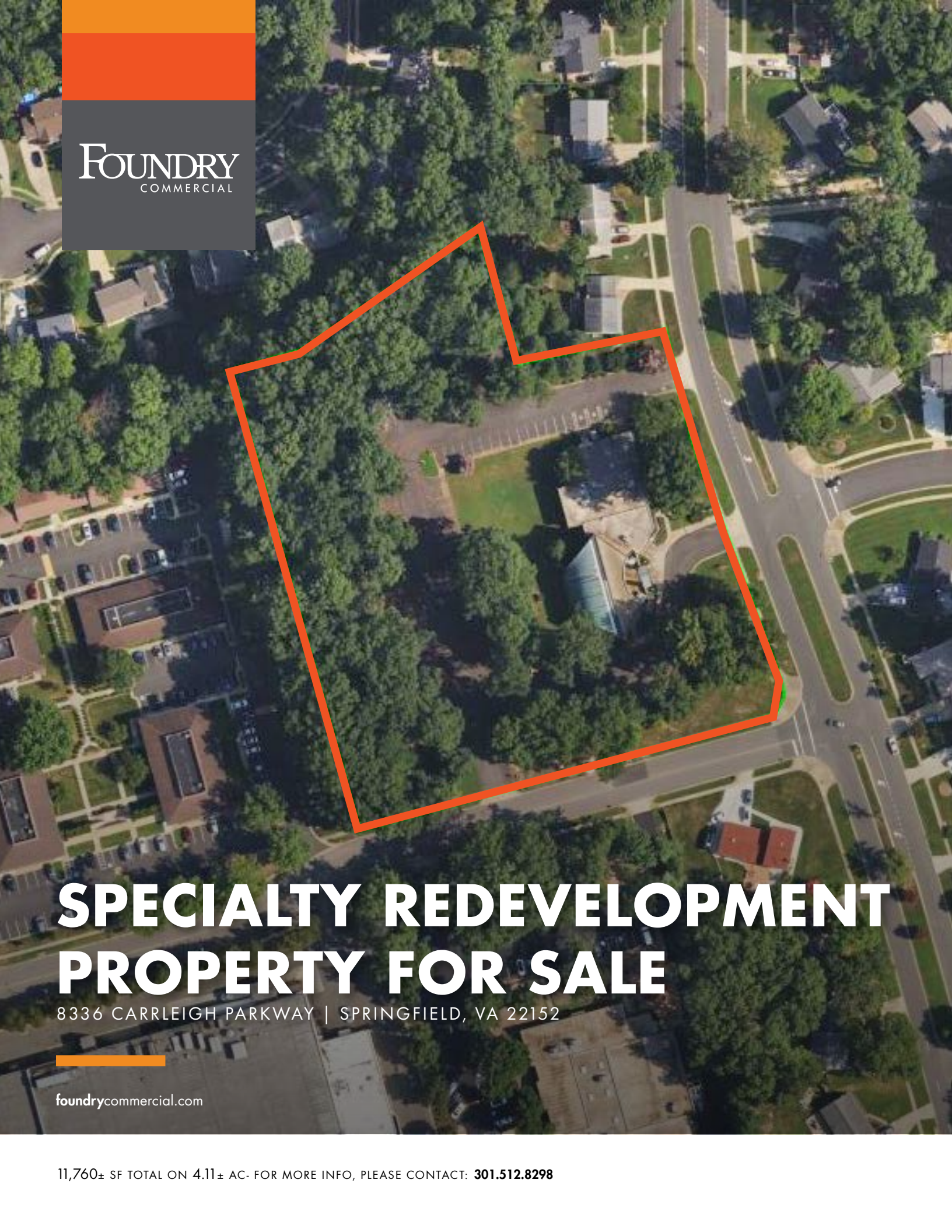


An aerial photograph of a suburban neighborhood with houses, trees, and roads. A large, irregularly shaped area in the center is outlined with a thick orange line. This area contains a mix of trees, a small building with a blue roof, and a parking lot. The surrounding area includes residential streets with parked cars and more houses.

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SPECIALTY REDEVELOPMENT PROPERTY FOR SALE

8336 CARRLEIGH PARKWAY | SPRINGFIELD, VA 22152

foundrycommercial.com

11,760± SF TOTAL ON 4.11± AC- FOR MORE INFO, PLEASE CONTACT: **301.512.8298**

SPECIALTY REDEVELOPMENT PROPERTY FOR SALE

11,760± SF ON 4.11± AC

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MISSION
PROPERTY
GROUP



8336 CARRLEIGH PARKWAY | SPRINGFIELD, VA 22152

CURRENTLY REVIEWING OFFERS

PROPERTY DESCRIPTION

- 11,760± SF Religious Building
- 4.11± AC parcel on the hard corner of Carrleigh Parkway and Traftord Lane.
- The parcel is zoned Planned Residential Community.
- Located in West Springfield, in the vicinity of A-rated public schools.
- Located one block from both Rolling Road (Route 638) and Old Keene Mill Road (Route 644).

Ownership is seeking a creative deal structure that would allow its continued ministry presence on-site, serving both the community and future development and is open to a variety of deal structures including joint venture, ground lease, etc.

PARCEL ID	079-3-08-0004
COUNTY	Fairfax
CURRENT USE	Religious
ZONING	PRC, Planned Residential Community
YEAR BUILT	1966
BUILDING SF	11,760± SF
ACREAGE	4.11± AC
PARKING	150± Paved Spaces

FOR MORE INFORMATION, PLEASE CONTACT:

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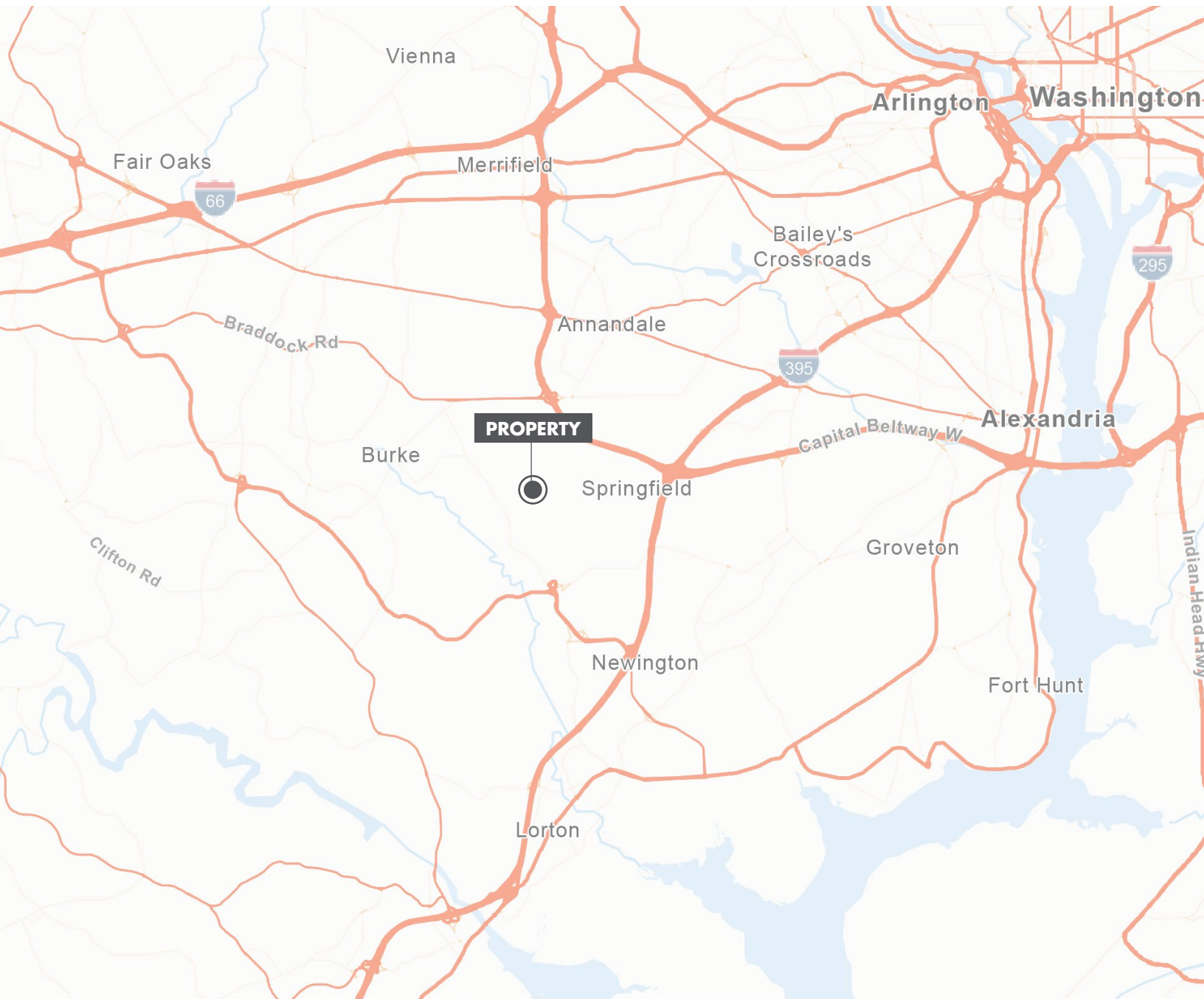
SPECIALTY REDEVELOPMENT PROPERTY FOR SALE

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LOCATION



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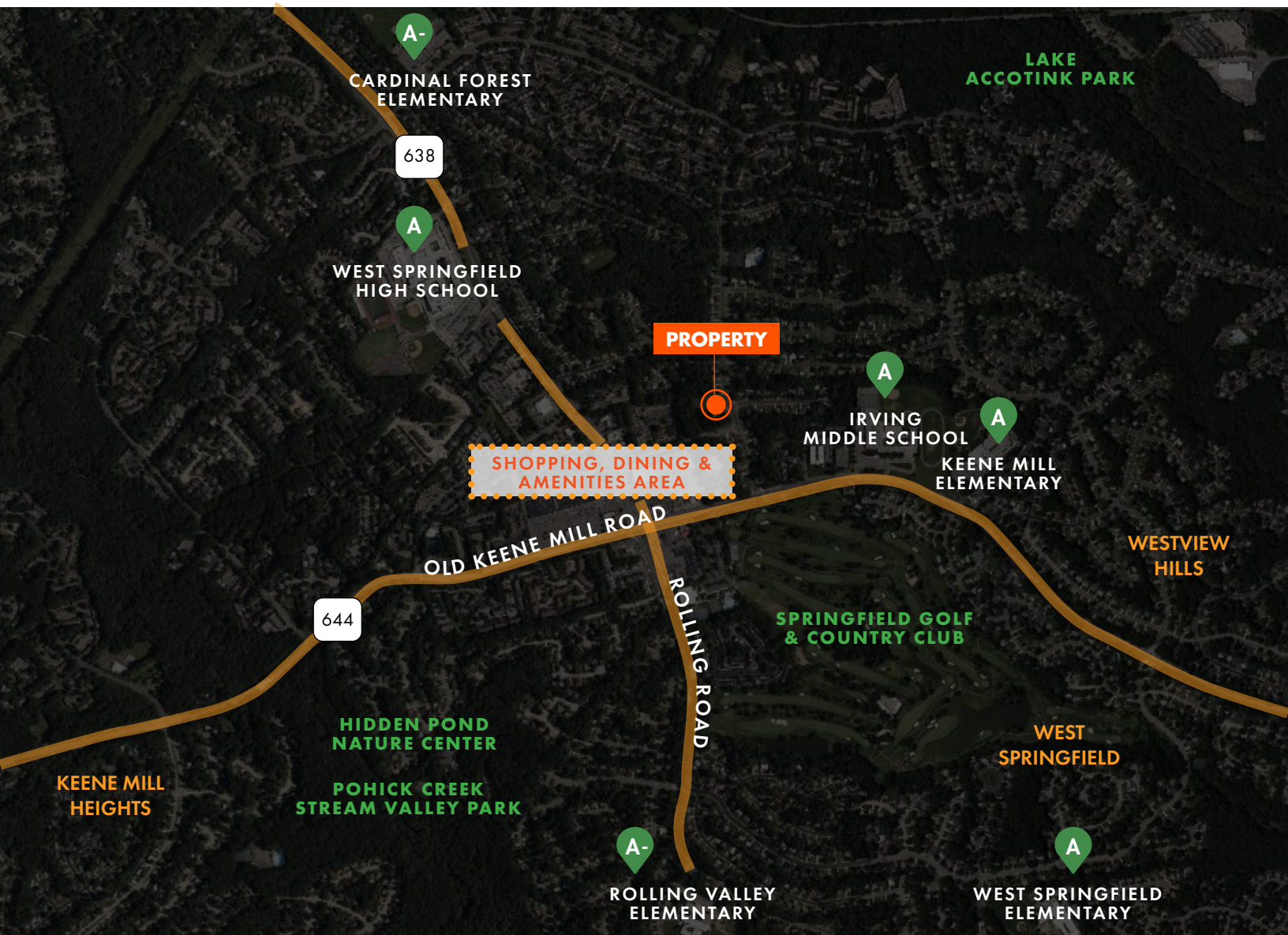
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SPECIALTY REDEVELOPMENT PROPERTY FOR SALE
11,760± SF ON 4.11± AC

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PROXIMITY



Located in the area of Springfield known as West Springfield, the property is in walking distance of a shopping, dining, and amenities area, along with being in the vicinity of A-rated public schools. Located one block from both Rolling Road (Route 638) and Old Keene Mill Road (Route 644).

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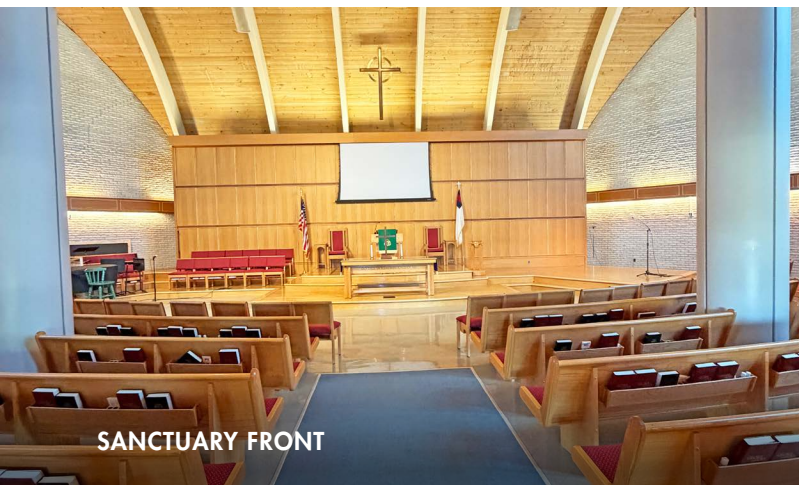
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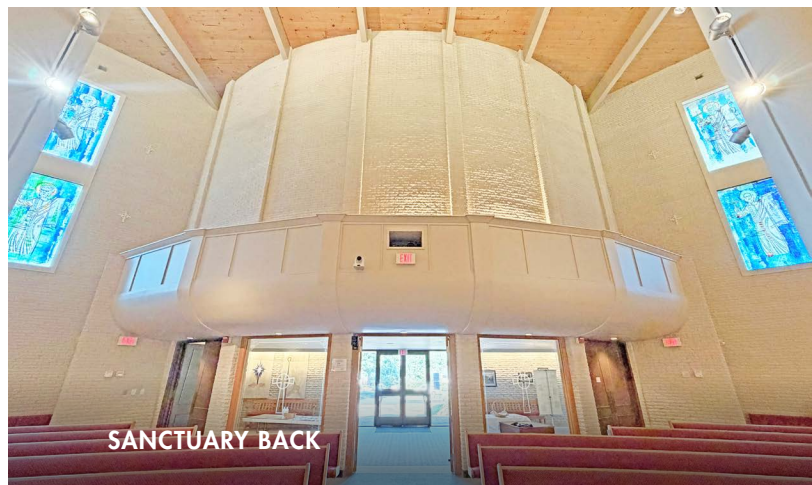
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PHOTOS



SANCTUARY FRONT



SANCTUARY BACK



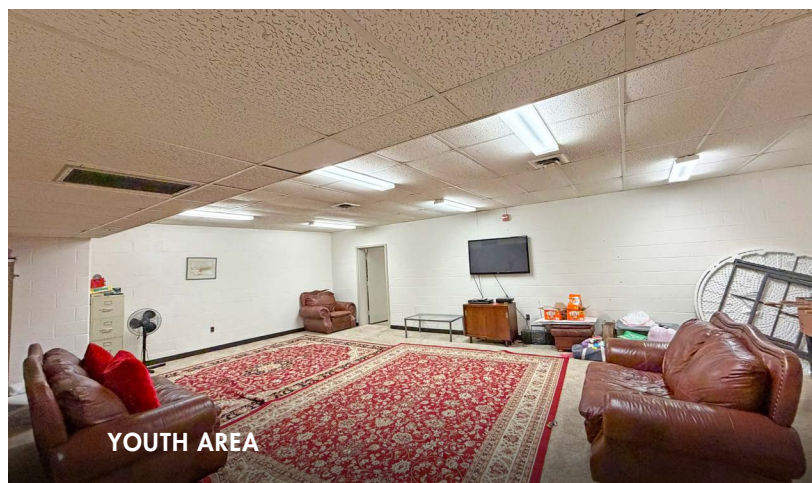
KITCHEN



FELLOWSHIP HALL



CONFERENCE ROOM



YOUTH AREA

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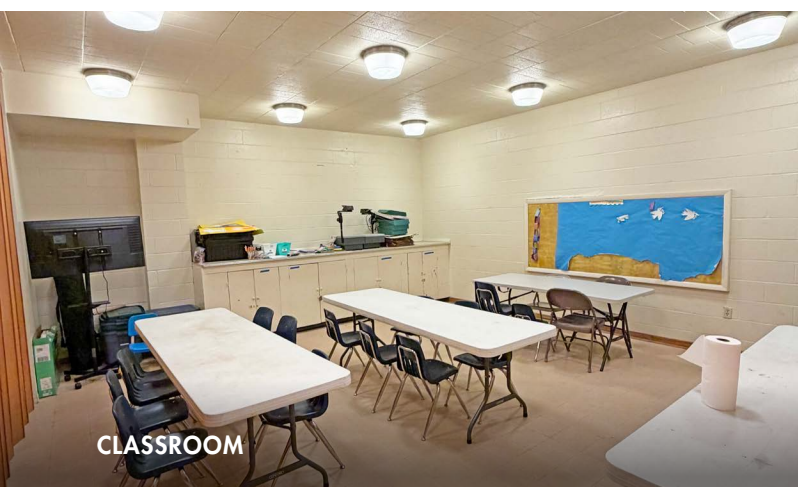
PHOTOS



CLASSROOM



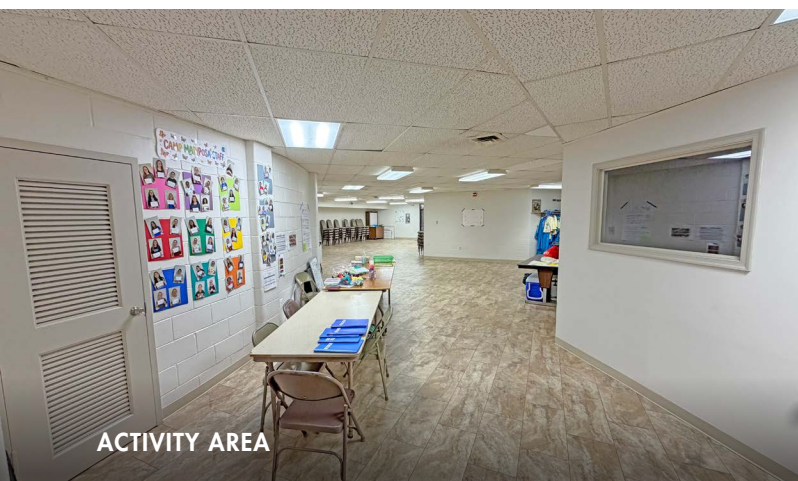
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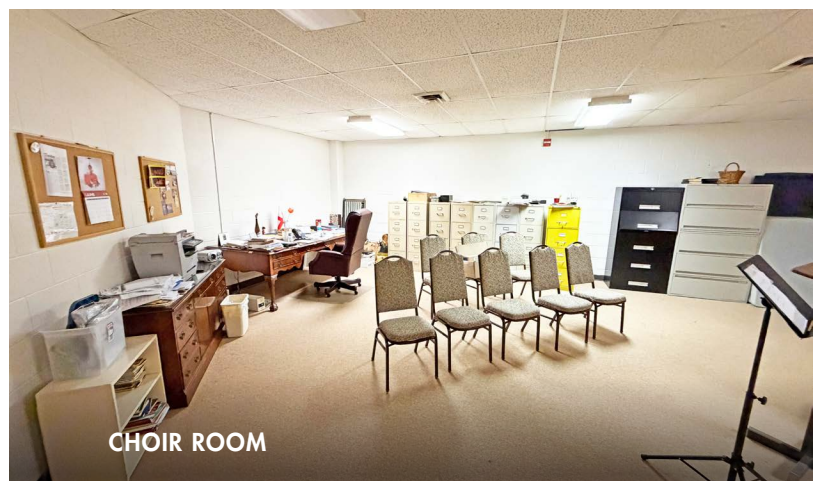
CLASSROOM



CLASSROOM



ACTIVITY AREA



CHOIR ROOM

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PHOTOS



EXTERIOR



GROUNDS



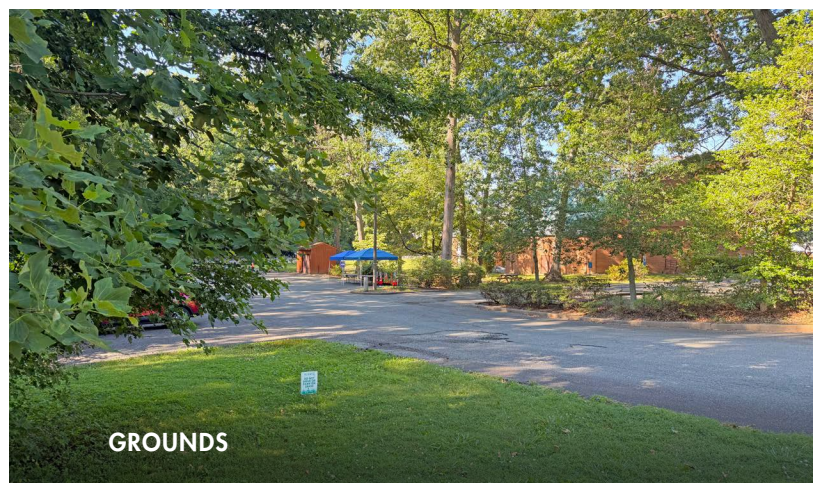
GROUNDS



GROUNDS



GROUNDS



GROUNDS

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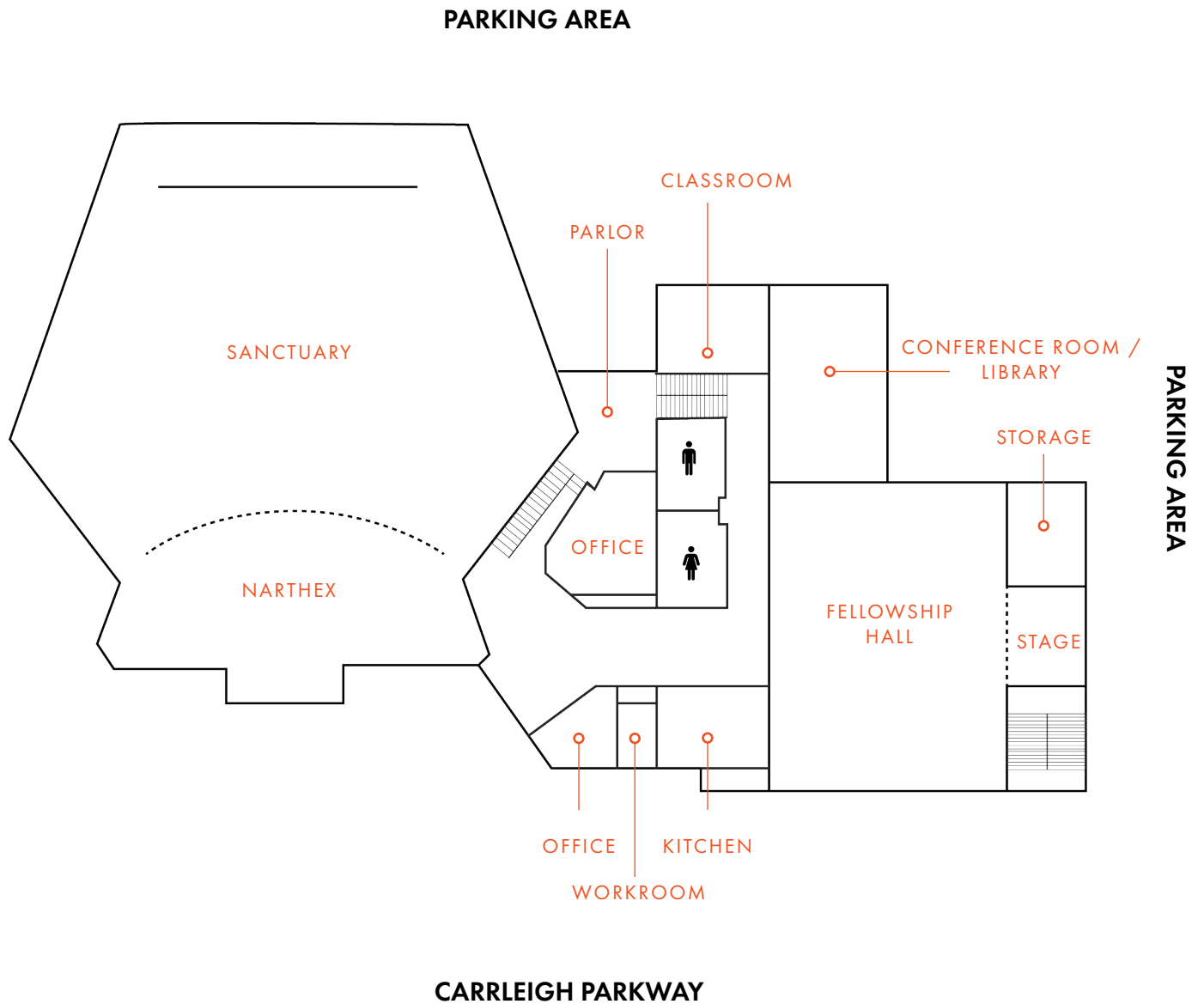
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MAIN LEVEL FLOOR PLAN



Artist Rendering. Not Drawn to Scale

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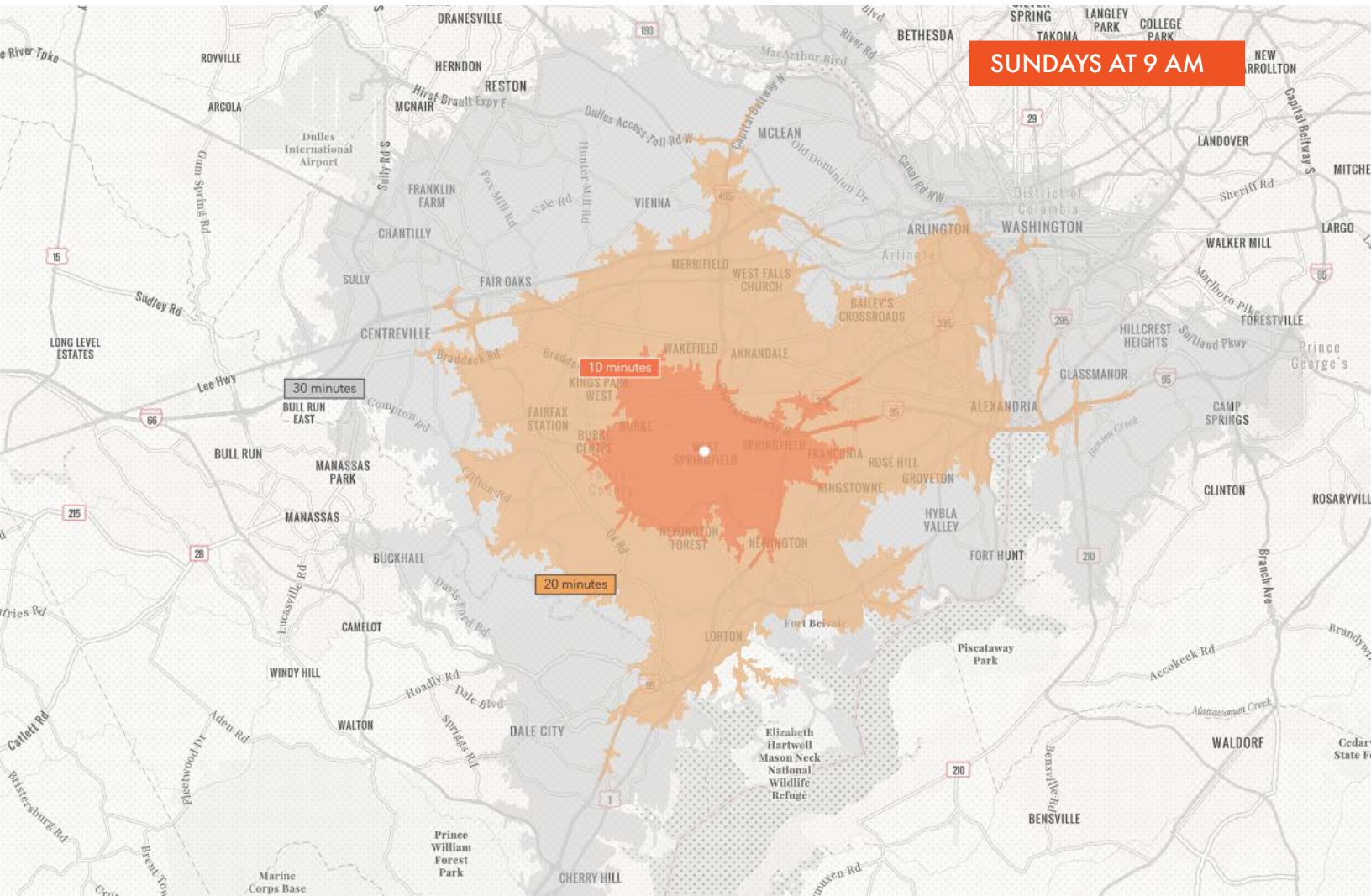
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APPROXIMATE DRIVE TIMES



6± min

ROLLING ROAD
 STATION

● MANASSAS LINE



12± min

FRANCONIA-
 SPRINGFIELD STATION

● FREDERICKSBURG LINE
 METRO BLUE LINE



I-495	10 MIN
I-95	10 MIN
I-395	15 MIN
FAIRFAX STATION	15 MIN
ANNANDALE	15 MIN
LORTON	20 MIN
ALEXANDRIA	30 MIN
WASHINGTON, DC	40 MIN

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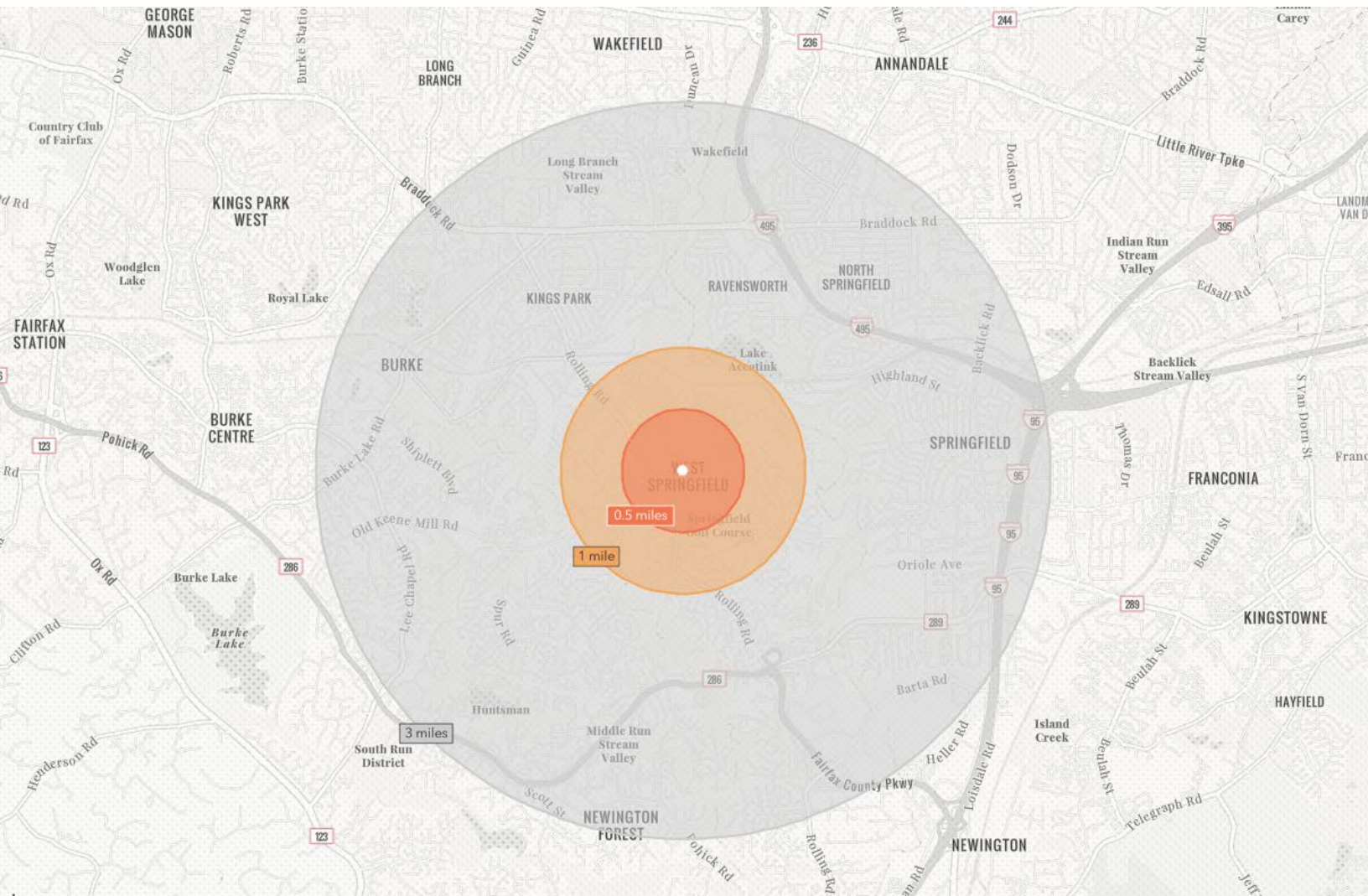
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SITE DEMOGRAPHICS



.5 MILE RADIUS



2,906
ESTIMATED POPULATION 2025



41.3
MEDIAN AGE



\$694,281
MEDIAN HOME VALUE 2025



\$199,373
AVG HOUSEHOLD INCOME

1 MILE RADIUS



13,838
ESTIMATED POPULATION 2025



40.3
MEDIAN AGE



\$642,302
MEDIAN HOME VALUE 2025



\$185,700
AVG HOUSEHOLD INCOME

3 MILE RADIUS



124,237
ESTIMATED POPULATION 2025



41.2
MEDIAN AGE



\$681,526
MEDIAN HOME VALUE 2025



\$193,313
AVG HOUSEHOLD INCOME

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