

EXECUTIVE SUMMARY

Pinecrest Office Park 4609 Pinecrest Office Park Dr, Suite C & D, Alexandria, VA 22312



OFFERING SUMMARY

Sale Price:	\$700,000
NOI:	\$37,274
Year Built:	1986
Building Size:	2,409
Renovated:	2005
Zoning:	C-2 (Limited Office)
Taxes:	\$6,091
Assessed Value:	\$527,000
Market:	Northern Virginia
Submarket:	Alexandria
Condo Fee:	\$630 per month

PROPERTY OVERVIEW

K & M Commercial Real Estate is happy to present this investment property for SALE. A current tenant with four years remaining on Lease. Configuration: 6 offices, huge conference room, two bathrooms, kitchenette/copier room, small storage and utility rooms, ample room for clerical staff. The building is two-story Brick, with ample parking.

PROPERTY HIGHLIGHTS

- Investment Property for Sale
- Tenant with 4 years remaining on Lease
- 1, 5 year Option
- NOI of \$35,000.00
- 3% Escalations

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459 Herndon Pkwy #21 Herndon, VA 20170

ADDITIONAL PHOTOS

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LOCATION MAPS

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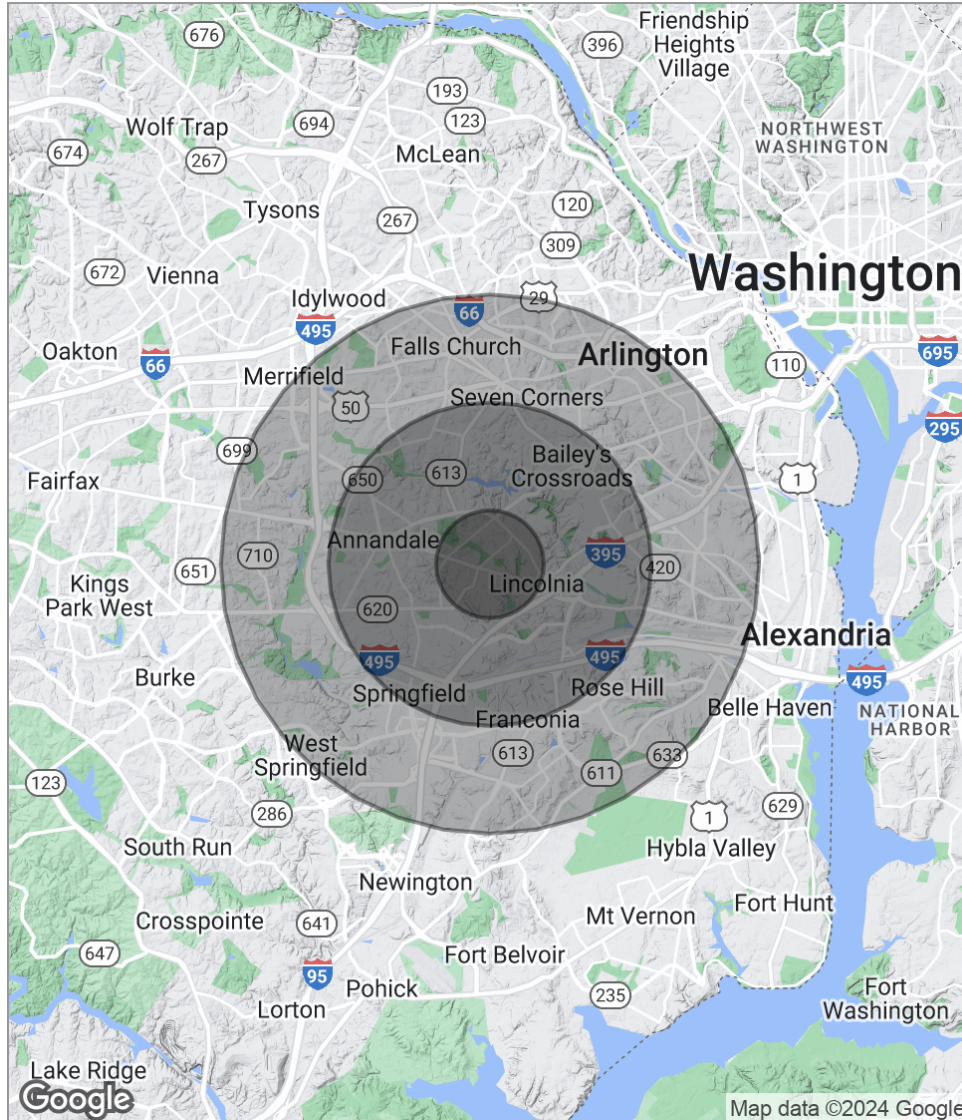
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,928	75,219	230,594
Median age	44.7	41.5	40.9
Median age (Male)	44.3	40.8	40.3
Median age (Female)	44.5	42.2	41.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,772	30,002	88,046
# of persons per HH	2.6	2.5	2.6
Average HH income	\$194,308	\$179,230	\$179,881
Average house value	\$857,848	\$753,961	\$755,640

** Demographic data derived from 2020 ACS - US Census*

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