.330.1224

carmela@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

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INCOME & EXPENSES

INVESTMENT OVERVIEW

| | |
|---------------------|------------------|
| Price | \$575,000 |
| Price per SF | \$221.15 |
| CAP Rate | 8.2% |

INCOME SUMMARY

| | |
|---|-----------------|
| Base Rent | \$52,032 |
| Real Estate Tax Increase (Paid by Tenant) | \$1,911 |
| Gross Income | \$53,943 |

EXPENSE SUMMARY

| | |
|------------------------|----------------|
| Real Estate Taxes 2020 | \$4,552 |
| Insurance | \$2,268 |
| Gross Expenses | \$6,820 |

| | |
|-----------------------------|-----------------|
| Net Operating Income | \$47,123 |
|-----------------------------|-----------------|

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LOCATION MAPS



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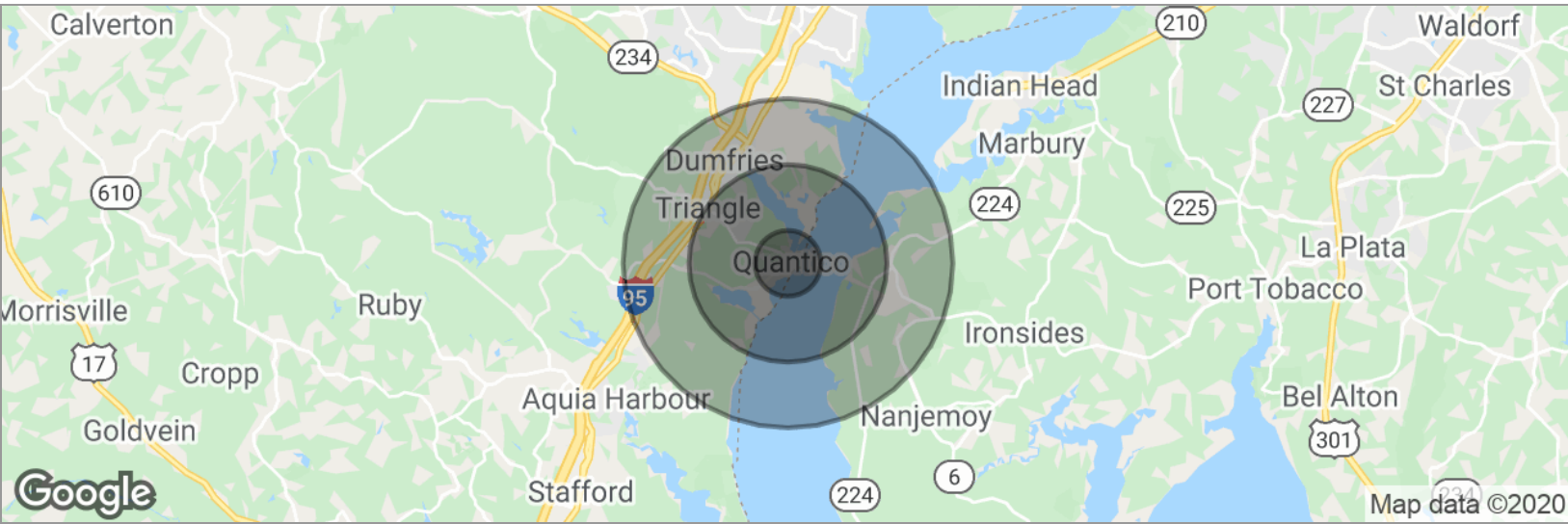
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DEMOGRAPHICS MAP



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 9,866 | 105,948 | 228,533 |
| Median age | 32.2 | 33.2 | 33.7 |
| Median age (male) | 30.6 | 32.4 | 33.4 |
| Median age (Female) | 34.1 | 34.1 | 34.0 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 3,090 | 35,345 | 76,418 |
| # of persons per HH | 3.2 | 3.0 | 3.0 |
| Average HH income | \$91,782 | \$98,680 | \$101,415 |
| Average house value | \$314,361 | \$355,594 | \$389,189 |

* Demographic data derived from 2010 US Census

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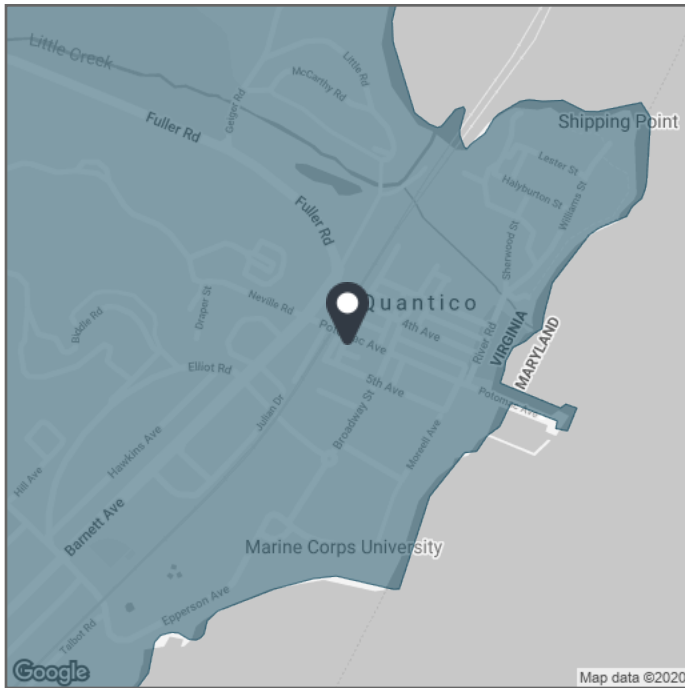
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SBA HUBZone Qualification Report

[View on HUBZone Map](#)



338 Potomac Ave, Quantico, VA 22134, USA
38.521824°, -77.292390°



Qualified HUBZone

Census Tract

Designation Details

| Census Tract | |
|--------------|-----------------------|
| Tract ID: | 51153901100 |
| County: | Prince William County |
| State: | VA |