

**FOR SALE**

# POLO STATION - RETAIL STRIP CENTER

11084 MARSH RD. BEALETON, VA 22712



**SALE PRICE**      **\$2,000,000**

## OFFERING SUMMARY

Projected Cap Rate: 6.33%

Projected NOI: \$126,500

Building Size: 11,700 SF

Zoning: C-1

Market: Washington DC

Submarket: Fauquier

Price / SF: \$170.94

Parcel ID: 6899-24-3818-000

## PROPERTY OVERVIEW

Exceptionally well-constructed convenience center for sale. Building consists of six units ranging from 1,850 SF to 1,950 SF. Great investment opportunity for a user that wants to occupy one or two units. Current tenants are on 3 year NNN leases with 2.5% annual escalations.

This property is located in a Qualified Opportunity Zone!

## LOCATION OVERVIEW

Village Center in rapidly growing Bealeton. Great Signage and Visibility. 20,000 VPD on Route 17/Marsh Rd. & 13,000 VPD on Rt. 28/Catlett Rd.

### PRESENTED BY:

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COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

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## HIGHLIGHTS

### THE AREA

- Located at the heart of Bealeton's commercial district.
- Site is 1/4 mile south of the intersection of Rt. 28 (13,000 VPD) and Rt. 17 (20,000 VPD).
- On the transportation routes to Grace Miller Elementary, Cedar Lee Middle & Liberty High Schools.
- Rapidly growing population!

### THE GROUNDS

- 1.3146 acre lot.
- 300 linear feet (+/-) of frontage on Rt. 17.
- Large freestanding and illuminated building directory/monument sign.
- 64 parking spaces, plus 3 handicapped accessible spaces, and a loading space.
- C-1 Zoning (Neighborhood Commercial).
- On-site storm water management.

### THE BUILDING

- Exceptional construction quality.
- Meticulously maintained!
- 11,700 SF building (gross building area, approximately 150' x 78').
- 11,500 SF rentable area.
- Built in 2006.
- Solid masonry construction with glass storefronts.
- Membrane roof.
- Rear entryway doors into each store.
- Comcast high-speed internet ready!

### THE STORES

- Four stores of approximately 1,950 SF each and 2 stores of approximately 1,850 SF each.
- Individual store dimensions: 25' (W) x 78' (L).
- Each store is separately metered for electricity.
- Each store has its own dedicated, roof-mounted air conditioning system.
- Expansive glass storefront with separate rear entrance.
- One ADA compliant bathroom plus mop room with sink and water.
- Each store has its own exterior, illuminated signage on the raceway, plus signage on the monument.
- 10' high ceiling allow plenty of interior height for displays.
- 3 Phase, 400 Amp electric service (4 stores).
- 3 Phase, 200 Amp electric service (2 stores).

### INCOME, EXPENSES & LEASE TERMS

- Projected Base Rent Income of \$126,500
- Projected Operating Expenses of \$31,342
- All leases are triple net. Each tenant pays CAM charges of \$435.30/month in addition to the base rent.
- Projected Net Operating Income of \$126,500.
- The leases generally have 3 year terms with no options.
- All leases have annual base rent increases of 2.5%.
- Tenants are required to restore their space (at their expense) to its pre-occupancy condition at lease termination. This reduces tenant turnover costs.
- To maintain a professional and family-friendly atmosphere, management has opted to exclude food services, bars & restaurants, tobacco sellers, and similar retail and service providers.
- Tenants include Haymarket Physical Therapy, For A Dancer Studio, Mt. Kim Tae Kwon Do, & Natural Nails Salon.

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AERIAL



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**WEBER  
RECTOR**

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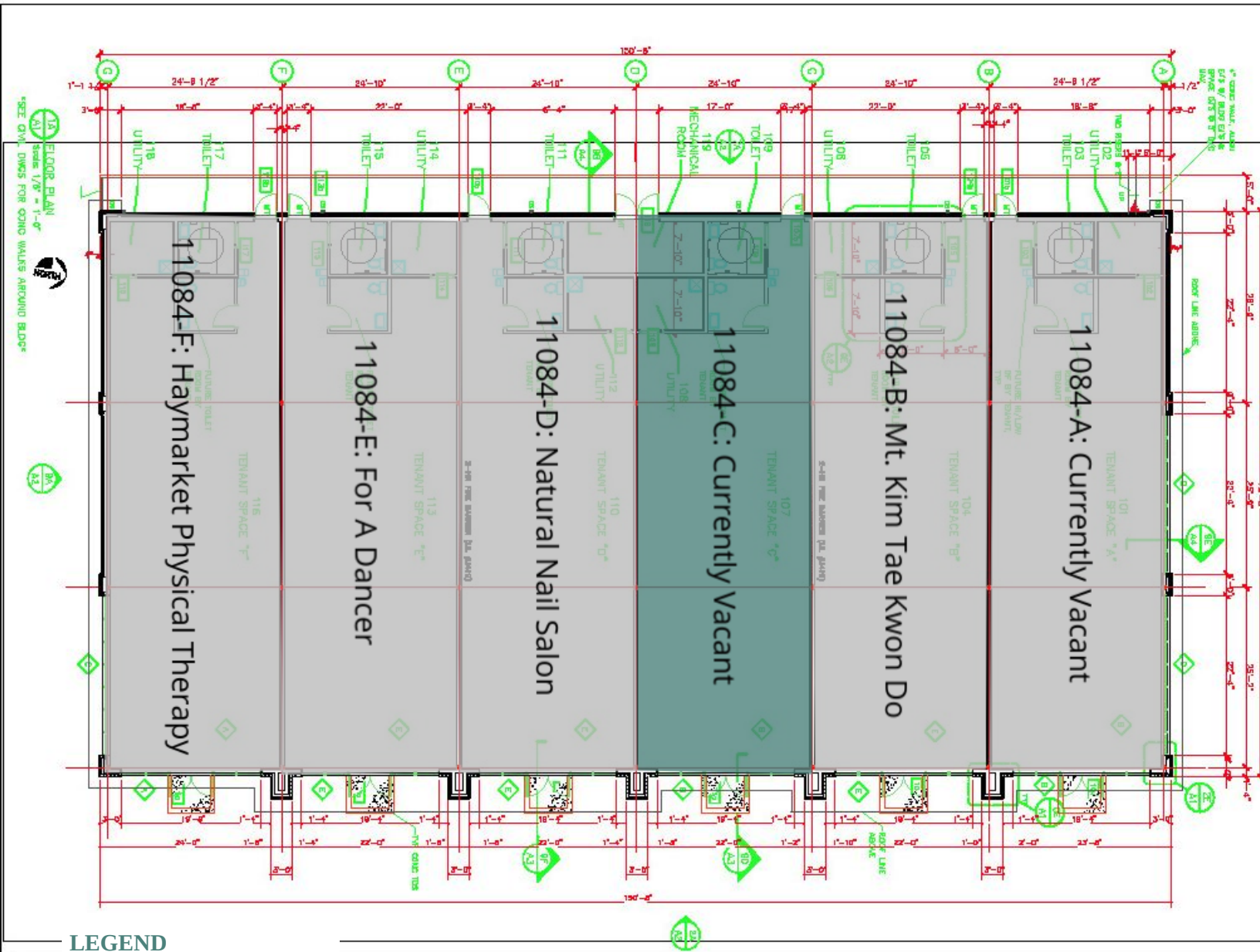
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## UNIT INFORMATION



### LEGEND

- Available
- Unavailable

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## UNIT INFORMATION

### LEASE INFORMATION

Lease Type:	Plus CAM, RE Taxes & Separately Metered Utilities	Lease Term:	Negotiable
Total Space:	1,850 SF	Lease Rate:	\$11.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
11084-A	Currently Vacant	1,950 SF	Plus CAM, RE Taxes & Separately Metered Utilities	-
11084-B	Mt. Kim Tae Kwon Do	1,950 SF	Plus CAM, RE Taxes & Separately Metered Utilities	-
11084-C	Available	1,850 SF	Plus CAM, RE Taxes & Separately Metered Utilities	\$11.00 SF/yr
11084-D	Natural Nail Salon	1,850 SF	Plus CAM, RE Taxes & Separately Metered Utilities	-
11084-E	For A Dancer	1,950 SF	Plus CAM, RE Taxes & Separately Metered Utilities	-
11084-F	Haymarket Physical Therapy	1,950 SF	Plus CAM, RE Taxes & Separately Metered Utilities	-

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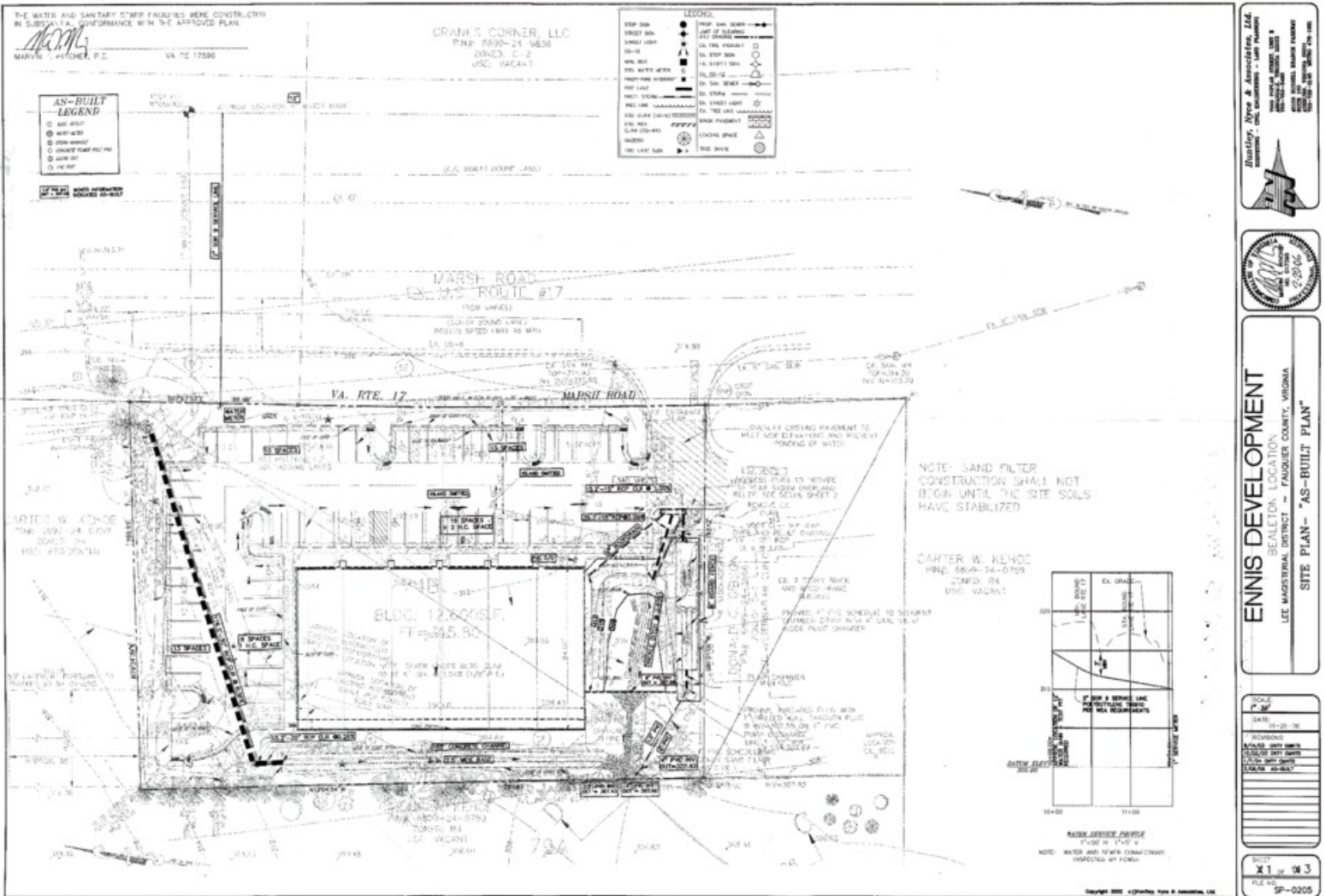
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# POLO STATION - RETAIL STRIP CENTER

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AS BUILT PLAN



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FOR LEASE

# RETAIL SPACE AT POLO STATION

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## RETAILER MAP POLO STATION



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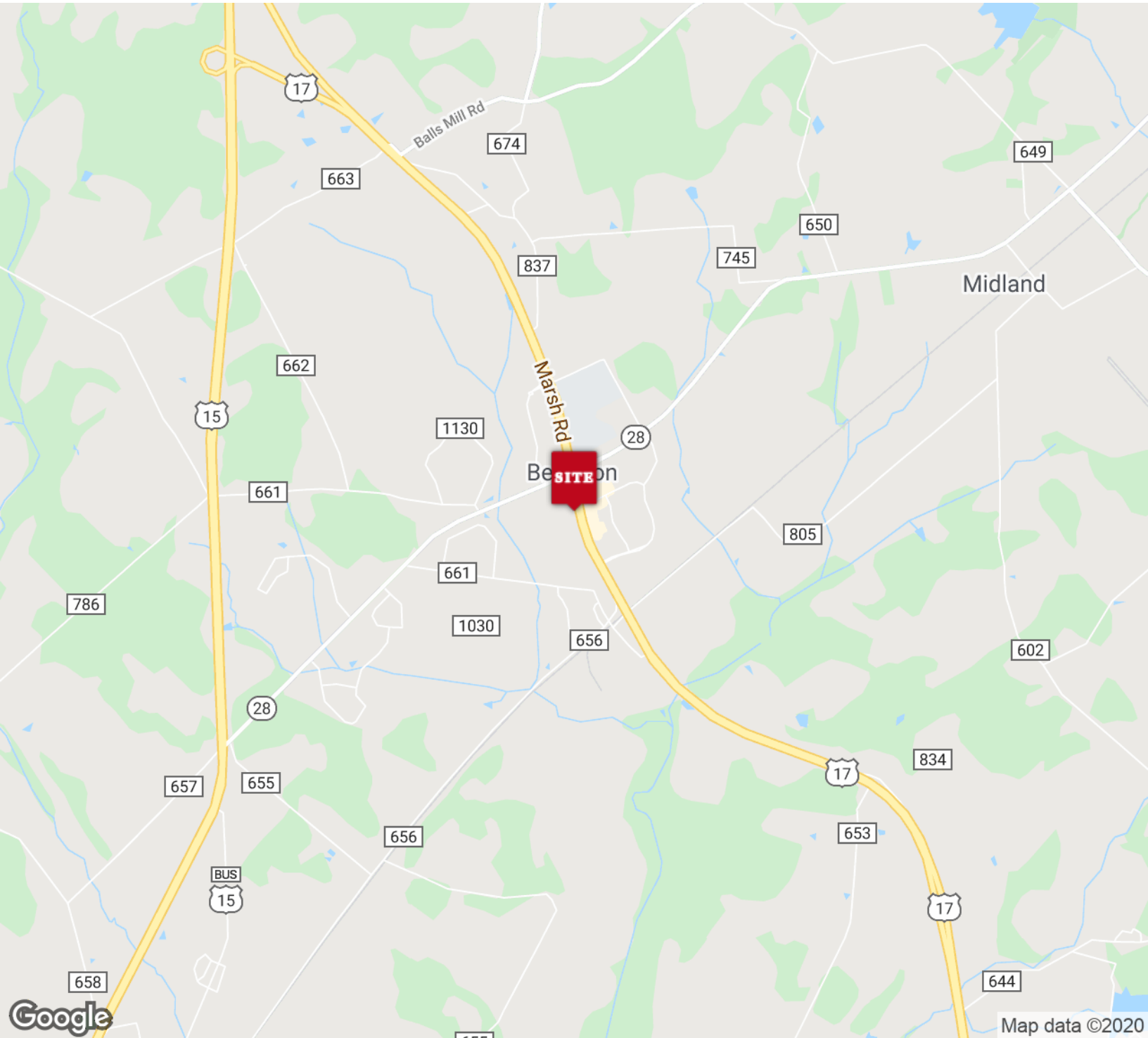
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## LOCATION MAPS



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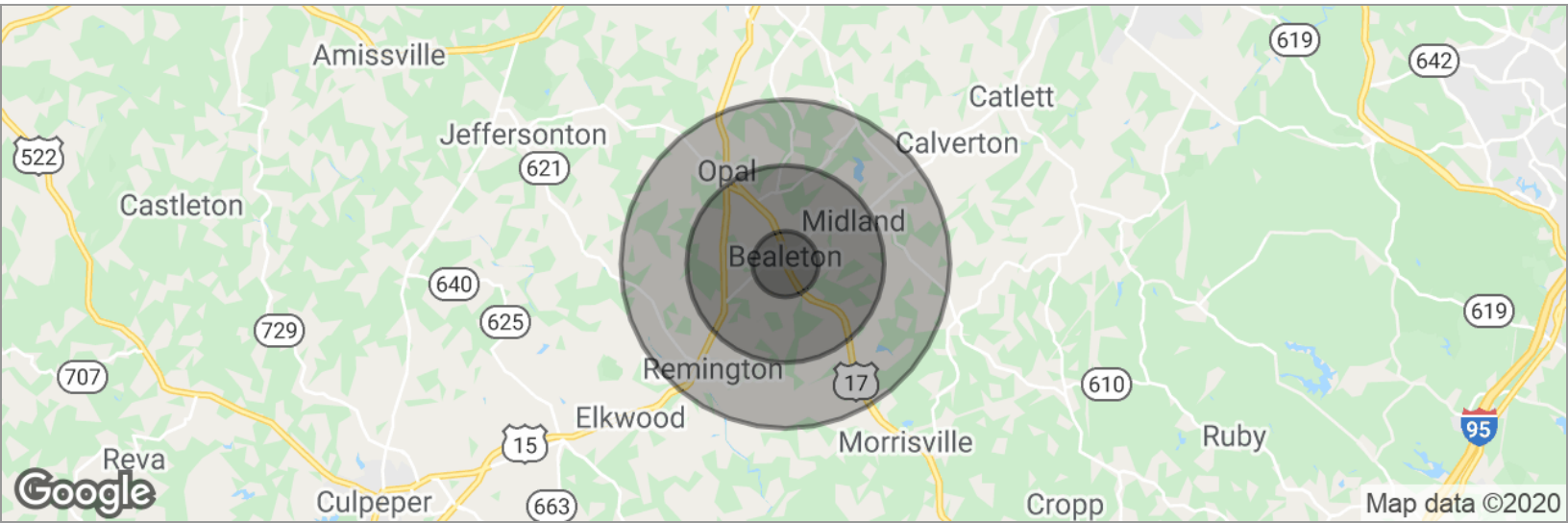


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## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,754	9,917	14,517
Median age	35.60	36.00	36.60
Median age (male)	33.7	34.0	34.5
Median age (Female)	31.3	31.8	32.7

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,285	3,389	4,963
# of persons per HH	2.90	2.90	2.90
Average HH income	\$101,708	\$93,191	\$99,279
Average house value	\$291,009	\$276,048	\$289,777

\* Demographic data derived from 2019 Costar Estimates

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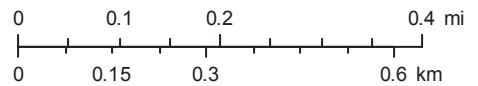


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### Designated Opportunity Zone Tracts

- Opportunity Zone Tracts
- Census Tracts
- State Census Boundaries



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community