



FOR SALE

# 8101 A Lee Highway

8101 A LEE HIGHWAY, FALLS CHURCH, VA 22042



**PRESENTED BY:**

**KATHY KILLION**

Senior Advisor

703.600.9295

kkillion@LNF.com

**MICHAEL SHOR**

703.342.2250

michael.shor@LNF.com



[www.commercialdivision.lnfre.com](http://www.commercialdivision.lnfre.com)

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### OFFERING SUMMARY

<b>Sale Price:</b>	Subject To Offer
<b>Built:</b>	1983
<b>Lot Size:</b>	1.65 Acres
<b>Building Size:</b>	18,675 SF

### PROPERTY HIGHLIGHTS

- Unique 18,675 SF office/flex building with studio space
- Approximately 2,400 SF section has 25 foot high ceiling (TV Studio) adjoins a 650 SF warehouse area with 25 ' high ceilings and truck door
- Prime Lee Highway Merrifield location - just 2 blocks from Mosaic District - Target, Movie Theater and many restaurants & shops
- Approx. 8/10th of a mile to Dunn Loring Metro
- Building has UPS, generator, good power capacity, connections to many major internet providers, and 10' x 14' (approx) truck door
- 60+ parking spaces
- Tower is not part of the sale; and approx. 5% of building has long term lease (no income to a new buyer) related to tower leases.
- Approx. 4 satellite dishes on ground could be part of the purchase opportunity.

**Kathy Killion** 703.600.9295 | [kkillion@LNF.com](mailto:kkillion@LNF.com)  
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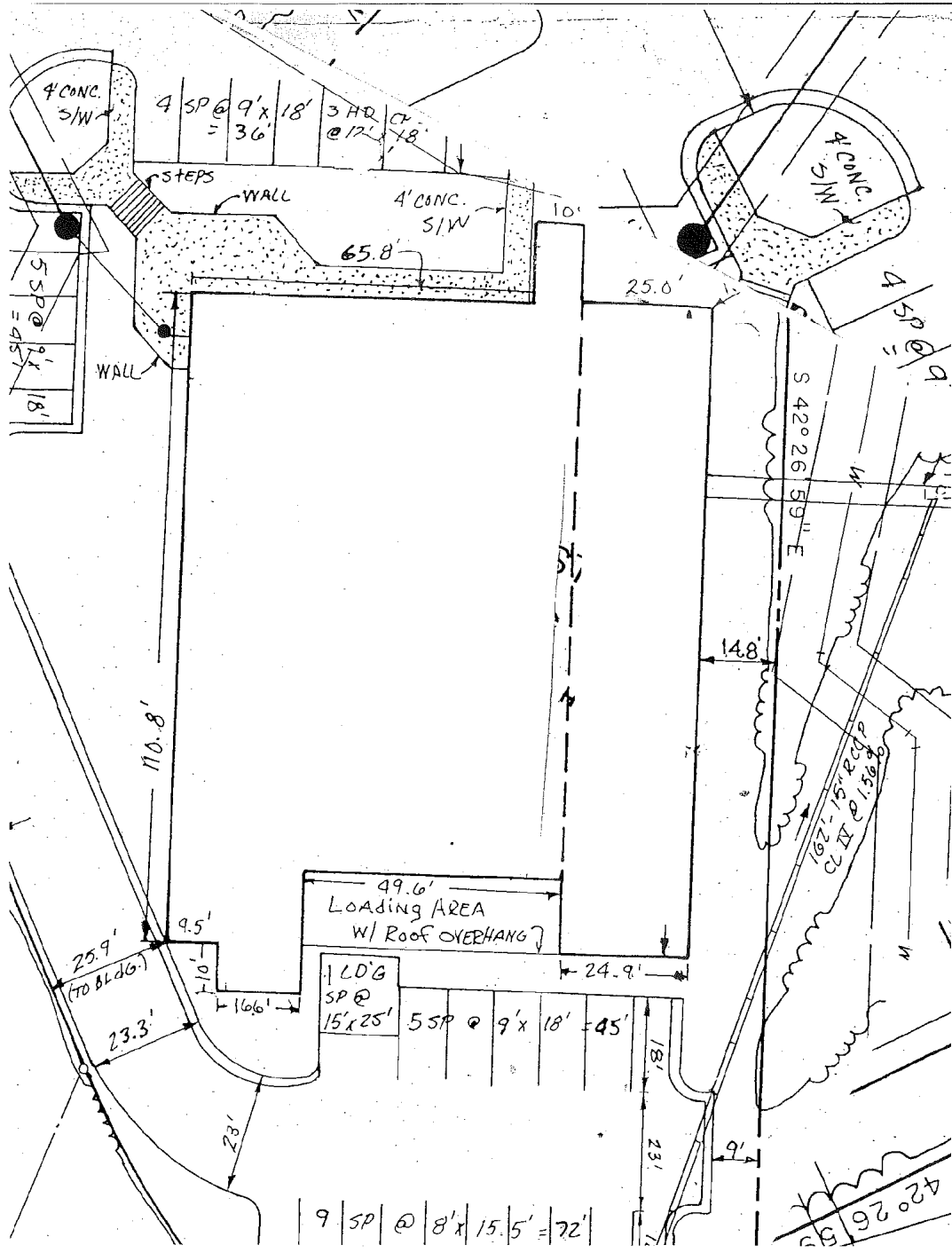
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FOR SALE AND LEASE

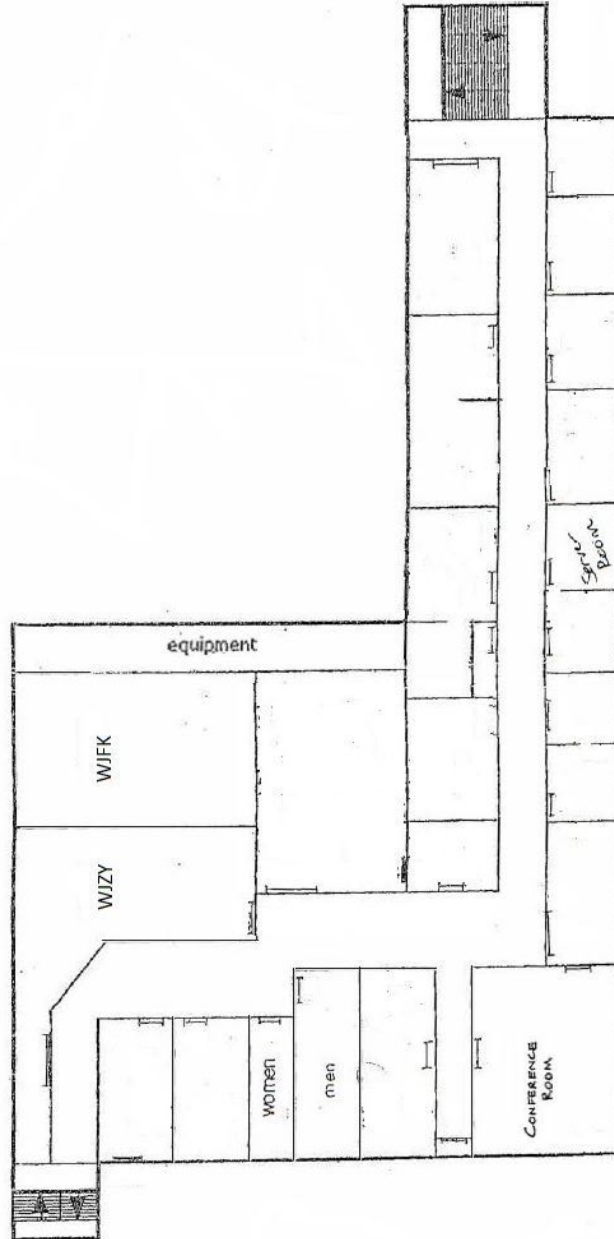
# 8101 A Lee Highway

8101 A LEE HIGHWAY, FALLS CHURCH, VA 22042



## COMMERCIAL DIVISION

8101 A Lee Highway - Upper Floor



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Michael Shor

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FOR SALE AND LEASE

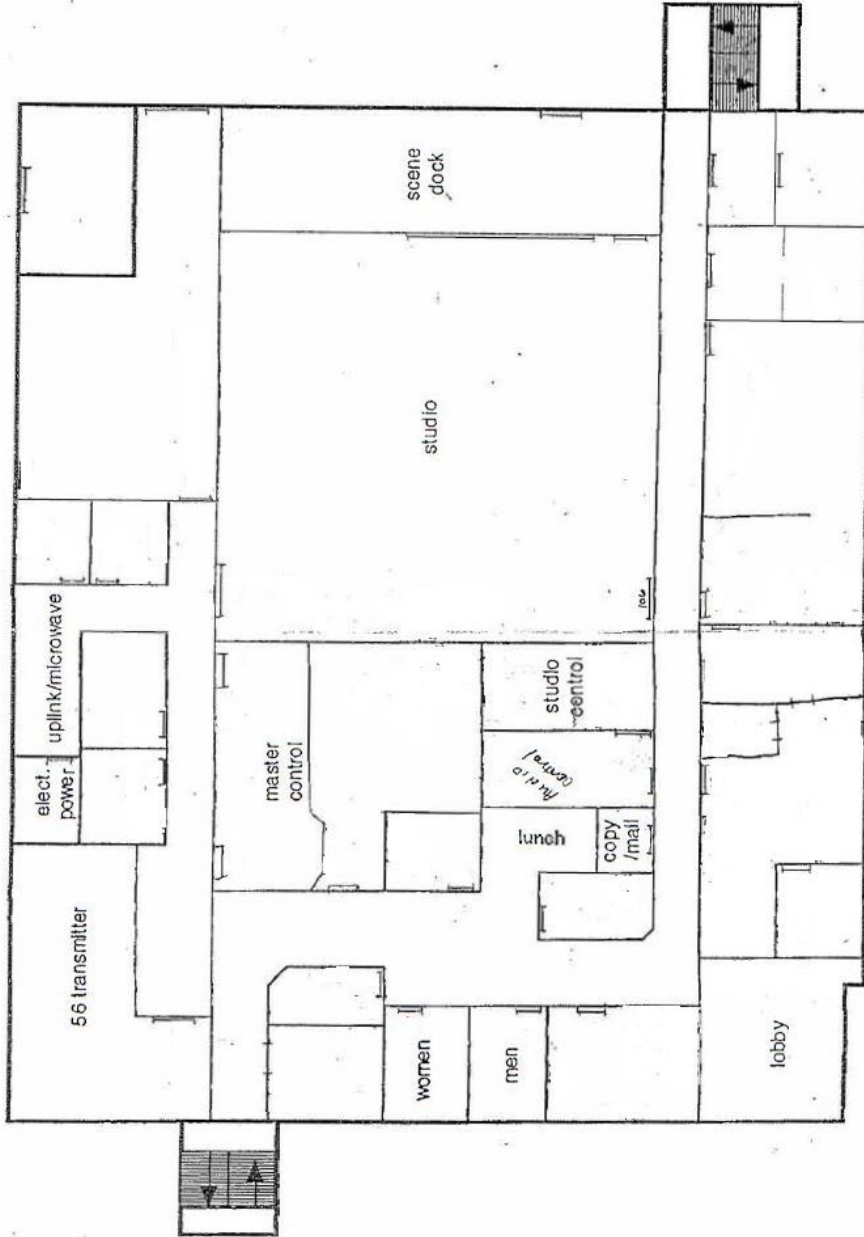
# 8101 A Lee Highway

8101 A LEE HIGHWAY, FALLS CHURCH, VA 22042



**COMMERCIAL  
DIVISION**

8101 A Lee Highway Ground Floor



**Kathy Killion**  
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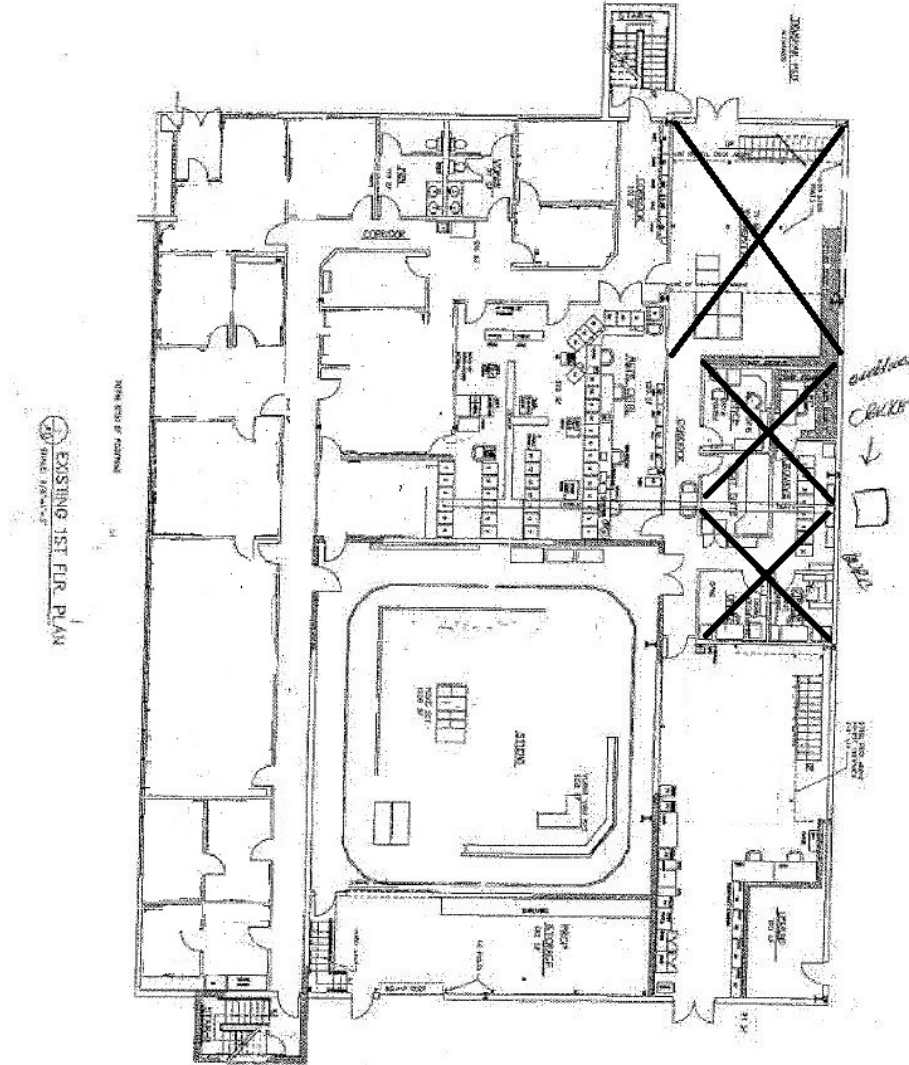
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## COMMERCIAL DIVISION



### LOCATION DESCRIPTION

1st Floor

Kathy Killion  
Michael Shor

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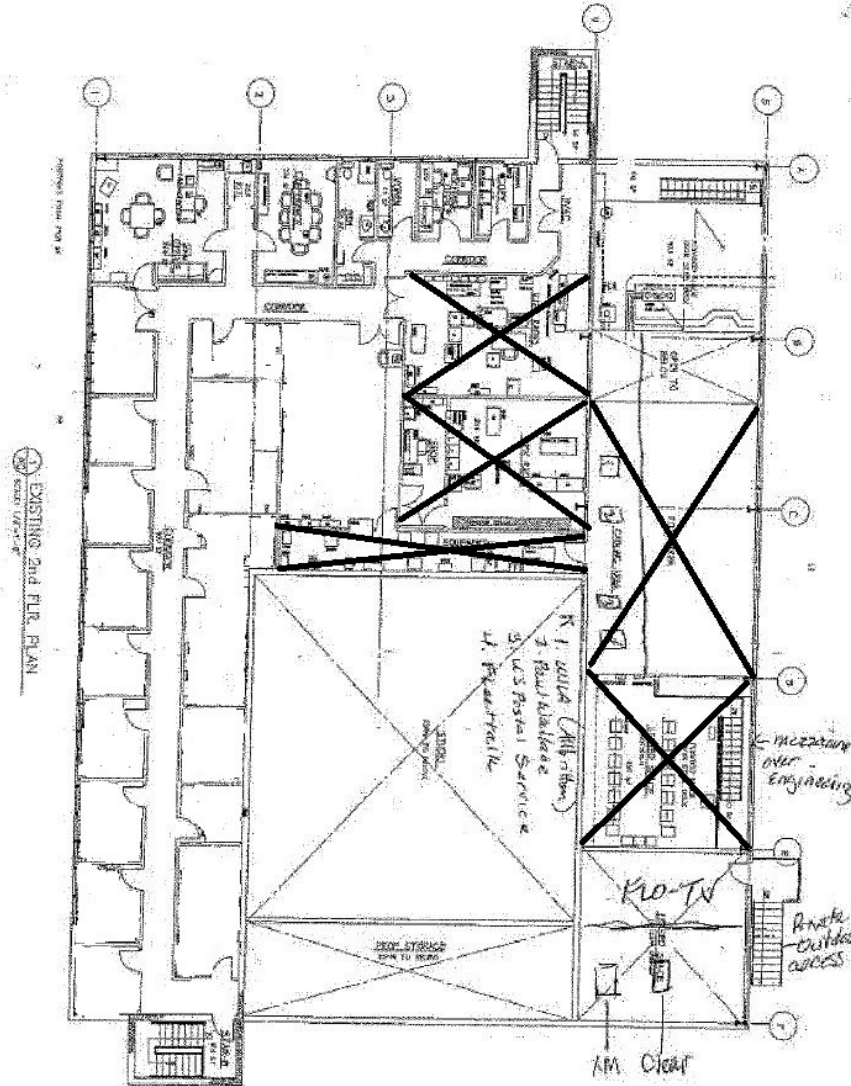
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# 8101 A Lee Highway

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## COMMERCIAL DIVISION



### LOCATION DESCRIPTION

2nd Floor

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Michael Shor

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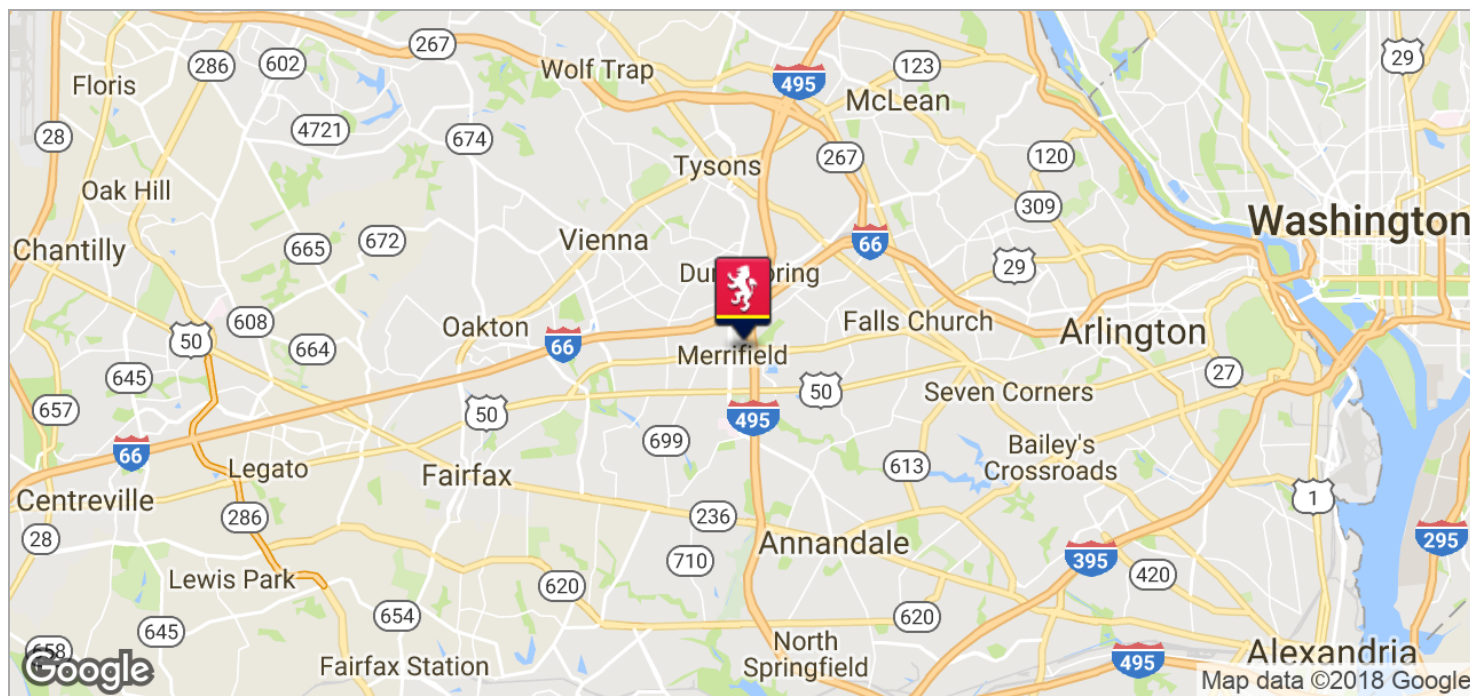
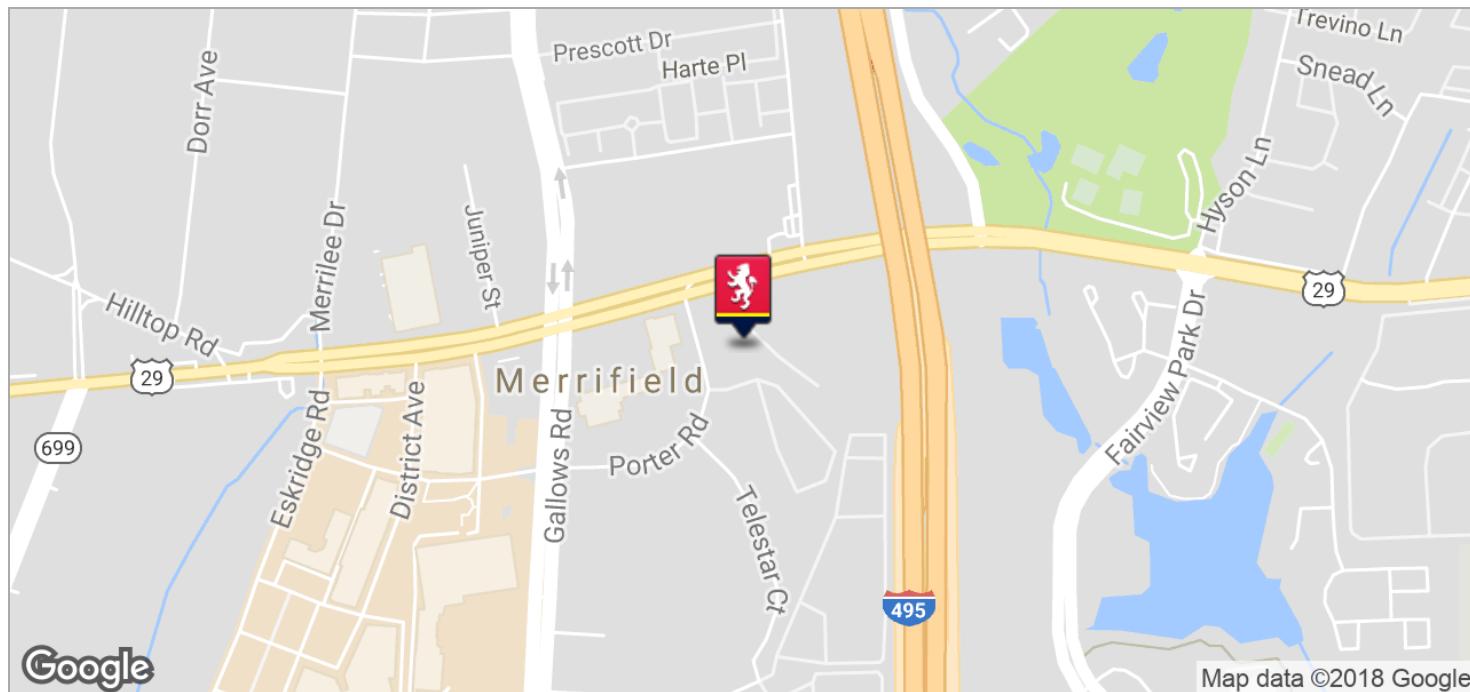
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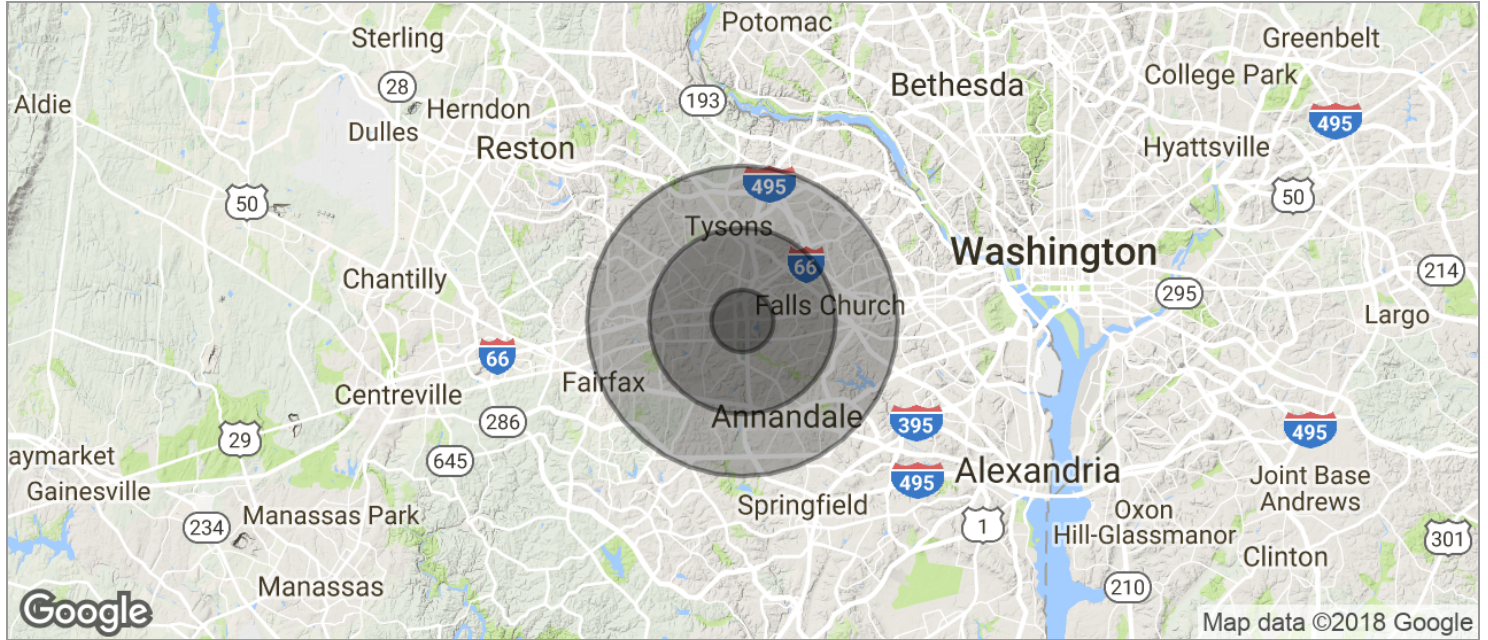
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## COMMERCIAL DIVISION



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	13,614	130,766	323,424
MEDIAN AGE	34.4	37.0	39.1
MEDIAN AGE (MALE)	34.0	36.3	38.1
MEDIAN AGE (FEMALE)	34.8	37.8	40.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	5,873	49,180	121,506
# OF PERSONS PER HH	2.3	2.7	2.7
AVERAGE HH INCOME	\$113,746	\$123,481	\$132,364
AVERAGE HOUSE VALUE	\$445,709	\$569,922	\$594,850

\* Demographic data derived from 2010 US Census

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