



OFFERING SUMMARY

Sale Price: For Lease: \$3,500,000
\$15 NNN

Zoning: I-5

Year Built: 1987

Building Size: 17,487 SF

PROPERTY OVERVIEW

THREE-STORY WAREHOUSE/OFFICE BUILDING located along the southern line of Vine Street east of its intersection with S. Van Dorn Street in the Van Dorn Street industrial neighborhood near its intersection with the Capital Beltway (I-495) and the western termination of Eisenhower Avenue, just outside the city limits of Alexandria.

PROPERTY HIGHLIGHTS

- The first level has three warehouse bays, each with a drive-in. The second level is all open warehouse space with two ramped overhead doors and one dock-high. The third level is accessed by pedestrian doors and stairways at the rear of the building and has private offices, open 11 office space, a conference room, and a kitchen. There are several restrooms on each floor. Land area 0.39 acre.
- Clear ceiling heights are about 14 feet on the first level, 12 feet on the second level and 8 feet on the third level.
- Permitted uses allowed include child-care centers, churches, contractors' offices and shops, establishments for production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, repair or storage of materials, goods or products, scientific research, development and training, financial institutions, heavy equipment and specialized vehicle sale, rental and service establishments, light public utility uses, lumber yards, motor freight terminals, warehousing, wholesale trade establishments, offices and schools, recycling centers, and storage yards. Special exception uses include eating establishments, fast-food restaurants, hotels, motels, plant nurseries, service stations, and commercial off-street parking as a principal use.







POPULATION

	1 MILE	3 MILES	5 MILES
Total population	22,080	168,368	447,190
Median age	35.7	36.5	36.2
Median age (Male)	35.6	35.7	35.5
Median age (Female)	36.0	37.3	37.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	10,400	71,848	184,239
# of persons per HH	2.1	2.3	2.4
Average HH income	\$97,363	\$97,935	\$102,082
Average house value	\$538,698	\$485,747	\$505,167

* Demographic data derived from 2010 US Census

