

FOR SALE

FULLY LEASED OFFICE PROPERTY - ALEXANDRIA, VA



6121 Lincolnia Rd. Alexandria, Virginia 22312

PROPERTY HIGHLIGHTS

- Approximately 36,079 SF of office space
- Situated on a 42,375 SF parcel
- 100% Leased
- Sytech Corp, leases approximately 40% of the building
 - An established long term IT business
- Currently self-managed
- Rent growth opportunity
- Located directly across I-395 from the former Landmark Mall site, which is being redeveloped to include the future home of the Inova Alexandria Hospital Complex.
- **RENT ROLL AND PROJECTION AVAILABLE UPON REGISTRATION OF PROSPECTIVE PURCHASER**

IDEAL LOCATION

- Conveniently located approximately two miles from the Mark Center complex, four miles south of the Pentagon and six miles south of downtown Washington, DC
- Just a short distance west of I-395, Route 236 and Landmark/Alexandria Inova Hospital.
- Less than five miles from the Pentagon City, Van Dorn Street and King Street Metro stations.
- Located directly next to the United States Postal Service - Lincolnia



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Market Profile

6121 Lincoln Rd, Alexandria, Virginia, 22312
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.81848
Longitude: -77.13769

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	43,756	179,909	470,809
2010 Total Population	44,728	192,978	506,513
2021 Total Population	46,734	200,260	545,227
2021 Group Quarters	106	1,285	3,346
2026 Total Population	47,684	205,077	564,705
2021-2026 Annual Rate	0.40%	0.48%	0.70%
2021 Total Daytime Population	35,507	177,396	517,665
Workers	15,498	90,055	288,599
Residents	20,009	87,341	229,066
Household Summary			
2000 Households	18,993	76,180	195,269
2000 Average Household Size	2.29	2.34	2.39
2010 Households	19,545	82,282	211,218
2010 Average Household Size	2.28	2.33	2.38
2021 Households	20,444	84,956	226,955
2021 Average Household Size	2.28	2.34	2.39
2026 Households	20,861	86,864	235,015
2026 Average Household Size	2.28	2.35	2.39
2021-2026 Annual Rate	0.40%	0.45%	0.70%
2010 Families	9,826	43,766	113,776
2010 Average Family Size	3.08	3.09	3.12
2021 Families	10,056	44,517	119,492
2021 Average Family Size	3.10	3.13	3.15
2026 Families	10,194	45,324	122,859
2026 Average Family Size	3.11	3.14	3.16
2021-2026 Annual Rate	0.27%	0.36%	0.56%
Housing Unit Summary			
2000 Housing Units	19,875	78,692	201,371
Owner Occupied Housing Units	28.6%	44.3%	49.0%
Renter Occupied Housing Units	67.0%	52.5%	47.9%
Vacant Housing Units	4.4%	3.2%	3.0%
2010 Housing Units	20,532	86,606	223,240
Owner Occupied Housing Units	30.4%	46.5%	48.8%
Renter Occupied Housing Units	64.8%	48.5%	45.9%
Vacant Housing Units	4.8%	5.0%	5.4%
2021 Housing Units	21,496	89,503	239,946
Owner Occupied Housing Units	32.4%	47.3%	47.6%
Renter Occupied Housing Units	62.7%	47.7%	47.0%
Vacant Housing Units	4.9%	5.1%	5.4%
2026 Housing Units	21,891	91,575	248,220
Owner Occupied Housing Units	33.2%	47.5%	47.6%
Renter Occupied Housing Units	62.1%	47.3%	47.1%
Vacant Housing Units	4.7%	5.1%	5.3%
Median Household Income			
2021	\$72,791	\$90,696	\$104,802
2026	\$76,288	\$98,378	\$113,456
Median Home Value			
2021	\$327,965	\$483,451	\$565,177
2026	\$416,133	\$558,975	\$631,663
Per Capita Income			
2021	\$41,305	\$54,302	\$60,835
2026	\$45,294	\$59,932	\$67,354
Median Age			
2010	33.4	35.5	35.5
2021	36.3	38.2	37.9
2026	36.9	39.0	38.7

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

March 16, 2022

Sec. 4-1000 OCM(100)/Office commercial medium (100) zone.

4-1002 Permitted uses.

The following uses are permitted in the OCM(100) zone:

- (A) Single-family dwelling, except as limited by section 4-1003(A.1);
- (A.1) Two-family dwelling, except as limited by section 4-1003(A.1);
- (A.2) Townhouse dwelling, except as limited by section 4-1003(A.1);
- (B) Multi-family dwelling, except as limited by section 4-1003 (A.1);
- (B.1) Auxiliary dwellings, not to exceed four units;
- (C) Business and professional office;
- (C.1) Reserved;
- (C.2) Business offices with or without accessory indoor storage other than those listed in section 4-1002(C);
- (D) Cemetery;
- (E) Church;
- (E.1) Day care center;
- (E.2) Health and athletic club or fitness studio;
- (F) Medical laboratory;
- (G) Health profession office;
- (G.1) Motor vehicle parking or storage for 20 vehicles or fewer;
- (G.2) Outdoor dining located on private property at a commercial complex;
- (H) Personal service establishment;
- (I) Private school, commercial;
- (I.1) Public school;
- (J) Radio or TV broadcasting office and studio;
- (J.1) Recreation and entertainment use, indoor;
- (K) Retail shopping establishment, up to 20,000 gross square feet;
- (K.1) Restaurant, located within a commercial complex, hotel or industrial or flex space center;
- (L) Seminary, convent or monastery;
- (L.1) Social service use;
- (M) Utilities, as permitted by section 7-1200;
- (N) Accessory uses, as permitted by section 7-100.

4-1003 Special uses.

The following uses may be allowed in the OCM (100) zone pursuant to a special use permit:

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- (A) Any use with live entertainment;
 - (A.1) Animal care facility with overnight accommodation, other than pursuant to section 4-1002.1;
 - (B) Apartment hotel;
 - (C) Automobile service station;
 - (C.1) Bus shelter on private property;
 - (D) Catering operation, other than pursuant to section 4-1002.1;
 - (E) Co-living dwelling, other than pursuant to section 4-1002.1;
 - (F) Congregate housing facility;
 - (G) Continuum of care facility;
 - (H) Reserved;
 - (H.1) Day labor agency;
 - (I) Reserved;
 - (J) Drive through facility;
 - (K) Fraternal or private club;
 - (L) Funeral home;
 - (M) Reserved;
 - (N) Continuum of care facility;
 - (O) Homeless shelter;
 - (P) Hospital;
 - (Q) Hotel;
 - (R) Interstate bus station;
 - (R.1) Light assembly, service, and crafts, other than pursuant to [section] 4-1002.1(H.I);
 - (S) Light automobile repair, other than pursuant to section 4-1002.1;
 - (T) Medical care facility;
 - (U) Motor vehicle parking or storage for more than 20 vehicles;
 - (V) Reserved;
 - (W) Nursing or convalescent home or hospice;
 - (W.1) Outdoor dining, other than pursuant to sections 4-1002 and 4-1002.1;
 - (W.2) Outdoor market, other than pursuant to section 4-1002.1;
 - (W.3) Outdoor garden center, other than pursuant to section 4-1002.1;
 - (X) Private school, academic;
 - (Y) Public building;
 - (Z) Research and testing;
 - (AA) Recreation and entertainment use, outdoor;

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- (AA.1) Retail shopping establishment, larger than 20,000 gross square feet;
 - (BB) Rooming house;
 - (BB.1) Single-family, two-family, townhouse and multi-family dwellings on lots located within 1,000 feet of the centerline of Eisenhower Avenue;
 - (CC) Wholesale business.