

SALE

7003 KILWORTH LANE

7003 Kilworth Lane Springfield , VA 22151



SALE PRICE

\$430,000

Deniz Senyurt, CCIM

Commercial Real Estate Associate Broker

(571) 271-6604

deniz.senyurt@cbcnrt.com

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PROPERTY DESCRIPTION

7003 Kilworth Lane offers a flexible commercial opportunity in the heart of Springfield, VA. The property features two levels with mostly open floor plans and a restroom on each floor, allowing for efficient layouts for a variety of business uses. Its strategic location near Kaiser Permanente Springfield Medical Center and major commuter routes, including I-95, I-495, and Fairfax County Parkway, makes it ideal for medical office, med spa, wellness, massage therapy, fitness or sports training, educational, language school, daycare, dental practice and other service-oriented users.

PROPERTY HIGHLIGHTS

- Prime Springfield location near I-95, I-495 & Fairfax County Parkway
- Close proximity to Kaiser Permanente Springfield Medical Center
- Two-level commercial space with flexible layout
- Mostly open floor plan configuration
- Restroom on each floor
- Ideal for medical, wellness, fitness & educational uses
- Suitable for med spa, massage, sports training & daycare
- Convenient access to Springfield Town Center and surrounding amenities
- Excellent opportunity for owner-users or investors

OFFERING SUMMARY

Sale Price:	\$430,000
Building Size:	1,673 SF
NOI:	-\$9,368.79
Cap Rate:	-2.18%

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LOCATION DESCRIPTION

7003 Kilworth Lane is strategically located in Springfield, VA with quick access to I-95, I-495, Fairfax County Parkway, and Route 1, providing excellent connectivity throughout Northern Virginia, Washington DC, and Maryland. The property is positioned in an established commercial and industrial corridor near Springfield Town Center and Kaiser Permanente Springfield Medical Center, offering convenient access to retail, healthcare, restaurants, and major employment centers. Ideal location for medical, professional, and service-oriented businesses seeking strong regional accessibility.

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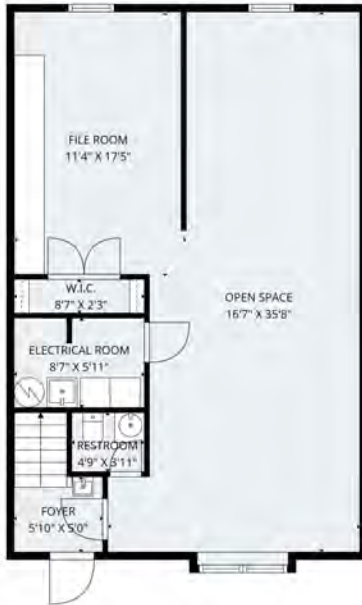


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Please check the listing detail for the square footage. All measurements are captured via laser scan, but are approximate.



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EXPENSES SUMMARY

RE TAX	\$4,319
Condo Fee	\$4,050
Insurance	\$1,000
OPERATING EXPENSES	\$9,369

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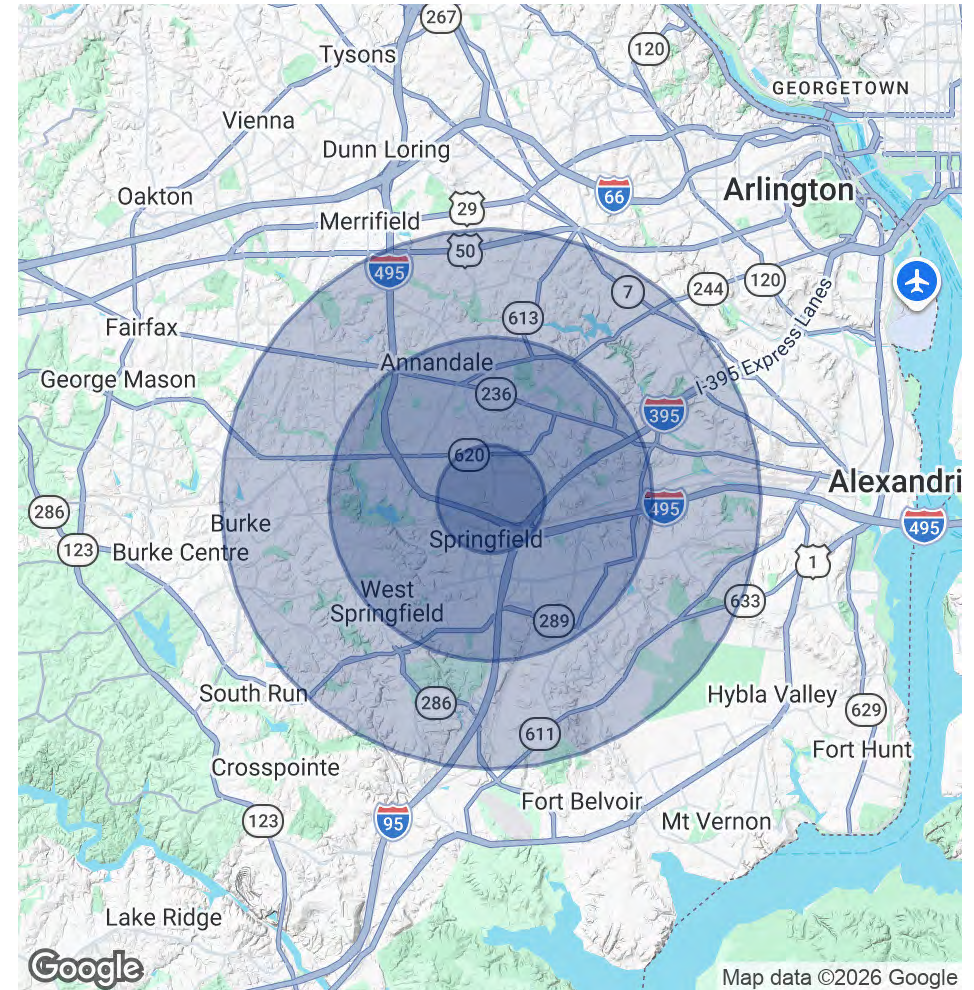
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,742	134,616	393,012
Average Age	40.7	40.5	39.7
Average Age (Male)	41.1	40.2	39.2
Average Age (Female)	40.3	41	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,588	49,132	144,617
# of Persons per HH	3.3	2.7	2.7
Average HH Income	\$166,733	\$149,241	\$158,074
Average House Value	\$634,658	\$628,153	\$650,097

2023 American Community Survey (ACS)



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PROFESSIONAL BACKGROUND

Deniz Senyurt holds a Real Estate Broker license in Virginia and a Sales Associate license in Maryland and Washington DC. Deniz specialized in commercial real estate with vast experience in medical office, and industrial property leasing and sales. Aside from serving as a member of NVAR Board of Directors, Deniz is Treasurer of CCIM Mid Atlantic Chapter. She is the 2022 Coldwell Banker International Diamond Society Presidents Elect, 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023, 2024 & 2025 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum Broker and 2022-2025 NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program), from George Washington University. She has graduated from NVAR Leadership Institute in 2021 & CCIM JWL Leadership program in 2025. Her designations are Certified International Property Specialist (CIPS), Certified Merger and Acquisition Advisor (CM&AA) and Certified Commercial Investment Member (CCIM) .

MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR, Past President of Mid Atlantic Real Estate Marketing Association, NVAR Member of Board of Directors

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