



INDUSTRIAL PROPERTY FOR SALE

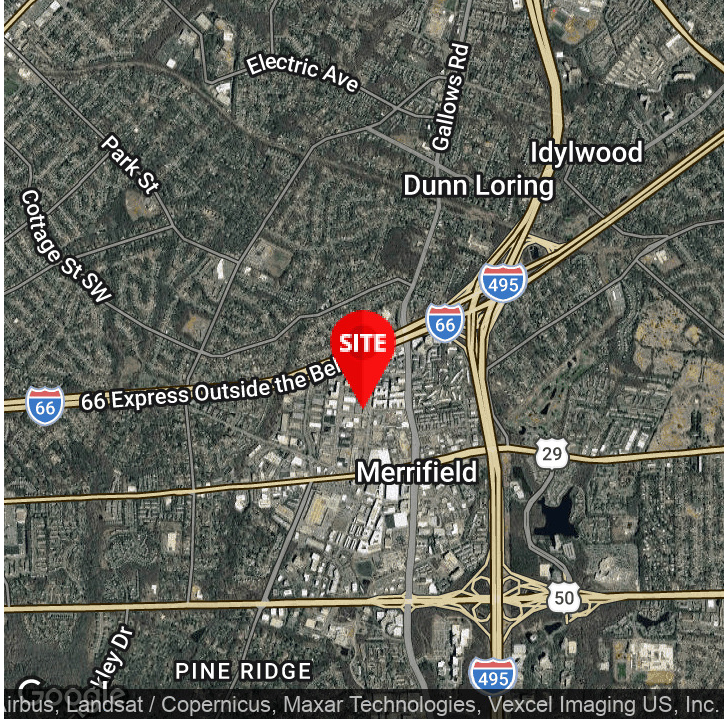
46K SF FLEX BLDG + 2 ACRES AT 8300 MERRIFIELD AVENUE & 2726 MERRILEE DRIVE

8300 MERRIFIELD AVENUE, FAIRFAX, VA 22031



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Approx. 46,000 SF flex building on 2 acres ---- 3 blocks to Dunn Loring Metro and 3 blocks to the popular Mosaic district-- with cinema, Target, numerous shoppes and restaurants. Prime Northern Virginia corner property. Current zoning is I-5 and comp plan shows multifamily.

Current gross income is over \$470,000 as the property has an approximately 46,000 SF existing flex building and an acre of extra land brings in parking income. It has is a great power and a large non-operable freight elevator.

The surrounding area has excellent demographics: Within 5 miles of the property the population exceeds 280,000 with an average household income of \$209,000. Additionally, there are 216,000 employees servicing 25,000+ businesses in the 5 mile radius.

PROPERTY HIGHLIGHTS

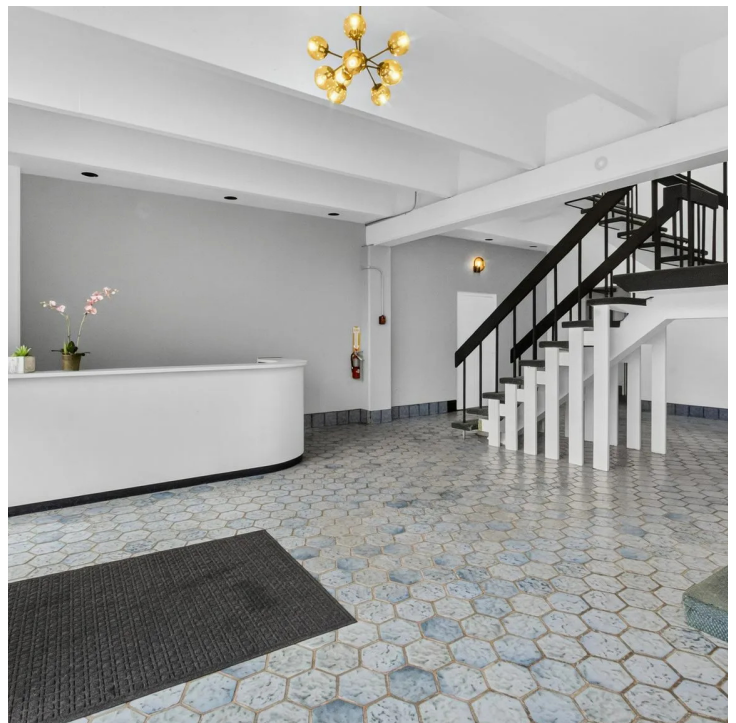
- Approximately 3 blocks to Dunn Loring Metro
- Approximately 3 block to popular Mosaic District with amenities galore including Target, a Multiplex Cinema Angelika, Matchbox restaurant, and many more shops and restaurants.
- Easy access to I-66, I-495, Rt. 29 and Rt. 50
- Approximately 3 miles to Tysons Corner- the 11th largest submarket in the country and home to HQ locations for: Hilton, Capital One, Freddie Mac, Micro Strategy, DXC Technology, Booz Allen, and Alarm.com.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,635	53,170	130,812
Total Population	19,515	143,620	362,828
Average HH Income	\$185,905	\$207,279	\$210,676

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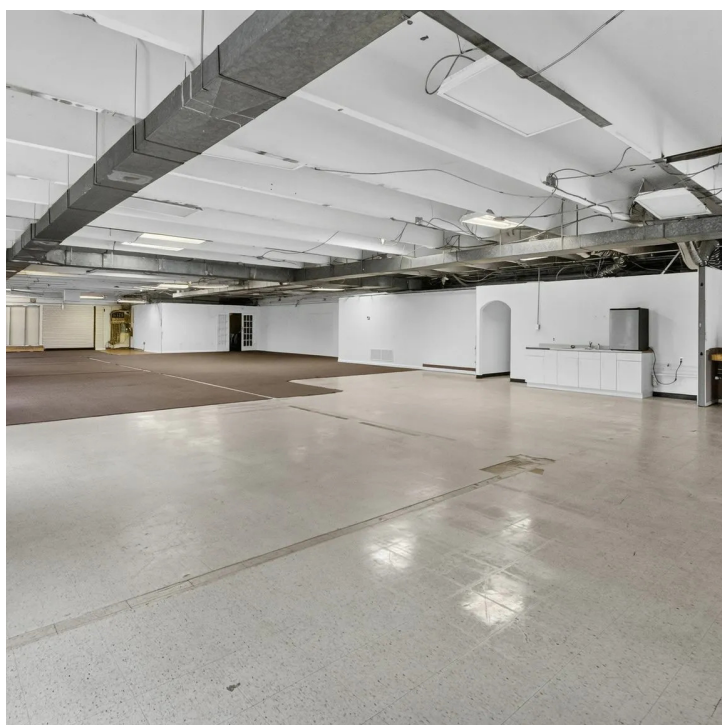
ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



DIVARIS REAL ESTATE INC // 8150 LEESBURG PIKE, SUITE 501, TYSONS, VA 22182 // DIVARIS.COM

ADDITIONAL PHOTOS // 4

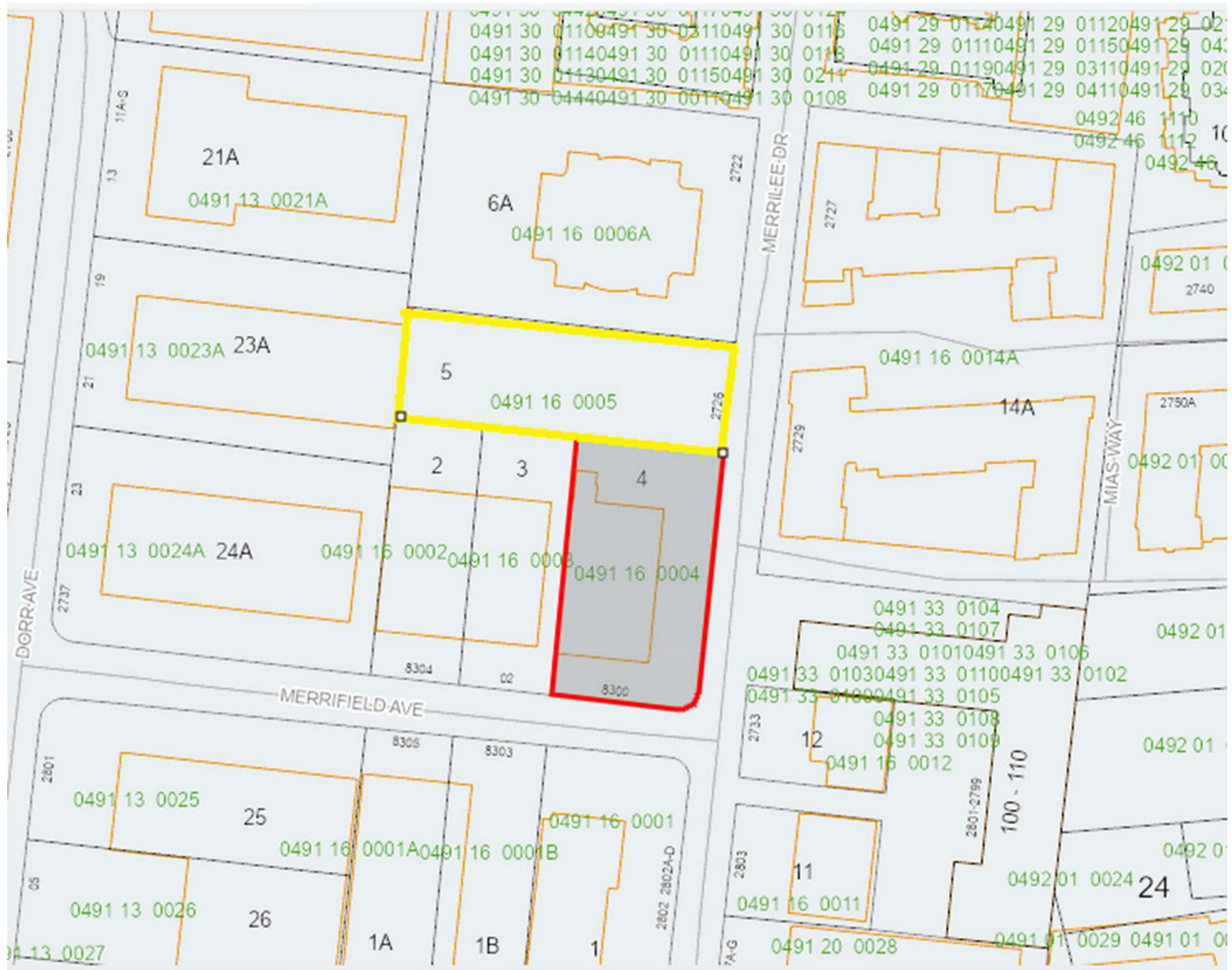
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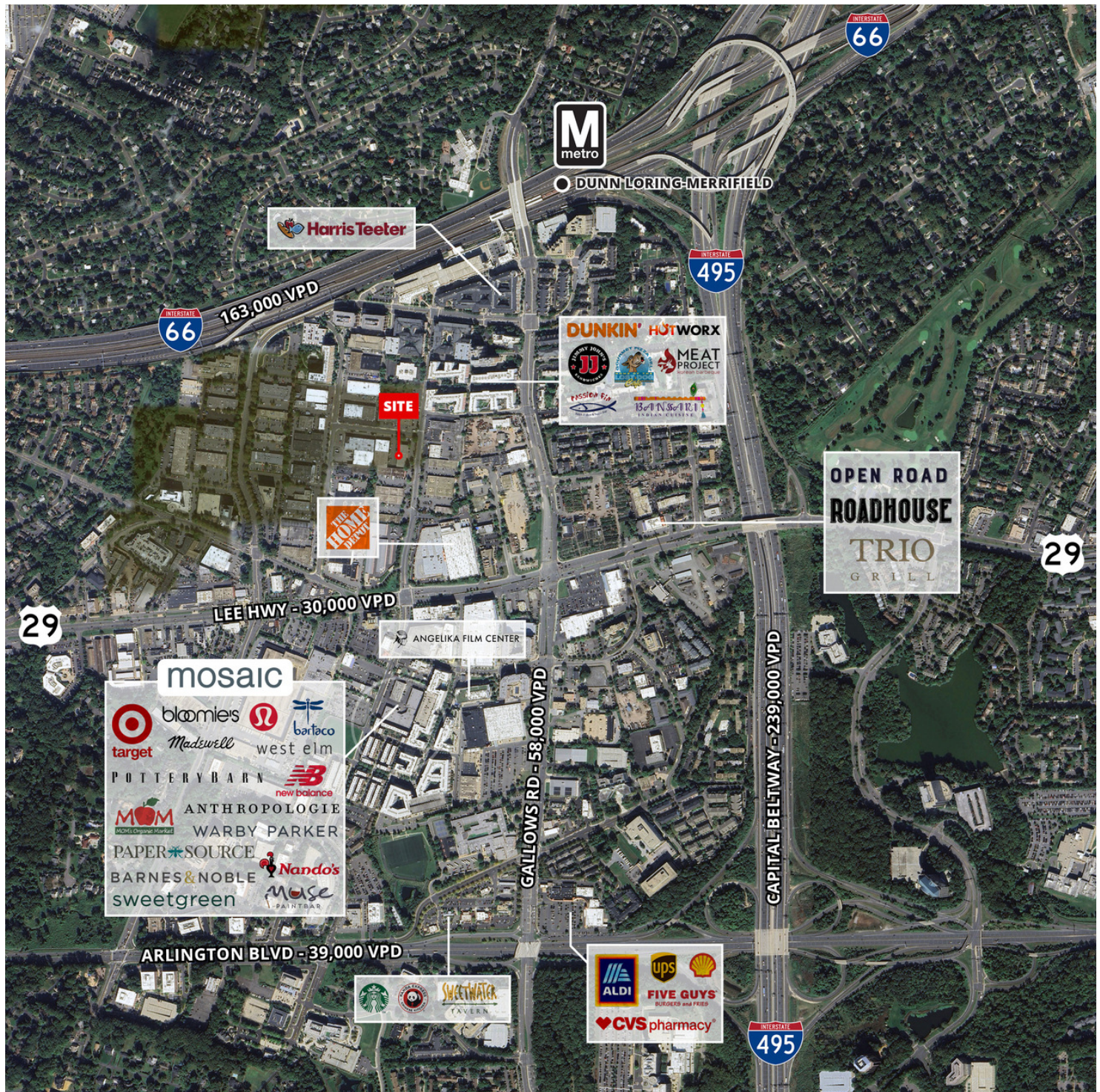
TAX MAP | AVAILABLE PARCELS



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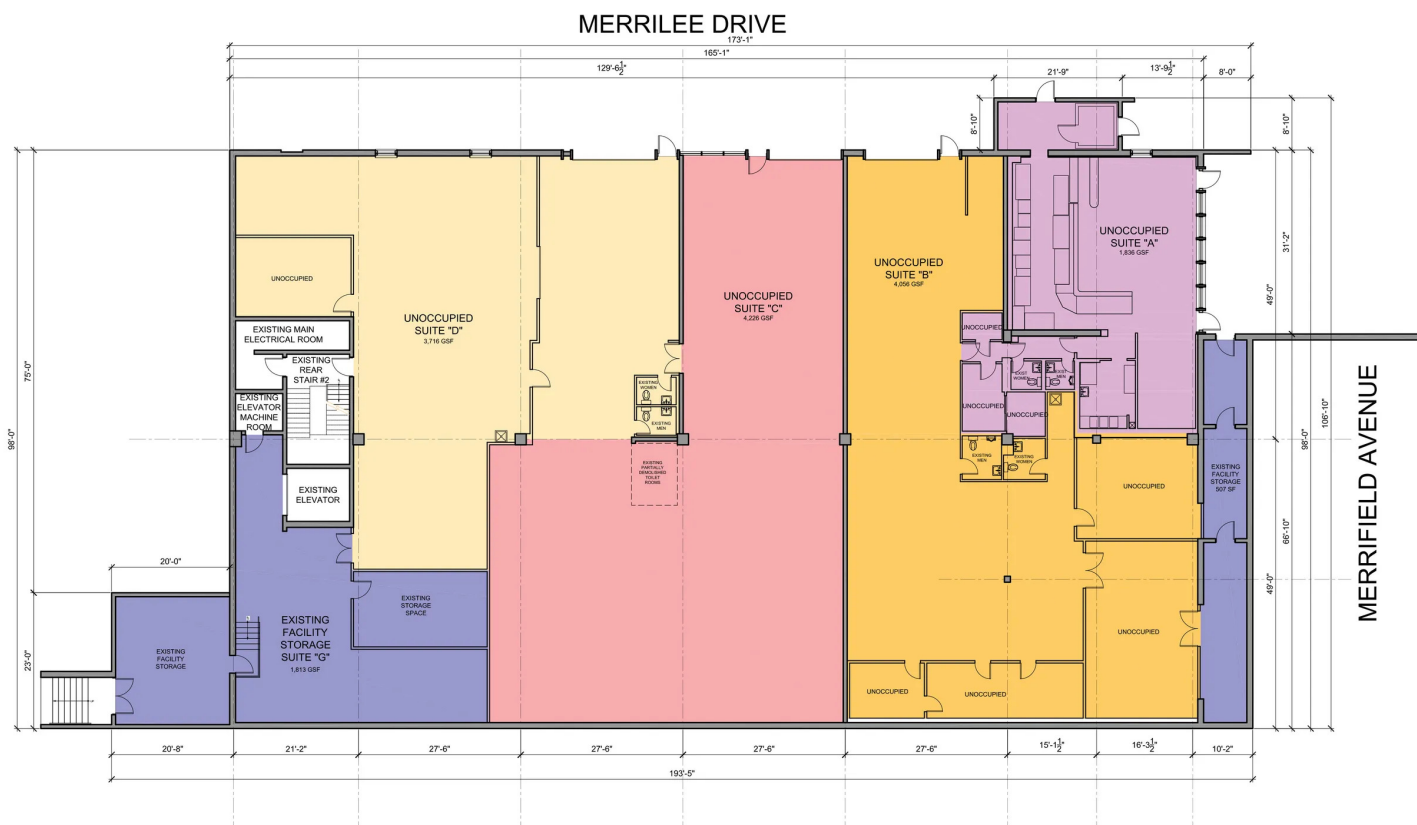
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RETAILER AERIAL



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de **DIVARIS**
REAL ESTATE, INC.



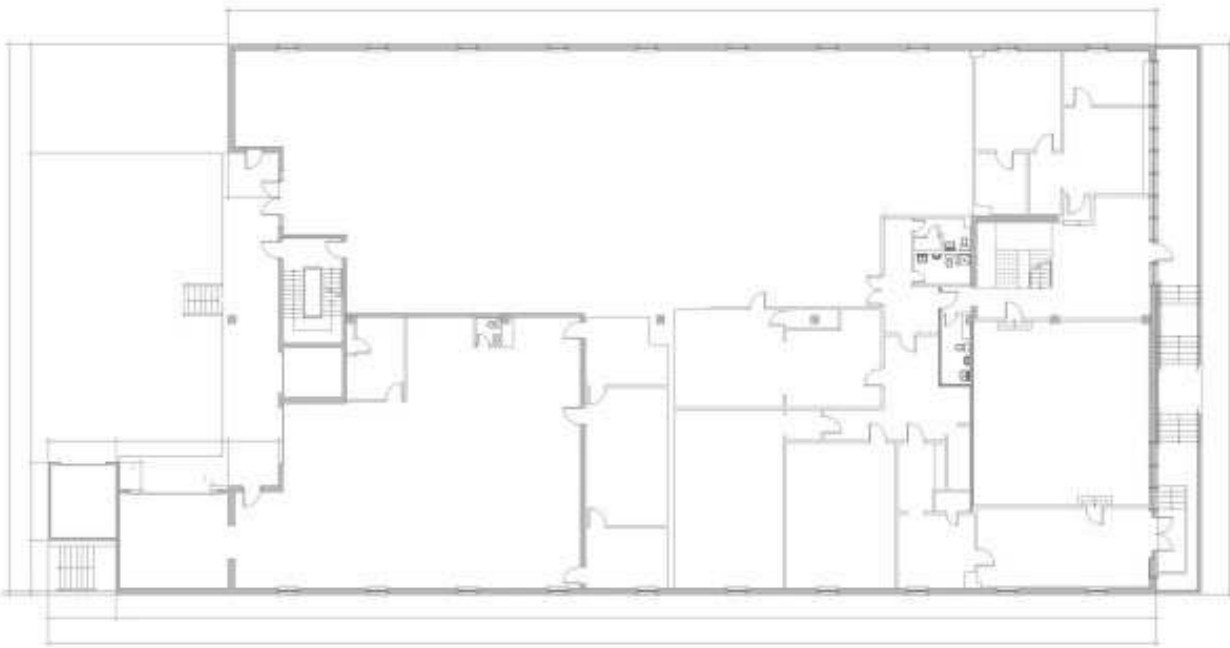
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SECOND FLOOR PLAN | EXISTING | 15,611 GSF



MERRILEE DRIVE



MERRIFIELD AVENUE

SECOND FLOOR GROSS FLOOR AREA: 15,611 GSF

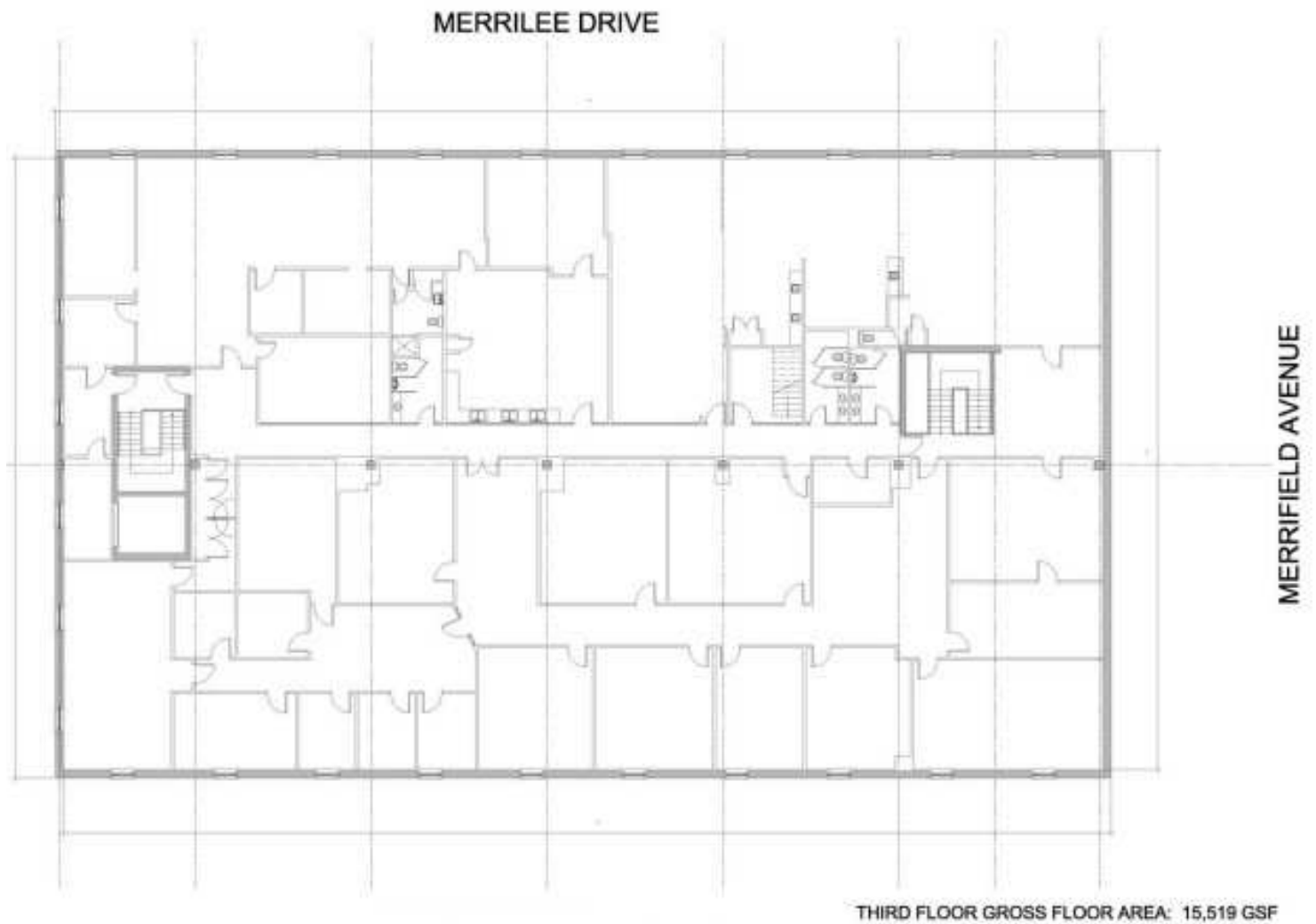
A SECOND FLOOR PLAN - EXISTING



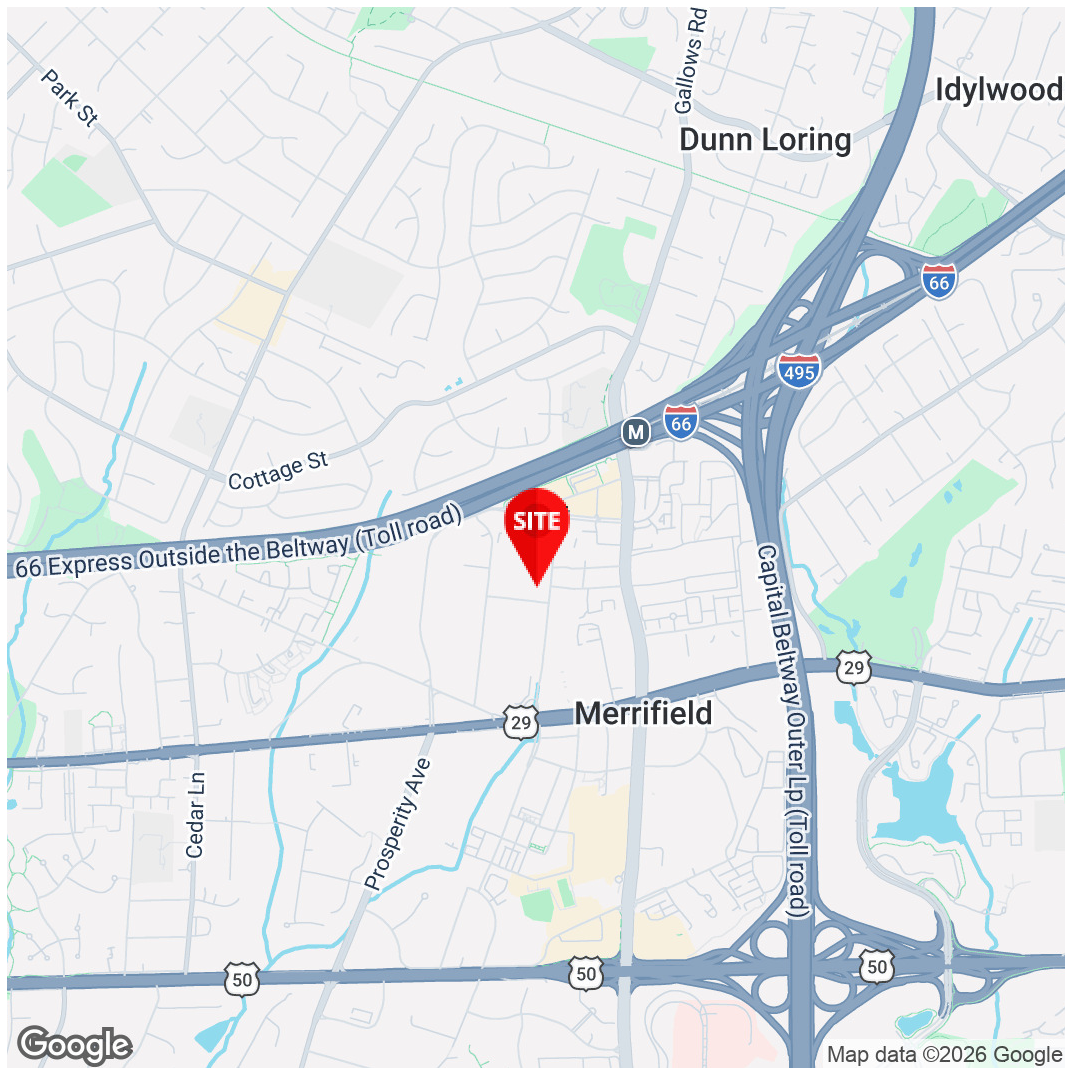
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THIRD FLOOR PLAN | EXISTING | 15,519 GSF



THIRD FLOOR GROSS FLOOR AREA: 15,519 GSF



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