



COMMERCIAL REAL ESTATE

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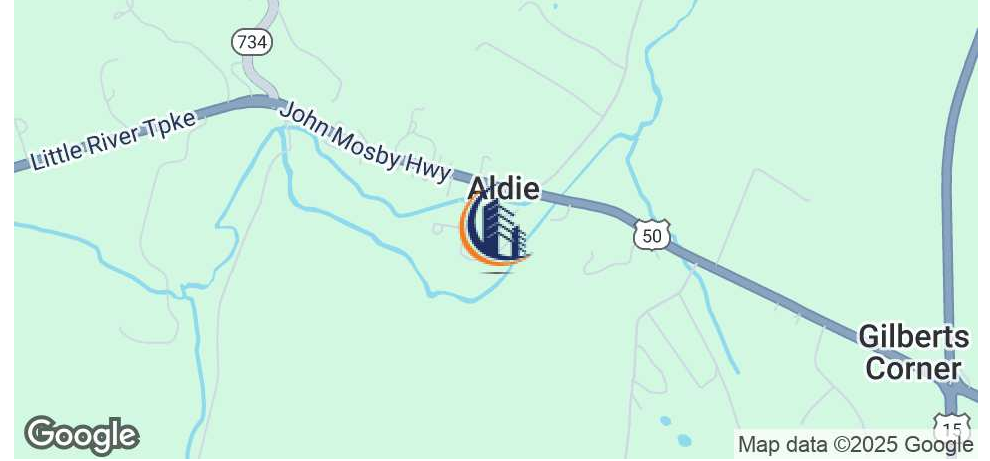
RETAIL PROPERTY FOR LEASE

Free Standing First Floor Retail For Lease

39333 JOHN MOSBY HWY., ALDIE, VA 20105

EXECUTIVE SUMMARY

Free Standing First Floor Retail For Lease 39333 John Mosby Hwy., Aldie, VA 20105



OFFERING SUMMARY

Available SF:	1,050 SF
Lease Rate:	\$32.85 SF/yr (NNN)
Lot Size:	0.59 Acres
Year Built:	1900
Building Size:	2,140
Renovated:	2017
Zoning:	C-1
NNN Charges:	\$4 per sq/ft
Market:	Washington DC

PROPERTY OVERVIEW

Discover a prime leasing opportunity at this exceptional property in Aldie, VA. Boasting a free-standing multi-use building, this location offers unparalleled visibility and convenience, perfect for capturing the attention of potential customers. With ample parking and easy access, this property is designed to accommodate various retail or commercial needs. The spacious interior layout provides endless possibilities for customization. Take advantage of this dynamic space to showcase your brand in a high-traffic area, and elevate your business to new heights. Don't miss out on the chance to make this property the new home for your retail or commercial venture.

PROPERTY HIGHLIGHTS

- Exceptional visibility and accessibility
- Versatile layout for various retail or commercial uses
- Meticulously maintained exterior for a professional image
- High-traffic location for increased exposure
- Spacious interior with endless customization possibilities

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ADDITIONAL PHOTOS

Free Standing First Floor Retail For Lease 39333 John Mosby Hwy., Aldie, VA 20105



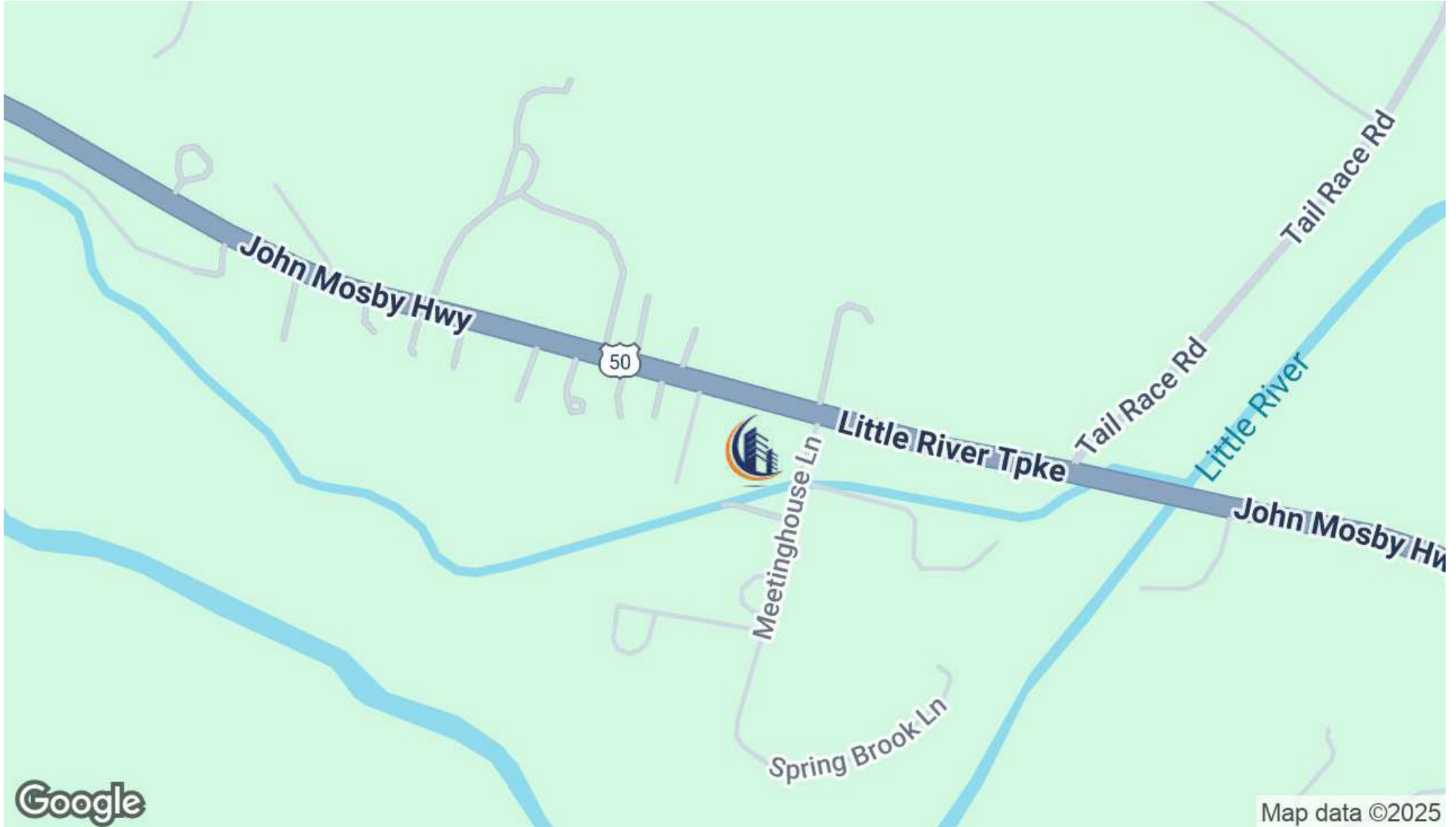
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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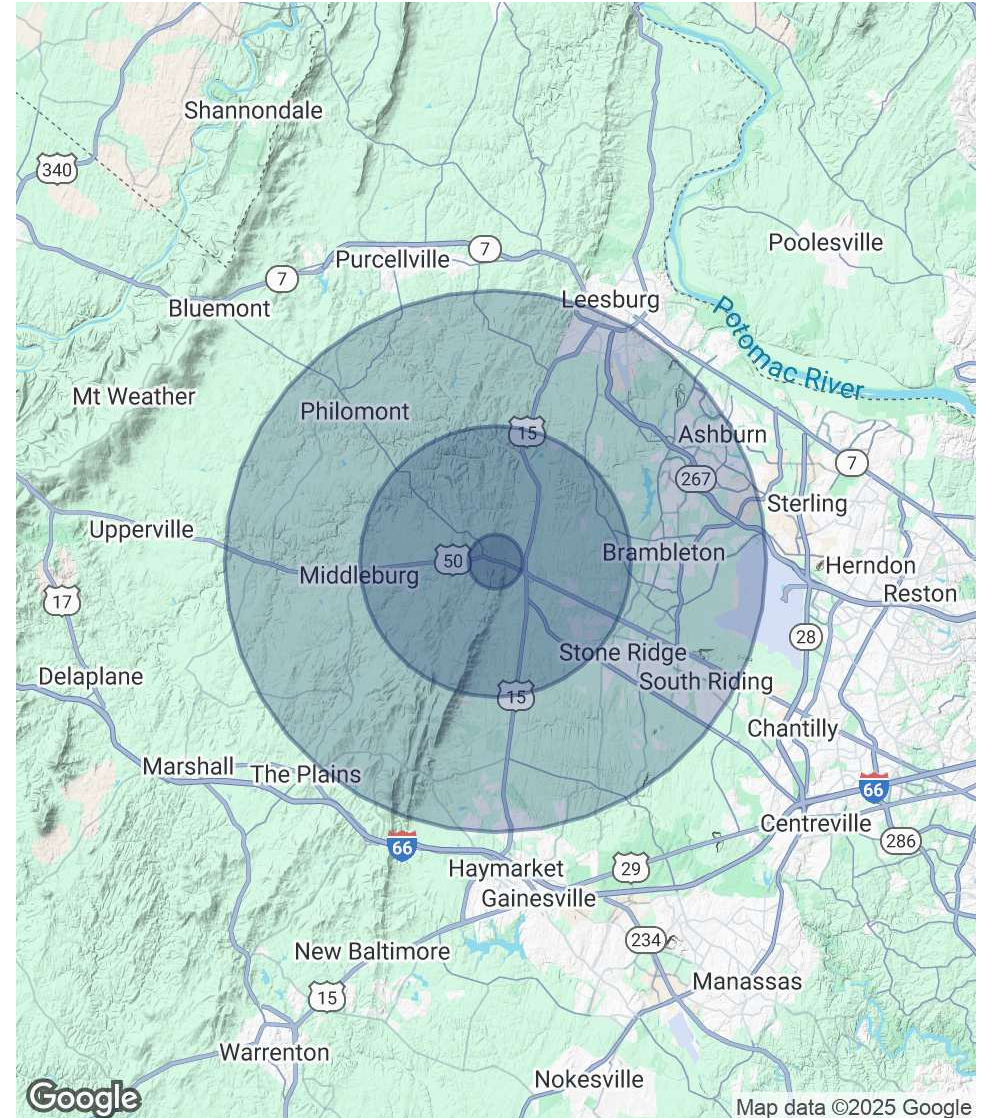


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	162	7,628	98,511
Average Age	49.9	40.4	35.7
Average Age (Male)	47.7	40.1	35.4
Average Age (Female)	51.3	41.0	35.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	66	2,626	31,839
# of Persons per HH	2.5	2.9	3.1
Average HH Income	\$150,156	\$162,319	\$150,676
Average House Value		\$675,907	\$626,397

2020 American Community Survey (ACS)



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ADVISOR BIO 1

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PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, is the managing director of the K&M Commercial Real Estate Office in Fairfax, Virginia. He specializes in selling and leasing medical and government properties and office facilities outfitted with high-tech networking systems in Northern Virginia.

With over 2 decades of experience, Kayvan has closed more than \$940 million transactions successfully. He meticulously tracks market conditions to provide clients with expert advice, ensuring they receive fair market rates for leases, property investments, and sales.

Before joining K&M Commercial Real Estate, Kayvan was an associate commercial broker at Fairfax Realty, Inc., providing expert advice and serving as a broker for financial institutions, corporate landowners, and other investors. He also has experience as a Senior Project Manager at MCI Telecommunications, overseeing land acquisition transactions, building design and construction, and migrating data centers in the United States and Europe.

Kayvan is a Northern Virginia Association of Realtors member, serving as Chairman of the Association Commercial Alliance. He was president of the Mid-Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues to serve on its board. Additionally, he holds memberships in the International Council of Shopping Centers (ICSC), the Realtors Land Institute, the Greater Washington Commercial Association of Realtors, and the North Carolina Association of Realtors.

Kayvan has earned the prestigious Certified Commercial Investment Member (CCIM) designation and sits on the Washington DC-Maryland chapter board.

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