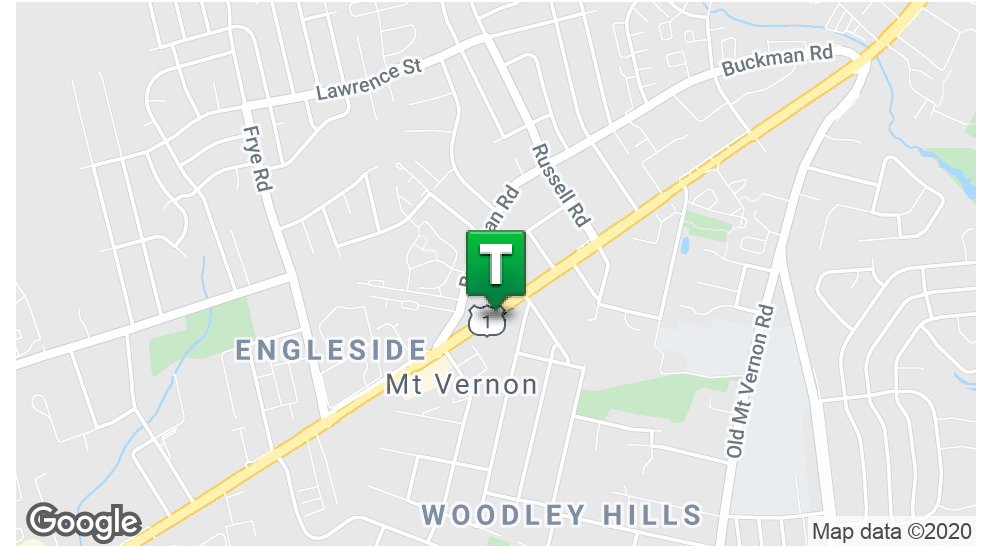


C-8 LAND & OFFICE FOR SALE

8359 RICHMOND HIGHWAY

RICHMOND HIGHWAY | FAIRFAX COUNTY

TARTAN
PROPERTIES



OFFERING SUMMARY

| | |
|-----------------|-----------------------------|
| Sale Price: | \$550,000 |
| Lot Size: | 14,000 SF |
| Structure Size: | 2,110 SF |
| Zoning: | C-8 (small rear portion R2) |
| 2020 RE Tax: | \$5,806.21 |

PROPERTY OVERVIEW

Land for sale along Richmond Highway. Small two story structure on land perfect for contractors, or any business needing fleet vehicle storage. Location on the coming BRT (Bus Rapid Transit) scheduled to significantly increase the access and improve experience and lifestyle for residents and workers traveling the Richmond Highway Corridor, between the Huntington Metro and Fort Belvoir, ultimately leading to a Metrorail extension to Hybla Valley.

PROPERTY HIGHLIGHTS

- 14,000 SF land, 2,110 SF two story office structure, includes cinder block garage with roll up door
- Opportunity for prominent signage
- Local amenities include Costco, Walmart, Starbucks, Aldi, Home Depot, Michaels, DSW, CVS, UPS Store, Giant Food, Home Goods, Target, Lowe's and a variety of restaurants, banks, gas stations
- To be served in the future by the Richmond Highway BRT (Bus Rapid Transit) system with new, dedicated bus lanes to increase access along the corridor from Huntington Metro to Fort Belvoir, with the ultimate goal of extending the METRORAIL system

Presented by:

MIKE PORTERFIELD

703.836.6555 x101 | mike@tartanproperties.com



www.tartanproperties.com

C-8 LAND & OFFICE FOR SALE

8359 RICHMOND HIGHWAY

RICHMOND HIGHWAY | FAIRFAX COUNTY

TARTAN
PROPERTIES



Presented by:

MIKE PORTERFIELD

703.836.6555 x101 | mike@tartanproperties.com



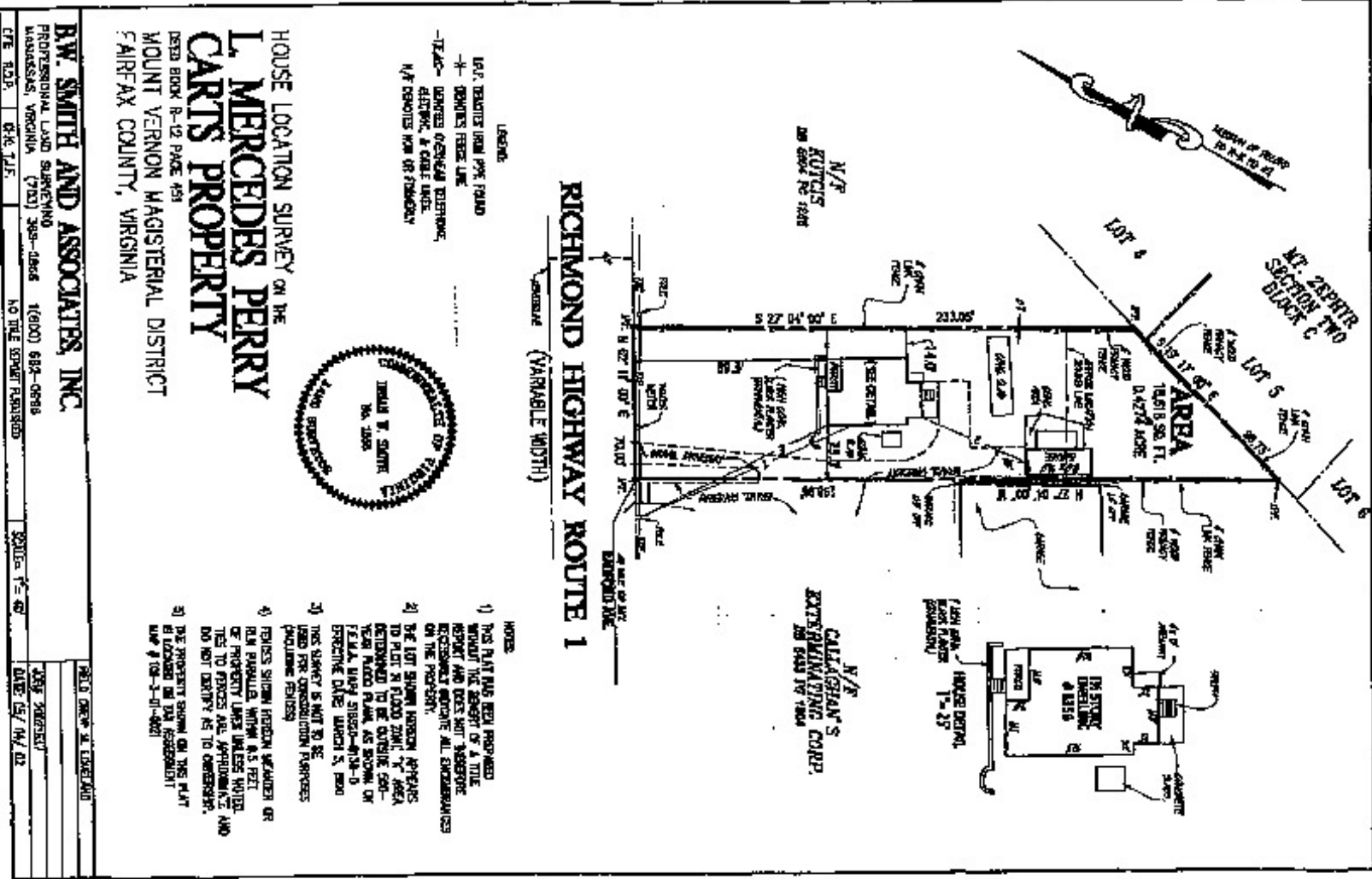
www.tartanproperties.com

C-8 LAND & OFFICE FOR SALE

8359 RICHMOND HIGHWAY

RICHMOND HIGHWAY | FAIRFAX COUNTY

TARTAN
PROPERTIES



Presented by:

MIKE PORTERFIELD

703.836.6555 x101 | mike@tartanproperties.com



www.tartanproperties.com

C-8 LAND & OFFICE FOR SALE

8359 RICHMOND HIGHWAY

RICHMOND HIGHWAY | FAIRFAX COUNTY

TARTAN
PROPERTIES



First Floor and Garage

Presented by:

MIKE PORTERFIELD

703.836.6555 x101 | mike@tartanproperties.com

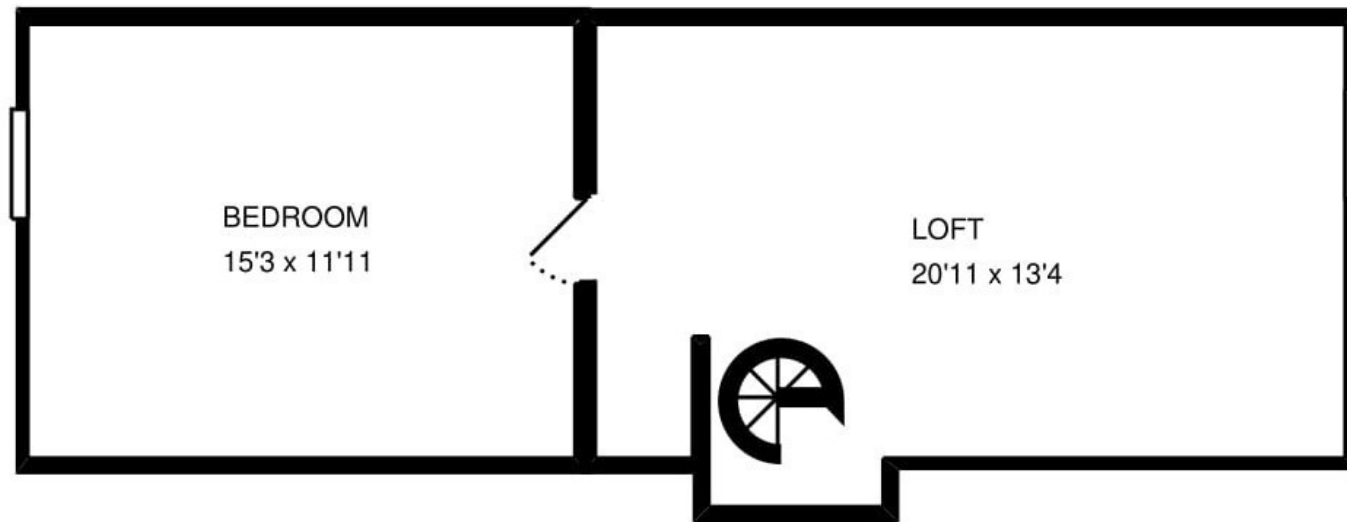


www.tartanproperties.com

C-8 LAND & OFFICE FOR SALE
8359 RICHMOND HIGHWAY

RICHMOND HIGHWAY | FAIRFAX COUNTY

TARTAN
PROPERTIES



Second Floor

Presented by:

MIKE PORTERFIELD

703.836.6555 x101 | mike@tartanproperties.com



www.tartanproperties.com

C-8 LAND & OFFICE FOR SALE

8359 RICHMOND HIGHWAY

RICHMOND HIGHWAY | FAIRFAX COUNTY

TARTAN
PROPERTIES

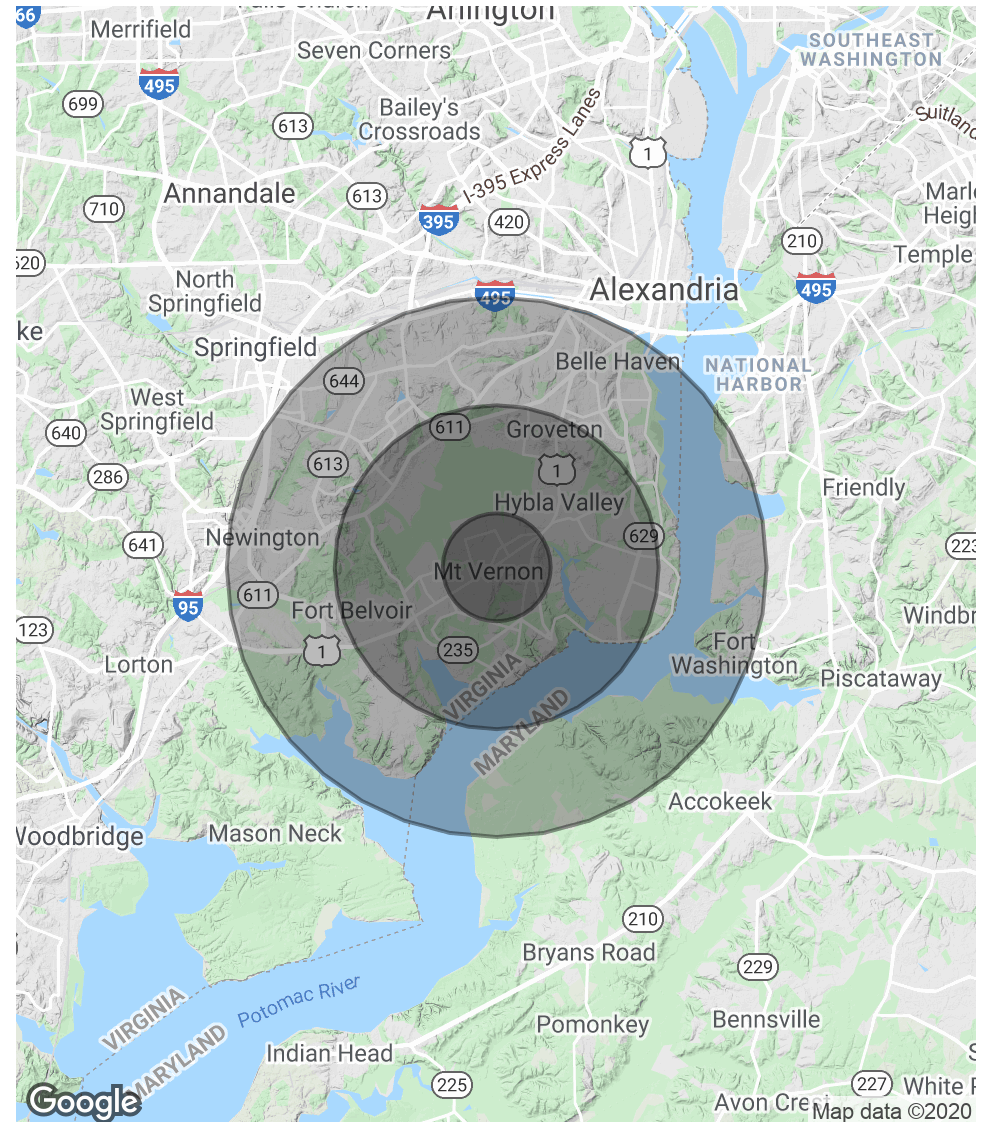
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 20,791 | 83,840 | 195,693 |
| Average age | 33.2 | 36.5 | 37.4 |
| Average age (Male) | 32.4 | 35.8 | 36.4 |
| Average age (Female) | 34.8 | 37.6 | 38.7 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 6,769 | 30,537 | 74,695 |
| # of persons per HH | 3.1 | 2.7 | 2.6 |
| Average HH income | \$83,704 | \$105,256 | \$113,878 |
| Average house value | \$453,860 | \$546,229 | \$532,478 |

* Demographic data derived from 2010 US Census



Presented by:

MIKE PORTERFIELD

703.836.6555 x101 | mike@tartanproperties.com



www.tartanproperties.com