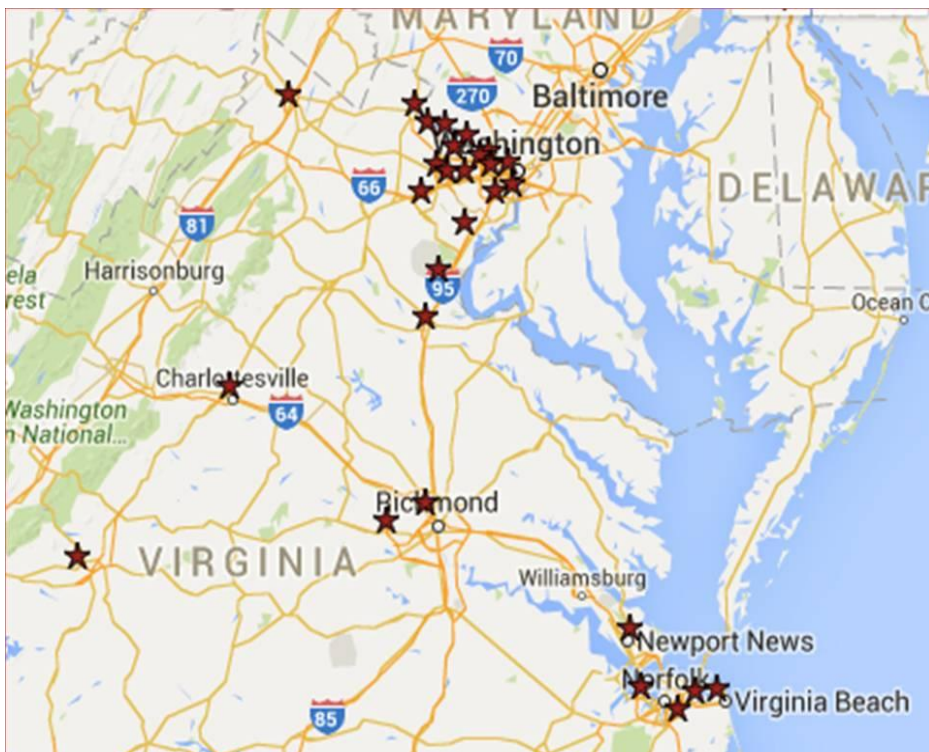




## AVAILABLE LISTING PORTFOLIO

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Virginia Beach - Town Center  
Winchester

Alexandria - Old Town  
Loudoun Gateway  
Charlottesville  
Chesapeake/Western Branch  
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Lynchburg  
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**Bill Plasha**  
Regional Director

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Bplasha@kwcommercial.com



### KW Commercial Northern Virginia Region

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**Bridget Schmitz**  
NOVA Area Director

Cell: 703.282.2131  
Phone: 703.564.4001  
boschmitz@kwcommercial.com



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**Carolyn Betts**  
Charlottesville Area Director

Phone: 434.220.2225  
Cell: 434.242.3336  
bettscim@kwcommercial.com



### KW Commercial Hampton Roads Region

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**Melissa Taft**  
Hampton Roads Area

Phone: 757.422.4600  
Cell: 757.277.6947  
melissa.taft@kwcommercial.com



**EXCLUSIVE COMMERCIAL LISTINGS**

PROPERTY PHOTO	PROPERTY LOOPNET ID	PROPERTY LOCATION	SPACE AVAILABLE	PROPERTY DESCRIPTION	ASKING PRICE
 <p><b>EXPIRED</b></p>	For Sale ID 18452869	Washington Hwy & North Telegraph, Doswell, VA 23047	Lot #1: .624 AC Lot #2: .621 AC Lot #3: .623 AC Lot #4: .943 AC	Lots are available separately or combined totaling 2.81 Acres. Land is flat & level with road frontage on (3) sides. Easily accessible to I-95, zoned A-1	Lot 1: \$33,800 Lot 2: \$32,800 Lot 3: \$29,800 Lot 4: \$49,800
 <p><b>EXPIRED</b></p>	For Sale ID 18454265	3117 Anderson Hwy, Powhatan, VA 23139	7.7 Acres	Land is flat, level and cleared with over 1,000ft of frontage, located on busy commuter corridor with average traffic count of 21,000 per day, zoned RC	\$694,500.00
 <p><b>SOLD</b></p>	For Sale ID 18513359	342 Mecklenburg Drive, Chase City, VA 23924	8,000 SF	Property located in small, friendly, historic town in south central Virginia on large corner asphalt lot zoned B2	\$77,000.00
 <p><b>REDUCED</b></p>	For Sale ID 18629763	9718 County Drive, Disputanta VA 23842	2,971 SF Building on 2.58 Acres	Free standing building beautifully situated on busy highway with high vehicle traffic counts, outstanding frontage and great visibility to RT 460, zoned 410 – Commercial Improved	\$99,995.00

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### EXCLUSIVE COMMERCIAL LAND LISTINGS

PROPERTY PHOTO	PROPERTY LOOPNET ID	PROPERTY LOCATION	SPACE AVAILABLE	PROPERTY DESCRIPTION	ASKING PRICE
<p><b>LEASED</b></p>	For Lease ID 18502684	2354 Warehouse Lane, Goochland VA 23063	Unit B: 2,670 SF	Well maintained warehouse with (1) available bay, separate 3-phase electric and security, 15x15 overhead doors, 60ft depth, 17ft walls w/25ft peak, zoned M-1	\$5.00 p/sf/yr (Unit B)
<p><b>PRICE REDUCED</b></p>	For Sale ID 18681144	421 E. Hundred Road, Chester VA 23836	0.88 Acres	Land parcel is flat and located in the heart of E. Hundred Road expansion plans, close to busy 4-way traffic light intersection which provides high traffic counts, zoned C3 & A	\$179,900.00
<p>8401 Mayland Drive: Office Suites Available in Henrico Five (5) Spacious Suites Totalling 4,594 square feet</p>	For Lease ID 18655465	8401 Mayland Drive, Henrico VA 23294	(5) Units Totalling 4,594 SF	Owner-occupied, well maintained office building near west end with (5) suites available. Spacious with plenty of natural light that can be modified to fit tenant needs, zoned O-2	\$12.00 p/sf/yr + Set NET & CAM
<p>Property Zoned For a (9) STORY BUILDING</p>	For Sale ID 18670016	717 Branchway Road, North Chesterfield VA 23236	1.40 Acres	Property lot is level and cleared. Busy location provides excellent visibility and high traffic counts, zoned for (9) story building in Chesterfield County. I1 – Light Industrial	\$1,250,000.00
<p>4.00 acre Redevelopment 4.00 acre Redevelopment 4.00 acre Redevelopment 4.00 acre Redevelopment</p>	For Sale ID 18734674	2900 Anderson Hwy, Powhatan VA 23139	36.42 Acres	Beautiful rolling hill land parcel located on busy RT. 60/Anderson Hwy & Red Lane. Thriving economic corridor in fast growing county with high traffic counts & great demographics. Zoned RC	\$2,250,000.00



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## EXCLUSIVE COMMERCIAL LISTINGS

PROPERTY PHOTO	PROPERTY LOOPNET ID	PROPERTY LOCATION	SPACE AVAILABLE	PROPERTY DESCRIPTION	ASKING PRICE
 <p><b>9630 Iron Bridge Rd</b> <b>SOLD</b></p>	<p><b>For Sale</b> <b>ID</b> <b>18729694</b> <b>&amp;</b> <b>For Sale</b> <b>ID</b> <b>18729722</b></p>	<p>9630 &amp; 9640 Iron Bridge Road, Chesterfield VA 23832</p>	<p>9630: 1.2 AC 9640: 0.98 AC</p>	<p>Beautiful, level lots totaling 2.18 acres. Close to RT. 288 with great visibility &amp; over 283ft of road frontage. Excellent opportunity for development &amp;/or investment. Zoned O2</p>	<p><b>9630:</b> <b>\$268,000.00</b> <b>9640:</b> <b>\$245,000.00</b></p>
 <p><b>UNDER CONTRACT</b></p>	<p><b>For Sale</b> <b>ID</b> <b>19971196</b></p>	<p>12285 King William Rd, Aylett VA 23086</p>	<p>4.76 Combined Acres</p>	<p>Three parcels available totaling 4.76 acres. Lot 59C has free standing building of 1800SF w/covered garage. Lot D has 2 wells &amp; a septic system. Motivated Seller!!!! Zoned B1</p>	<p><b>\$289,900.00</b></p>
 <p><b>SOLD</b></p>	<p><b>For Sale</b> <b>ID</b> <b>18859652</b></p>	<p>6424 Elkhardt Road, Richmond VA 23225</p>	<p>2,880 SF 0.58 Acres</p>	<p>Beautifully situated 2,880 SF free standing building on .58 acres in busy part of city. Perfect for retail, office or industrial use. Zoned R-01</p>	<p><b>\$459,995.00</b></p>
	<p><b>For Sale</b> <b>ID</b> <b>18876493</b></p>	<p>Danville Property Bundle (7 Properties)</p>	<p>Various</p>	<p>Seven (7) property investment bundle opportunity. Located in beautiful Southside Virginia just north of N.C. in the city of Danville, VA Zoned: Residential</p>	<p><b>\$153,500.00</b></p>
 <p><b>Withdrawn</b></p>	<p><b>For Lease</b> <b>ID</b> <b>10826218</b></p>	<p>2939 W. Marshall St, Richmond VA 23230</p>	<p>2,083 SF</p>	<p>Prime location off of W. Broad St in downtown City of Richmond – Scott's Addition! Commercial/Industrial Office space on 1st floor available. Zoned M-1</p>	<p><b>\$2,500 p/mo</b> <b>(NNN)</b></p>

**EXCLUSIVE COMMERCIAL LISTINGS**

PROPERTY PHOTO	PROPERTY LOOPNET ID	PROPERTY LOCATION	SPACE AVAILABLE	PROPERTY DESCRIPTION	ASKING PRICE
 <p>2121 Carter Gallier Blvd, Powhatan VA 23139 2.09 Acres of Vacant Commercial Land For Sale</p> <p><b>REDUCED</b></p>	For Sale ID 19076075	2121 Carter Gallier Blvd, Powhatan VA 23139	2.09 Acres	Vacant level land lot located in industrial park, ideal for warehouse. Water & sewer available to site. Fast Growing economically thriving area. Close to I-64 & I-95. Zoned I-1	\$199,995.00
 <p>0.92 Acre of Land on Lake Anna For Sale</p> <p>Build Your Dream Residence/Summer Home Here and Enjoy Waterfront Access!</p>	For Sale ID 19105574	0 Thelma Lane, Mineral VA 23117	0.92 Acres	Beautiful wooded 0.92 acre lot on Lake Anna. Nearby access to public boat dock & ramp. Ideal to build residential home. Priced below tax valuation, motivated seller! Zoned Residential	\$76,543.21
 <p>19.86 Acres of Land on Goochland Road For Sale</p>	For Sale ID 19131888	1750 Cartersville Road, Goochland VA 23063	19.86 Acres	Two (2) beautiful rural land parcels totaling 19.86 acres. close proximity to rapid westward growth from Richmond Metro Area. Zoned A1	\$119,000.00
 <p><b>REDUCED</b></p>	For Sale ID 19141471	0 Anderson Hwy, Powhatan VA 23219	43.14 Acres	Level to rolling land on RT 60. Located in fast growing & economically thriving area. Variety of uses and convenience to RT. 288, I-64, I-95 & Powhite Pkwy. Zoned RC/A	\$2,750,000.00

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### EXCLUSIVE COMMERCIAL LISTINGS

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	<b>For Sale ID 19172550</b>	3309 & 3313 Hull Street, Richmond VA 23224	3,604 SF / 0.45 AC	Two story office space with build out in progress. Second story has private entrance. Adjacent lot is vacant land (0.36 AC) Excellent location in Burfoots Addition. Zoned B-3	<b>\$277,000.00</b>
 <b>SOLD</b>	<b>For Sale ID 19242230</b>	701 W Clay Street, Richmond VA 23220	4,620 SF	Investment property with 3 leased apartments and retail space on busy corner of W Clay St & Belvidere near Scott's Addition. Great opportunity for appreciation & income. Zoned: R-7	<b>\$525,000.00</b>
	<b>For Sale ID 19333204</b>	2306 & 2320 Charles City Rd, Henrico VA 23231	4.26 Acres	4.26 combined acres of level, cleared land with an existing structure. Close to major transportation routes in Richmond, VA. Priced to Sell, very motivated seller! Zoned A-1	<b>\$325,000.00</b>
	<b>For Lease ID 19380791</b>	2921-2923 North Ave, Richmond VA 23222	3,619 SF	Vacant space available to fit tenants needs. Located in historic area just minutes from Broad St & Scott's Addition. Possible improvement package. Zoned B-2	<b>\$7.50 p/sf/yr</b>





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 <p><b>EXPIRED</b></p>	For Sale ID 19354530	6095 Mechanicsville Tpke, Mechanicsville VA 23111	1.0 acre	Developmental land with older residences on it. Located in rapidly growing corridor on busy roadway. Zoned: B-3	\$855,000.00
 <p><b>EXPIRED</b></p>	For Sale ID 19354520	6103 Mechanicsville Tpke, Mechanicsville VA 23111	0.95 acre	Developmental land with 0.95 acres on a heavily traveled East-West thoroughfare. Zoned: A-1 Agricultural	\$812,250.00
 <p><b>EXPIRED</b></p>	For Sale ID 19354520	0 Mechanicsville Pike, Mechanicsville VA 23111	0.91 acre	Developmental land with 0.91 acres in a rapidly growing economically strong area. Zoned: A-1 Agricultural	\$778,050.00
	For Sale ID 19266276	2971 Valley Ave, Winchester VA 22601	10,419 SF (36 Rooms)	Extended Stay Corporate Suites and Office Center including loft suites. Centrally located off major roadways in commercial business district. Zoned	\$2,300,000.00







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	<b>For Lease ID 18927614</b>	3257 Jefferson Davis Hwy, Stafford VA 22554	7,448 SF	Stand alone retail building 3,100 SF w/sales floor, 2 Bays & yard storage option. Additional warehouse space + 2 Bays 2,500 SF on site. Frontage on RT 1 has excellent visibility.	<b>\$.08 - \$1.27 P/SF/YR</b>
	<b>For Sale ID 19053945</b>	Russell Branch Pkwy, Ashburn VA 20147	10.46 AC	Land site can be divided into 2 parcels. Adjacent to Kincora development and Strayer University, fronting RT. 7 at Russell Branch Pkwy and Pacific Blvd extension. Zoned PD-OP Loudoun County	<b>\$4,650,000.00</b>
	<b>For Sale ID 19178698</b>	1256 Old Bridge Rd, Amissville VA 20106	135.58 AC	Plan for 50 Builder Lots located in northern Culpeper County. Well & septic w/option for more lots. Engineered plan w/soils & environmental studies available. Zoned R1	<b>\$1,195,000.00</b>
 <b>SOLD</b>	<b>For Sale ID 19248733</b>	406 N. Loudoun St, Winchester VA 22603	8,951 SF (14 Units)	Sky White Apartments with 14 off street parking spaces centrally located within walking distance from town center. Coin Laundry on-site. 7-Eff/Studios, 6-1BRs + 1-2BR units. Well maintained with strong rental history located in historic district.	<b>\$825,000.00</b>







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## EXCLUSIVE COMMERCIAL LISTINGS

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	<b>For Sale ID 18782526</b>	8914 Mears Street, Fairfax VA 22031	2.59 AC	5 residential lot subdivision, By Right with approved, proffered Concept Development plan. Located near Vienna Metro, Rt. 66 & Nutley. Plan with 4 lots + Farm House. Buyer Broker Coop Fee. Beautiful Site	<b>\$1,275,000.00</b>
	<b>For Sale ID 18381457</b>	2060 Tacketts Village Square, Lake Ridge VA 22192	0.33 - 2.17 AC	Retail and Office Pads - Finished Site w/frontage on Minnieville Rd & Old Bridge intersection. Can combine sites with retail pad as 1st floor retail in Office or larger retail site. New medical center on adjacent property.	<b>\$750,000.00 - \$1,750,000.00</b>
	<b>For Lease ID 19287716</b>	404 People Place, Charlottesville VA 22911	3,492 SF	Virginia National Bank building. Highly visible Class A office bldg with abundant parking, backup generator and SIPRnet available. Full service lease includes 5 day/week janitorial service.	<b>\$25.00 P/SF/YR</b>
	<b>For Lease ID 16605419</b>	400 Reas Ford Road, Earlysville VA 22936	16,000 SF	Earlysville Business Park has industrial warehouse space available with drive in & (2) loading docks. Heated & sprinkled. Large amount of adjacent office space is also available if needed. Perfect for distribution. Maintenance on premises.	<b>\$6.00 P/SF/YR</b>





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## EXCLUSIVE COMMERCIAL LISTINGS

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	<b>For Sale ID 18704514</b>	0 Village Blvd, Palmyra VA 22963	2.16 AC	Located at The Villages at Nahor. Bank owned, zoned for senior independent multi-family / assisted living facility with developed 50+ adult community. All infrastructure in place. Clubhouse and pool completed and open.	<b>\$450,000.00</b>
 <b>FULLY LEASED</b>	<b>For Lease ID 18955349</b>	1885 Seminole Trail, Charlottesville VA 22901	5,472 SF	Retail bldg at corner of one of the busiest signalized intersection in Charlottesville. Abundant parking with large monument sign & bldg signage allowed. Available space in southern corner closest to the intersection with the best visibility from 29.	<b>\$22.00 P/SF/YR</b>
	<b>For Sale ID 19314656</b>	1 Thomas Jefferson Parkway, Palmyra VA 22963	5.81 AC	Commercial land lot zoned for retail or office use with utilities to site. High density surrounding area located 7 miles from Charlottesville. Elevated site directly.	<b>\$550,000.00</b>
 <b>UNDER CONTRACT</b>	<b>For Sale ID 19315546</b>	2100 E. Market Street, Charlottesville VA 22902	105,000 SF 10 Acres	Woolen Mills industrial property with great re-development potential for condos with retail. Qualifies for historic tax credits. Flex space with 18 Ft clear ceiling height.	<b>\$5,000,000.00</b>




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 <p><b>APPROX. 1,000 SF STILL AVAILABLE!!</b></p>	For Lease ID 19453116	11543 Nuckols Road, Glen Allen VA 23059	2,148 SF	Office Condo property within the Grove Park Square Office Condominium Park. Space can be split in two or offered as a whole with the ability to suit tenant(s) needs. Well maintained and can suit a variety of needs & layouts. Zoned OS	\$20.00 P/SF/YR
	For Sale ID 19469426	2620 Anderson Hwy, Powhatan VA 23139	3.66 AC	Prime developmental Site located in Powhatan Retail Submarket corridor for a change to join new & existing franchises / businesses as this area has one of the highest traffic counts in Richmond. Zoned RC	\$475,000.00
	For Sale ID 19482315	13262 Hanover Courthouse Rd, Hanover VA 23069	2.0 Acres	Retail development property with potential traffic signal and public utilities (water/sewer). Adjacent to historic Hanover Courthouse. Zoned B-3	Price Confidential
 <p><b>PRICE REDUCED</b></p>	For Sale ID 19419629	1319 Shepard Drive, Sterling VA 20164	1,817 SF	Markey Business Center Office Condo featuring 5 offices, reception area, conference room, kitchen & 2 baths with separate storage and copier rooms. Corner office suite with expansive window line. Bldg class B	\$220,000.00

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 <b>SOLD</b>	For Sale ID 19697089	14641 Lee Highway, Unit 104; Centreville, VA 20121	1,050 SF	CentreLee Business Park is located off RT. 29 and Lee Highway in Centreville, VA. 1st floor Unit is Retail or Office Uses with good access & visibility.	<b>\$274,900.00</b>
 <b>LEASED</b>	For Sale ID 19612522	9017 Jefferson Davis Hwy, Fredericksburg VA 22407	2,280 SF	Industrial property on 3 acres located close to I-95 on highly visible Route 1 in growing area of Massaponax. Main bldg is 2,280 SF with a paved lot with storage bldg in rear with gravel drive. Zoned I-1	<b>\$3,500 p/mo</b>
	For Sale ID 19677983	590 N. Madison, Orange VA 22960	9.68 AC	Approx 10 acre retail property on Main St (Hwy 15) through town of Orange. Very welcoming to new business ventures, surrounded by retail, residential, medical and hospitality. 15,000 VPD	<b>\$2,200,000.00</b>
 <b>UNDER CONTRACT</b>	For Sale ID 19571882  For Lease ID 19571923	11201 W Huguenot Road, No. Chesterfield VA 23235	1.5 Acres / 8,938 SF  or  2,928 SF Lease Space Available	Commercial Office Building is great investment for sale or 2,928 sf of office space is available for lease. Property is well situated near (3) major shopping centers and hospital. Beautiful brick exterior. Zoned O2	<b>\$1,890,000.00</b>  or  <b>\$16.00 p/sf/yr NNN (6 Months Free!)</b>







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## EXCLUSIVE COMMERCIAL LISTINGS

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	<b>For Sale ID 19738569</b>	285 Commerce Drive, Ruckersville VA 22968	3,022 SF / 0.97 AC	Retail Property for sale with 3000+ SF quick service restaurant bldg with drive thru. Excellent frontage on 4 lane hwy (29) with crossover. Over \$100K of equipment stays. Outstanding Opportunity! North of Charlottesville in Greene County. 28,000 VPD	<b>\$699,000.00</b>
	<b>For Sale ID 19663195</b>	13220 James Madison Hwy, Orange VA 22960	596 SF / 1.09 AC	Retail outparcel bldg and ample parking. Has drive thru windows and can be enlarged. High visibility on main Hwy (15). Frontage of Colonial Sq. Shopping Center. 10,500 VPD	<b>\$325,000.00</b>
	<b>For Sale ID 19662570</b>	0 Richmond Road, Charlottesville VA 22901	9.00 AC	Highway commercial land for sale with 3 acres usable due to site challenges but priced well below assessment. High visibility from I-64 east from Pantops. Great Opportunity. 22,000 VPD	<b>\$400,000.00</b>
	<b>For Sale ID 19778640</b>	9324 & 9532 Jefferson Davis Hwy, Richmond VA 23237	1.849 AC	2 Vacant land lots on the heavily traveled Jefferson Davis Hwy / RT 1 corridor w/110ft of frontage. Prime Location!! In the heart of thriving industrial / retail / warehouse area & only .7 of a mile from I-95. Zoned C3 & R7	<b>\$225,000.00</b>





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	<b>For Sale ID 19778791</b>	Buckingham Lot 311-2-11, Buckingham VA 23921	12.76 AC	Vacant Land Lot is great opportunity for investment property. Over 200 ft of frontage on W. James Anderson Hwy. Located in scenic & historic Buckingham County. Zoned Agricultural	<b>Price Reduced!</b>  <b>\$59,990.00</b>
	<b>For Sale ID 19778874</b>	Nottoway County & RT 60, Nottoway VA 23955	80.50 AC	Developmental Land Lot on beautiful 80+ acre parcel in the heartland of Virginia. Situated in historic & beautiful Nottoway County founded in 1789. Great investment or developers ideal property. Zoned Agricultural	<b>Price Reduced!</b>  <b>\$259,990.00</b>
	<b>For Sale ID 19803572</b>	1801 Robert Fulton Drive #410, Reston VA 20191	3,089 SF	Corner office suite with expansive window line. 3 Offices and large open workspace. Built in workstations, kitchen, IT room, and furnished conference room. Easy access off Dulles Toll Rd and Sunrise Valley Drive. Zoned I-3	<b>\$795,000.00</b>
	<b>For Lease ID 19815818</b>	15181 Rosson Troilo Circle, Brady Station, VA 22714	2,700 SF	Industrial / Retail Space on Brandy Rd just outside of Culpeper. Owner pays taxes & insurance. 12' roll up door & gravel parking lot. Perfect for auto repair, painting, contractors, etc. Zoned LI	<b>\$2,000 p/mo. + utilities</b>

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	For Lease ID 19832515	4030 Gathering Place, Glen Allen VA 23060	3,000 SF	Retail Restaurant fully equipped available for lease. Located in busy shopping center with access to two roadways providing high daily traffic counts. Great opportunity for entrepreneurs!	\$9,500.00 p/mo
 <b>LEASED</b>	For Sale ID 19871911	2777-103 Jefferson Davis Hwy, Stafford VA 22554	1,200 SF	Retail Condo located in desirable North Stafford VA. Just off I95 exit 143, this NNN investment property has tenant in place with multiple year renewal options remaining. Zoned B2	\$299,000.00
 <b>SOLD</b>	For Sale ID 19871915	2785-113 Jefferson Davis Hwy, Stafford VA 22554	1,200 SF	Retail Condo located in desirable North Stafford VA. Just off I95 exit 143, this NNN investment property has tenant in place with multiple year renewal options remaining. Zoned B2	\$299,000.00
 <b>SOLD</b>	For Sale ID 19871920	2785-115 Jefferson Davis Hwy, Stafford VA 22554	1,200 SF	Retail Condo located in desirable North Stafford VA. Just off I95 exit 143, this NNN investment property has tenant in place with multiple year renewal options remaining. Zoned B2	\$299,000.00

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 <b>PRICE REDUCED</b>	<b>For Sale ID 19874125</b>	1026 Rosebrook Road, Stanardsville VA 22973	34.19 AC	Beautiful Bed & Breakfast and Event Center located in Virginia Wine Country. Includes, reception hall, commercial kitchen, cottage, residence, in-ground pool, outdoor event area with gazebo, furnishes, equipment & business!! Zoned A1	<b>\$1,500,000.00</b>
 <b>(3) SUITES STILL AVAILABLE!!</b>	<b>For Lease ID 19904760</b>	3229 Anderson Hwy, Powhatan VA 23139	Approx 5,500 SF	Office space available immediately for lease (4) Suites in Powhatan County VA. Flexible suite configurations to meet tenant needs. Close to Richmond Metro Area. Zoned RC	<b>\$15.00 P/SF/YR</b>
 <b>LEASED</b>	<b>For Lease ID 19933317</b>	1830 Ruffin Mill Circle, South Chesterfield VA 23834	2,400 SF	Office area with large spacious warehouse that would fit a variety of needs available for lease. Great location in established industrial manufacturing area. Plenty of parking with drive in bay. Zoned I2 Industrial	<b>\$9.00 - 12.00 P/SF/YR NNN</b>
	<b>For Sale ID 19612354</b>	16531 River Ridge Blvd., Woodbridge VA 22191	1.0 Acres	Retail Pad site off of Route 1 Jefferson Davis Hwy at River Oaks Shopping Center. Allows for 7200 SF - new residential construction & commercial development surrounding site. Bank Owned. Zoned B-1	<b>\$600,000.00</b>






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### EXCLUSIVE COMMERCIAL LISTINGS

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	For Sale ID 19940935	150 Truslow Road, Fredericksburg VA 22405	2,234 SF / 0.41 AC	Commercial retail property is prime opportunity for someone that is handy or looking for a project to finish. Good road visibility and zoned for a variety of uses. Zoned B-2	\$190,000.00
 <b>REDUCED</b>	For Sale ID 19957389	16118 Dahlgren Rd, King George VA 22485	1,630 SF / 1.1 AC	1.1 acres commercial land lot has potential for many uses. Building on property is in poor condition. Highly visible location along Dahlgren Road near Dahlgren Naval Surface Warfare Center. Zoned C-2	\$195,000.00
 <b>PRICE REDUCED</b>	For Sale ID 19983765  For Lease ID 19958354	11250 Roger Bacon Dr, Unit 10, Reston VA 20190	2,794 SF	Contemporary office on 3 levels with expansive windows on all floors. Street level entry to reception area, 6 private offices, outdoor deck, open work space, built-in work stations, conference room, kitchen, & 2 bathrooms. Move-in ready with furniture in place. Located off Dulles Toll Rd at Reston Wiehle Metro Stop & Sunrise Valley Dr. Zoned I-5	REDUCED: \$660,000.00  \$4,440 p/mo Plus Electric

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## EXCLUSIVE COMMERCIAL LISTINGS

PROPERTY PHOTO	PROPERTY LOOPNET ID	PROPERTY LOCATION	SPACE AVAILABLE	PROPERTY DESCRIPTION	ASKING PRICE
 <b>REDUCED</b>	For Sale ID 20009222	14641 Lee Hwy, Suite 204 Centreville VA 20121	1,217 SF	Professional Office of 1,217 SF with reception area, 2-3 offices, conference room, bathroom & kitchenette. Large windows, excellent condition, move-in ready. Zoned I-5	<b>\$299,000.00</b>
 <b>SOLD</b>	For Sale ID 20003683	107 / 109 N. King Street, Leesburg VA 20176	5,980 SF	Investment property - prime location. 2 Office/Retail buildings located in historic Leesburg fully leased with 26 parking spaces. Positioned on corner with excellent visibility. Zoned B-1	<b>REDUCED: \$1,400,000.00</b>
 <b>SOLD</b>	For Sale ID 19999930	5985 Columbia Pike, Unit # 200 & 202, Falls Church VA 22041	#200 - 1,524 SF #202 - 662 SF	Office Condos on second floor - end unit. Elevator building with ample parking. Offices, conference room, reception area & bathrooms. Bank Owned Zoned C-2	<b>Unit 200: 450,000.00</b>  <b>Unit 202: \$195,000.00</b>
 <b>UNDER CONTRACT</b>	For Sale ID 19992158	17944 Main Street, Dumfries, VA 22026	7,440 SF	Free standing bldg with frontage on RT 1. Warehouse and Office/Retail space featuring 3 offices, 2 baths, kitchen, and commercial office suite. Radiant heated flooring, 2-story mezzanine level, 21 parking spaces, drive-in bay door, 20' ceiling, tenants in place. Zoned B-2	<b>\$1,375,000.00</b>

**EXCLUSIVE COMMERCIAL LISTINGS**

PROPERTY PHOTO	PROPERTY LOOPNET ID	PROPERTY LOCATION	SPACE AVAILABLE	PROPERTY DESCRIPTION	ASKING PRICE
	<b>For Sale ID 20056977</b>	5216 Hull Street Road, Richmond VA 23224	11,612 SF	Free Standing Retail / Garage Property in Prime Location at busy intersection of Hull St & Warwick Rd. 20,000 + vpd w/high visibility. New commercial grade roof and separate HVAC units. Zoned B-3	<b>\$625,000.00</b>
	<b>For Lease ID 20060875</b>	15018, 15025, 15030, & 15040 JATS Drive, Brandy Station VA 22714	560 - 11,520 SF	Multiple Industrial bldgs (4) available for lease some can be divided into smaller spaces located on Brandy Road just outside of Culpeper. Owner pays taxes & Insurance. Buildings have roll-up doors & loading docks Zoned LI	<b>\$700 - \$8,000 Per Month Modified Gross</b>
	<b>For Sale ID 20069120</b>	0 Anderson Hwy, Powhatan VA 23139	7.885 AC	2 Adjoining parcels totaling 7.885 AC of rolling/sloping land. Perfectly situated in high growth area on busy hwy. Easily accessible to I-95 & I-64. 25 mi to Richmond. Zoned I-1	<b>\$355,900.00</b>
	<b>For Lease ID 20380001</b>	3601 Boulevard, Suite A, Colonial Heights, VA 23834	1,950 SF	Medical / Office Space best suited for patient services or office setting with dedicated exterior entrance and ample parking. Zoned BB	<b>\$13.00 p/sf/yr (NNN)</b>

**EXCLUSIVE COMMERCIAL LISTINGS**

PROPERTY PHOTO	PROPERTY LOOPNET ID	PROPERTY LOCATION	SPACE AVAILABLE	PROPERTY DESCRIPTION	ASKING PRICE
 <p><b>SOLD</b></p>	For Sale ID 20129031	6771 Temie Lee Pkwy, Chesterfield VA 23112	1.75 Acres	Developmental land parcel located just off thriving Hull St corridor in busy retail area with excellent visibility in rapidly growing economic area, can be combined with adjacent lot. Zoned C2	<b>\$299,900.00</b>
	For Sale ID 20129032	6801 Temie Lee Pkwy, Chesterfield VA 23112	4.26 Acres	Developmental land parcels located just off thriving Hull St corridor in busy retail area with excellent visibility in rapidly growing economic area. Can be sold separately or combined for this price with is a Prime Opportunity! Zoned C2 & O2	<b>\$999,999.00</b>
 <p><b>SOLD</b></p>	For Sale/Lease ID 20135479	123 South Fayette Street, Alexandria VA 22314	1,320 SF	Office Building with walk to Metro. Very attractive interior finish. Open work space, private office, full kitchen, 2 bathrooms, shower, secure entry and reserved off street parking. Seller will consider Sale/leaseback. Zoned CL	<b>\$790,000.00</b> Or <b>\$34.50 p/sf</b> <b>Modified Gross</b>







**EXCLUSIVE COMMERCIAL LISTINGS**

PROPERTY PHOTO	PROPERTY LOOPNET ID	PROPERTY LOCATION	SPACE AVAILABLE	PROPERTY DESCRIPTION	ASKING PRICE
 <p><b>PRICE REDUCED</b></p>	<p><b>For Sale</b> ID <b>20169325</b></p> <p><b>For Lease</b> ID <b>20508986</b></p>	<p>927 Maple Grove Drive, Suite 201, Fredericksburg VA 22407</p>	<p>3,196 SF</p>	<p>Beautifully built-out Office Condo space to include, 4 ofcs, 2 ba, shower, kitchenette w/refrigerator &amp; dishwasher, Large conference room, break room, open bull-pen area, IT room and welcoming reception area in lobby. Located just off RT 3 in Fredericksburg. Zoned O-1</p>	<p><b>\$649,000.00</b></p> <p>or</p> <p><b>\$21.63 p/sf/yr</b></p>
	<p><b>For Sale</b> ID <b>20173641</b></p>	<p>16801 Midlothian Turnpike, Midlothian VA 23112</p>	<p>6.15 AC</p>	<p>Prime land parcel located on highly visible intersection of Midlothian Turnpike &amp; Old Hundred Road. Busy roadway in high growth corridor with easy access to RT 288, I-64 &amp; I-95. Zoned A - Agricultural</p>	<p><b>\$999,995.00</b></p>
 <p><b>SOLD</b></p>	<p><b>For Sale</b> ID <b>20155528</b></p>	<p>7522 Diplomat Drive, Manassas VA 20109</p>	<p>928 SF</p>	<p>Condo on 1st floor in brick building with private covered entryway, 3 offices &amp; reception area in great location. This is a MUST SEE and is PRICED TO SELL! Zoned B-1</p>	<p><b>\$120,000.00</b></p>
 <p><b>SOLD</b></p>	<p><b>For Sale</b> ID <b>20154849</b></p>	<p>7524-26 Diplomat Drive, Manassas VA 20109</p>	<p>1,840 SF</p>	<p>Combined 2 units on 1st floor in brick building with private covered entryway, 5 offices, 2 bathrooms, reception area &amp; kitchen/break room in great location. This is a MUST SEE/PRICED TO SELL! Zoned B-1</p>	<p><b>\$220,000.00</b></p>

**EXCLUSIVE COMMERCIAL LISTINGS**

PROPERTY PHOTO	PROPERTY LOOPNET ID	PROPERTY LOCATION	SPACE AVAILABLE	PROPERTY DESCRIPTION	ASKING PRICE
 <p>Office/Retail Condo 2,000 SF FOR LEASE NEWLY RENOVATED TOP TO BOTTOM!!</p>	For Sale ID 20211211	1233 Mall Drive, No. Chesterfield VA 23235	2,000 SF	JUST RENOVATED TOP TO BOTTOM!! Office condo has 2 floors available for lease. Plenty of paved parking. Located across from the Chesterfield Towne Center. Zoned C-2	1st Floor \$16.00 p/sf/yr  2nd Floor \$14.00 p/sf/yr  Modified Net
 <p>REDUCED</p>	For Sale ID 20248152	8211 Hull Street Rd, No. Chesterfield VA 23235	4,977 SF	Retail Investment Property currently used as Gas Station, Car Wash and Convenience Store. Drive through capability. Situated in Bryant & Stratton College Shopping Center with high traffic counts and great demographics. Zoned C3	\$1,325,000.00
	For Lease ID 20265035	7864 Richmond Tappahannock Hwy, Aylett VA 23009	3,200 SF	Medical Office Building available for lease on Rt. 360. Adjacent to local pharmacy and fire station. Private parking lot and excellent visibility and easily accessible. Zoned B-1	\$7.00 p/sf/yr NNN
 <p>WITHDRAWN</p>	For Lease ID 20295016	106 Banks Ford Pkwy, Fredericksburg VA 22406	2,051 - 10,714 SF	Retail property available for lease is freestanding in strip center. Space is divisible. Located off of Rt 17 in south Stafford. Close to several larger retails giants. Zoned B2	\$16.00 p/sf/yr NNN

**EXCLUSIVE COMMERCIAL LISTINGS**

PROPERTY PHOTO	PROPERTY LOOPNET ID	PROPERTY LOCATION	SPACE AVAILABLE	PROPERTY DESCRIPTION	ASKING PRICE
 <p><b>PRICE REDUCED</b></p>	For Sale ID 20308211	16525 & 16531 Hull Street Road, Moseley VA 23120	1.5 Acres	Two land parcels combined for a total of 1.5 acres with frontage on Hull Street Rd (Route 360). Over 44,000 vpd with easy access to Route 288. Located near Western Chesterfield. Zoned A	\$179,000.00
 <p><b>PRICE REDUCED</b></p>	For Sale ID 20307364	4944C & 4934C Eisenhower Ave, Alexandria VA 22304	5,400 SF	Two Office Condo's combined for a total of 5,400 sf including 1,075 sf of warehouse space with 20' ceilings and auto-roll up bay door. 2 levels with private offices in excellent location off of I-395 close to Van Dorn Metro Station. Zoned flex/retail	\$1,100,000.00 or Lease Option \$16.50 p/sf/yr (NNN)
	For Sale ID 20273695	Tasker Woods: Macedonia Church / Tasker Road, Winchester VA 22602	60.28 Acres	Tasker Woods Proffered Site Plan in 2006 for 319 units. Adjacent 18.90 AC commercial site also available. Rezoning potential for multifamily, senior housing. Zoned RP	\$4,900,000
	For Sale ID 20275297	0 Tasker Road, Winchester VA 22602	18.90 Acres	Commercial land site with frontage on Tasker Road adjacent to future developmental site for up to 319 residential units. Excellent visibility with access off RT 522. Zoned B2	\$2,900,000





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PROPERTY PHOTO	PROPERTY LOOPNET ID	PROPERTY LOCATION	SPACE AVAILABLE	PROPERTY DESCRIPTION	ASKING PRICE
	<b>For Sale ID 20275312</b>	0 Tasker Road, Winchester VA 22602	30.45 Acres	Commercial site w/frontage on Tasker Rd adjacent to future developmental site for 300+ residential units. Excellent visibility with access off RT 522. Across from Walmart SuperCenter & Home Depot. Zoned B2	<b>\$3,900,000</b>
	<b>For Sale ID 20273820</b>	0 Tasker Road, Winchester VA 22602	2.59 Acres	Commercial Industrial land can be combined with 2 adjacent parcels totaling 8.12 AC. Off RT 522 at South Marketplace Industrial close to distribution center for Home Depot. Zoned M1	<b>\$323,750.00</b>
	<b>For Sale ID 20273856</b>	0 Tasker Road, Winchester VA 22602	5.53 Acres	Commercial Industrial land can be combined with 2 adjacent parcels totaling 8.12 AC. Off RT 522 at South Marketplace Industrial close to distribution center for Home Depot. Zoned M1	<b>\$691,250.00</b>
	<b>For Sale ID 20273888</b>	0 Tasker Road, Winchester VA 22602	6.67 Acres	Commercial Industrial land can be combined with 2 adjacent parcels totaling 8.12 AC. Off RT 522 at South Marketplace Industrial close to distribution center for Home Depot. Zoned M1	<b>\$833,750.00</b>



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### EXCLUSIVE COMMERCIAL LISTINGS

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	For Sale ID 20326035	16800 Monrovia Road, Orange VA 22960	1,876 SF	Beautiful Log Cabin in Lake Anna was former model home. Cathedral ceilings, wrap-around porch, kitchen, 2.5 baths & 5+ Offices would be great location for many business types. Zoned RC (Resort Commercial)	\$275,000.00
	For Sale ID 20347024	7632 Hull Street Road, Richmond VA 23235	2.45 AC	Vacant lot is level land with excellent street visibility and all utilities on site. Prime commercial developmental property site with average of 33,000 vpd. Zoned C-2	\$389,000.00
 <b>SOLD</b>	For Sale ID 20346016	313 Park Ave Unit #400 Falls Church, VA 22046	3,844 SF	Office suite features 9-10 private offices, conference rooms, open work space, bathroom w/shower, full kitchen & reception area. Centrally located one block off West Broad Street (RT 7) in the City of Falls Church.	\$695,000.00
	For Sale ID 20346157  For Lease ID 20346234	313 Park Ave Unit #300 Falls Church, VA 22046	600 SF	Office suite features reception area and 2 private offices with elevator to 3rd floor. Centrally located one block off West Broad Street (RT 7) in the City of Falls Church. Excellent for medial	\$145,000.00  or \$950 p/mo

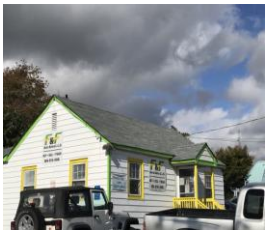


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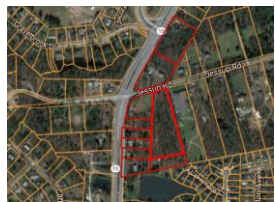

## EXCLUSIVE COMMERCIAL LISTINGS

PROPERTY PHOTO	PROPERTY LOOPNET ID	PROPERTY LOCATION	SPACE AVAILABLE	PROPERTY DESCRIPTION	ASKING PRICE
 <b>EXPIRED</b>	<b>For Sale ID 20404167</b>	100 Turner Road, Richmond VA 23225	1,425 SF	Retail Investment property has free standing building fully leased in Midlothian East / Hull Street Retail submarket with 54,000 vpd and 30 free surface parking spaces. Zoned C5	<b>\$335,000.00</b>
 <b>REDUCED</b>	<b>For Lease ID 20432207</b>	174 Kings Hwy, Fredericksburg VA 22405	4,524 SF	Industrial / Retail / Auto Related Lease Property. Used as Auto Body Shop with 5 vehicle bays, in-ground lift, paint booth, prep area, chief frame machine, 10x10 & 10x12 roll up doors. Located at highly visible signalized intersection with 20+ parking spaces. Additional equipment also available. Zoned M1	<b>\$14.59 p/sf/yr</b>  <b>Modified Gross</b>
	<b>For Sale ID 11019194</b>	10292 E Patrick Henry Road, Ashland VA 23005	1,473 SF	Free standing retail service station located on corner lot with great street visibility just off Interstate 95. Zoned B2	<b>\$2,429,000.00</b>

## EXCLUSIVE COMMERCIAL LISTINGS

PROPERTY PHOTO	PROPERTY LOOPNET ID	PROPERTY LOCATION	SPACE AVAILABLE	PROPERTY DESCRIPTION	ASKING PRICE
 <p><b>PRICE REDUCED!</b></p>	For Sale ID 20450595	296 Carrollton Road, Winchester VA 22602	309 AC	Residential development site in Frederick County consisting of 52 recorded lots that have approved plan with lot sizes ranging between 5-7 acres. Perc tests completed. Zoned RA	\$2,600,000.00
	For Sale ID 20470707	1437 Battlefield Blvd South, Chesapeake VA 23322	.75 AC	Commercial land is level and mostly cleared. Suitable for a variety of developmental opportunities with average of 20,000 VPD. Zoned B1	\$210,000.00
	For Sale ID 9708961	2801 & 2805 Hull Street Rd, Richmond VA 23224	6,591 SF Combined	Commercial Industrial property at 4000 SF with an additional 2591 SF in separate warehouse bldg. Located on corner lot with over 120 Feet of frontage providing easy access to Hull Street & E 28th Street in the City of Richmond. Great visibility with onsite parking on busy Hull Street. Zoned B-3	\$449,950.00

**EXCLUSIVE COMMERCIAL LISTINGS**

PROPERTY PHOTO	PROPERTY LOOPNET ID	PROPERTY LOCATION	SPACE AVAILABLE	PROPERTY DESCRIPTION	ASKING PRICE
 <p><b>LEASED</b></p>	For Lease ID 9574636	221 Ruthers Road, North Chesterfield VA 23235	1,250 SF	Office Suite for lease in Cloverleaf West Office Park just off Midlothian Tpke. Unit #204 is a corner unit with street visibility and large windows. Well maintained and plenty of parking in private lot.	\$900.00 p/mo (+ utilities)
 <p><b>REDUCED</b></p>	For Sale ID 9883037	3911 Challenger Ave, Roanoke VA 27012	1.36 AC	Commercial development land lot consisting of 1.36 ac in prime location off of RT. 460 with approximately 36,000 vpd at signaled intersection. Shovel ready site with water and sewer stubbed out to site. Zoned C-2	\$599,900
	For Sale ID 10826103	Iron Bridge Development Site, Richmond VA 23234	Approx. 15 AC	Prime Development land opportunity consisting of 10 parcels. Located on both sides of the corner signaled intersection of Jessup Road. Zoned R7	\$3,422,170.00
	For Sale ID 10860520	Lafayette Blvd & Wakeview Drive, Fredericksburg VA 22408	4.43 AC	Retail property with 2 additional out parcels. Profitable family owned and operated restaurant business very well maintained. Zoned C2	\$1,475,700



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	For Sale ID 10941346	2881 Anderson Hwy, Powhatan VA 23139	13.9 AC	Developmental land consisting of 13.9 AC of rolling land with approx 1,500 feet of road frontage on Anderson Hwy. Zoned R-C	\$1,500,000.00
	For Sale ID 10982031	11261 Hull Street Rd, Midlothian VA 23112	950 SF	Free standing retail property for sale on 1.12 AC has great street visibility at busy intersection of Hull Street and Genito. Zoned C3	\$735,500.00
	For Sale ID 10982047	11501 Robious Road, Richmond VA 23235	1,500 SF	Free standing retail property for sale on 0.52 AC has great street visibility with 97 ft of road frontage in Huguenot Village Shopping Center. Zoned C3	\$780,600.00
 UNDER CONTRACT	For Sale ID 11036730	4458 Baxter Road, Prince George VA 23875	8 Units	Multi-Family Complex consisting of 2 quads totaling 8 units at 900 SF each with 2bds, 1 ba, w/d and 2 parking spaces each close to Fort Lee. Zoned R2	\$575,000.00


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### EXCLUSIVE COMMERCIAL LISTINGS

PROPERTY PHOTO	PROPERTY LOOPNET ID	PROPERTY LOCATION	SPACE AVAILABLE	PROPERTY DESCRIPTION	ASKING PRICE
	For Sale ID 11125332	2313 Oaklawn Blvd, Hopewell VA 23860	7,519 SF	Prime Retail/Industrial property is cross-commercial with 2-3 bldgs on site. Strong location with high traffic counts. Fenced rear yard and paved asphalt lot with ample parking. Zoned B3	\$350,000.00
 <b>LEASED</b>	For Sale ID 11125219  For Lease ID 11125246	610 N 6 <sup>th</sup> Ave, Hopewell VA 23860	2,581 SF	Prime commercial Office/Retail space for sale or lease is turn-key single-story building with parking. Located at signaled intersection in heavy traffic area providing excellent street visibility with easy access to downtown. Zoned RP	\$229,000.00
 <b>WITHDRAWN</b>	For Sale ID 11279228	176 E Davis Street, Culpeper VA 22701	11,102 SF	Church building built in 1900's located at prime corner lot in downtown Culpeper in retail/business commercial district. Zoned C2	\$775,000.00
 <b>SOLD</b>	For Sale ID 11423303	3401 - 3413 Chalfont Drive, Richmond VA 23224	7 Units / 9,604 SF	Seven (7) unit townhome property each with 1,372 SF, 3 beds, 1.5 baths with private parking lot of 21 spaces near McGuire Veterans Hospital. Zoned R-48	\$550,000.00





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	For Sale ID 11419411	2103 & 2129 Charles City Road, Richmond VA 23231	7.82 AC	Commercial Land Parcels (2) lots are to be sold together with a combined 715 Feet of road frontage. Existing home front could allow for office space. Flat land has well & septic. Zoned R4	\$664,700.00
 <b>SOLD</b>	For Sale ID 11759384	Street, Richmond VA 23224	3,201 SF	Historic church located in Downtown Richmond. Built to Accommodate 150 guests, to include sanctuary, pastor office, choir space, full basement w/ kitchen, bathrooms, and open meeting space. Needs TLC and sold as is. Zoned R-53	PRICE UNDISCLOSED
	For Sale ID 11994656	5621 Plank Road, Fredericksburg VA 22407	1.0 AC	Vacant pad site pre- approved for retail use with drive thru capability is prime development investment opportunity in a high traffic area! Zoned C2	\$899,000.00
	For Sale ID 12072075	11 Dorothy Lane, Stafford VA 22554	0.3 AC	Prime development opportunity - Build to Suit in busy light industrial and retail district. Pad site co-located with WAWA, Papa Johns, and Meineke. Zoned B2	\$650,000.00





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PROPERTY PHOTO	PROPERTY LOOPNET ID	PROPERTY LOCATION	SPACE AVAILABLE	PROPERTY DESCRIPTION	ASKING PRICE
	<b>For Sale ID 12204671</b>	5325 Ironbridge Road, Richmond VA 23234	2.11 AC	Developmental Land parcel located at highly visible signaled intersection of Ironbridge Rd and Jessup Rd. Zoned R7	<b>\$548,600.00</b>
 <b>WITHDRAWN</b>	<b>For Sale ID 12247806</b>	11171 Robious Road, North Chesterfield VA 23235	3.0 AC	Corner lot on Robious Rd near Chesterfield Town Center and Huguenot Road corridor. Intersection with Excellent visibility Currently Zoned Agricultural w/a county plan for C-4 uses	<b>\$750,000.00</b>
	<b>For Sale ID 12249143</b>	1438 Anderson Hwy, Powhatan VA 23139	2,776 SF / 3.53 AC	Triple Net Lease Building situated on large land parcel. Fully renovated and perfect for retail or office uses. Easy access w/dedicated turn lane and intersection. Class C Zoned RC	<b>\$15.00 p/sf/yr NNN</b>
	<b>For Sale ID 12453674</b>	Telegraph Road, Alexandria VA 22310	2,500 SF	Business Opportunity. Bright and cheerful cafe with traditional French pastries is a popular spot that has been recognized by the Washington Post and various Northern VA publications. In business for 10 years!!	<b>\$375,000.00</b>



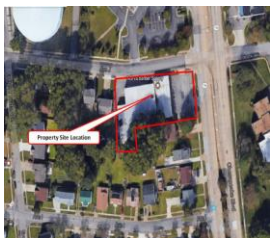


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PROPERTY PHOTO	PROPERTY LOOPNET ID	PROPERTY LOCATION	SPACE AVAILABLE	PROPERTY DESCRIPTION	ASKING PRICE
	For Sale ID 12440339	7629 Chesapeake Blvd, Norfolk VA 23513	14,316 SF	Industrial building with offices and warehouse also has business available. Located in busy retail area near Little Creek Road. 2 loading docks, gated - hydraulic lift. 4 offices, 2 bath rooms, private parking. Zoned C-1	\$1,025,000.00
	For Sale ID 12452717	2808 Fox Chase Lane, Midlothian VA 23112	5,532 SF	Two story office building situated in the Nut Tree Executive Center - a designated neighborhood business district. Ideal for a variety of uses. Handicap access with dedicated drop off access in circular drive. Well Maintained. Zoned C2	\$675,000.00
 <b>PRICE REDUCED!</b>	For Sale ID 12512976	2911 Turner Road, Richmond VA 23224	5,600 SF	Commercial property currently build out for office use in highly visible corner lot with ample private parking log and easy accessibility. Suited for Office/Retail/Light Industrial. Zoned I-1	\$539,950.00

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	For Sale ID 12580526	13506 E Boundary Road, Midlothian VA 23112	3,821 SF	Class B office building of creative loft space with adequate parking, great street visibility and very well maintained. Located in Brandermill, a well planned neighborhood development. Fully leased with secure tenant in place. Zoned I-1	\$421,000.00
	For Sale ID 12580729	13508 E Boundary Road, Midlothian VA 23112	4,767 SF	Class B office building with majority of space leased to secure tenants. Upstairs office of 927 SF is only space available for lease. Located in Brandermill close to high end retail, restaurants, etc. Zoned I-1	\$525,000.00
 <b>UNDER CONTRACT</b>	For Sale ID 12627854	2306 E Leigh Street, Richmond VA 23233	3,308 SF	Excellent visibility in Church Hill hear Jefferson Park. Property is ideal for retail, restaurant or office use. Building has been partially renovated recently but needs finishing, some equipment may convey. Zoned UB-PE4	\$600,000.00





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	<b>For Sale ID 12670850</b>	12201 Marva Way, Midlothian VA 23112	6.35 AC	Large Industrial parcel in the Oak Lake Business Park ideal for a Build to Suit application. Open land with utilities available to site. Close to RT 288, Genito Rd, and Hull Street Rd in established industrial park. Zoned I-1	<b>\$625,000.00</b>
	<b>For Lease ID 12670913</b>	2345 Lanier Road, Rockville VA 23146	3,000 SF	Commercial space available for warehouse, light industrial, or transportation and logistics. Large drive in bay doors, separate meters, locked fence and security cameras in busy Industrial park. Zoned M2	<b>\$20.00 p/sf/yr Modified Gross</b>
 <b>PRICE REDUCED</b>	<b>For Lease ID 12761290</b>	8133 Leesburg Pike, Suite 800 Vienna VA 22182	4,995 SF	Prime Tysons location is move-in ready office suite with free covered parking, 2 furnished conference rooms, full kitchen, open workroom and access to private gym. 5 YR Office Sublease	<b>\$24.50 p/sf/yr Full Service</b>
	<b>For Sale ID 13291496</b>	268 N Main Street, Bowling Green VA 22427	2,550 SF	Prime office building in quaint rural village located on corner signaled intersection with drive thru and plenty of parking. Zoned RP	<b>\$999,000</b>


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Let Our Team Be the Key To Your Commercial Real Estate Success!



### EXCLUSIVE COMMERCIAL LISTINGS

PROPERTY PHOTO	For Sale or Lease	PROPERTY LOCATION	SPACE AVAILABLE	PROPERTY DESCRIPTION	ASKING PRICE
	<b>For Sale</b> <b>ID</b> <b>13290097</b>	3400-3420 Anderson Hwy, Powhatan VA 23139	2.27 AC Combined	Commercial development parcels are each 1.135 acres located at corner signaled intersection anchored by Food Lion and other popular retailers. Zoned RC	<b>\$350,000.00 - \$700,000.00</b>
	<b>For Sale</b>	2201 Academy Rd, Powhatan VA 23139	8.08 AC	Commercial land is prime development site near corner signaled intersection located behind popular retail shopping center. Zoned C	<b>\$500,000.00</b>
	<b>For Lease</b>	10919 Northumberland Rd, Heathsville VA 22473	3,000 SF	These spaces are idea for retail, office, and residential - Property may be leased as a whole or as individual units with separate entrances. Zoned B1	<b>\$425 - \$1,700 Per Month + Utilities</b>
	<b>For Sale</b> <b>12487382</b>	11904 Darnestown Rd, Gaithersburg MD 20878	1,944 SF	Located in North Potomac, Montgomery County in Quince Orchard Medical Park. Private entry from parking into 2 combined end units with large patient waiting area, private offices and open treatment area, nurses states, lab and breakroom. Updated dental/orthodontist buildout in attractive office setting.	<b>\$699,000.00</b>



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	<b>For Sale ID 13764436</b>	2806 Fox Chase Lane, Midlothian VA 23112	2,413 SF	Medical Office for sale is a owner user opportunity in the Brandermill area off 4-way intersection at corner of Charter Colony Pkwy and Genito Rd. Open floor plan for variety of uses in great condition. Zoned C2	<b>\$430,000.00</b>
	<b>For Lease ID 13776576</b>	10201 Krause Road, Chesterfield VA 23832	5,978 SF	Medical Office located off Iron Bridge Rd. Currently owner occupied by family medicine practice with 2,500-5,978 SF available for lease. Flexible floor plan, private entrances, ADA compliant and well maintained! Zoned C2	<b>\$18.00 P/SF/YR Modified Gross</b>
	<b>For Sale ID 13850489</b>	3460 Old Washington Rd, Unit 300 Waldorf, MD 20602	3,920 SF	Medical Office condo located in medical office park, Cambridge Professional Center. Office suite combined with Ambulatory Surgical Unit has separate entrances, waiting rooms, 6 exam rooms, 3 private offices, pharmacy, storage, nurses station. Directly off elevator with ample parking! Zoned RO	<b>\$960,000.00</b>

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## COMMERCIAL MARKETING

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