

An aerial photograph of a city street intersection. A large, rectangular, grassy lot is highlighted with a yellow border. The lot is situated at the corner of a major road, which is labeled 'Fairfax Blvd (Route 50)'. The surrounding area includes various commercial buildings, parking lots, and residential structures. The background shows a dense forest of green trees under a clear blue sky.

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Commercial | Investment | Brokerage

Fairfax Blvd (Route 50)

Fairfax City Development Site

10829 Fairfax Blvd, Fairfax, VA 22030

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INVESTMENT OVERVIEW

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|--------------------|---------------------|
| SALE PRICE: | Subject to Offer |
| LOT SIZE: | 1.09 Acres |
| ZONING: | PD-M |
| MARKET: | Washington DC Metro |
| SUBMARKET: | Fairfax City |

PROPERTY OVERVIEW

Serafin Real Estate is pleased to offer for sale, subject to offer, a rare 1.09-acre fully entitled commercial pad with direct frontage on Fairfax Boulevard (Route 50), one of Northern Virginia's most heavily trafficked east-west arterials carrying 18,000 to 48,000 vehicles per day. Positioned at the signalized hard corner of Fairchester Drive with full turn-in access, the site is approved by-right for a single-story commercial building from 8,000 to 10,010 SF with 44 dedicated parking spaces. Permitted by-right uses include restaurant and food service with outdoor dining, general retail, general office, medical office, veterinary clinic, and research and development.

The approved master development plan delivers a premium street-activated layout with the building pulled forward to Fairfax Boulevard and all parking screened behind, an urban-format configuration that commands stronger rents and resale cap rates than traditional suburban strip sites.

HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Rare Fully Entitled Route 50 Pad Site — 1.09-acre corner parcel with direct frontage on Fairfax Boulevard (Route 50) at the signalized hard corner of Fairchester Drive, carrying 18,000 to 48,000 vehicles per day
- Approved By-Right Development — Up to 10,010 SF single-story commercial building with 44 dedicated parking spaces, rezoning complete, no public hearings required (BAR Certificate of Appropriateness and site plan approval remain)
- Broad Range of Permitted Uses — Restaurant and food service with outdoor dining, general retail, general office, medical office, veterinary clinic, and research and development
- Premium Street-Activated Site Plan — Building pulled forward to Fairfax Boulevard with all 44 parking spaces screened behind, an urban-format configuration that commands stronger rents and resale cap rates than traditional suburban strip layouts
- Elite Trade Area Demographics — Fairfax City median household income of \$132,774 (169% of the U.S. median) and surrounding Fairfax County household income averaging \$195,941, with city population growth of 13.4% since the 2020 census
- Strategic Regional Access — 19 miles to Washington Dulles International Airport via Route 50 west, 21 miles to downtown Washington, D.C. via I-66, and immediate access to George Mason University, Old Town Fairfax, and the Dulles employment corridor
- Significant Public and Private Investment Momentum — 500+ new apartments under active redevelopment within minutes of the property, \$9.5 million in Smart Scale funding awarded for the adjacent Jermantown Road corridor, and a \$1.73 million Route 50 reconstruction completing in 2026 directly fronting the site



MEDICAL OFFICE BUILDING

Proposed Use
Virtual Rendering



8,800 SF | 65' x 154' | SINGLE STORY | COVERED DROP-OFF | 44 PARKING | 1.09 AC | BY-RIGHT

Virtual rendering for marketing illustration purposes only. Conceptual building shown; final design, size, and materials subject to Board of Architectural Review approval, site plan approval, and building permits. Serafin Real Estate, Inc. and its agents make no representation or warranty as to the accuracy of the depicted improvements. Buyer to verify all uses, dimensions, and development feasibility independently.

MULTI-TENANT RETAIL

Proposed Use
Virtual Rendering



8,800 SF | 65' x 154' | 4 TENANT BAYS | SINGLE STORY | 44 PARKING | 1.09 AC | BY-RIGHT

Virtual rendering for marketing illustration purposes only. Conceptual building shown; final design, size, and materials subject to Board of Architectural Review approval, site plan approval, and building permits. Serafin Real Estate, Inc. and its agents make no representation or warranty as to the accuracy of the depicted improvements. Buyer to verify all uses, dimensions, and development feasibility independently.

RESTAURANT WITH OUTDOOR DINING

Proposed Use
Virtual Rendering



8,800 SF | 65' x 154' | SINGLE STORY | 2,010 SF PATIO | 44 PARKING | 1.09 AC | BY-RIGHT

Virtual rendering for marketing illustration purposes only. Conceptual building shown; final design, size, and materials subject to Board of Architectural Review approval, site plan approval, and building permits. Serafin Real Estate, Inc. and its agents make no representation or warranty as to the accuracy of the depicted improvements. Buyer to verify all uses, dimensions, and development feasibility independently.

PROPERTY DETAILS

LOCATION INFORMATION

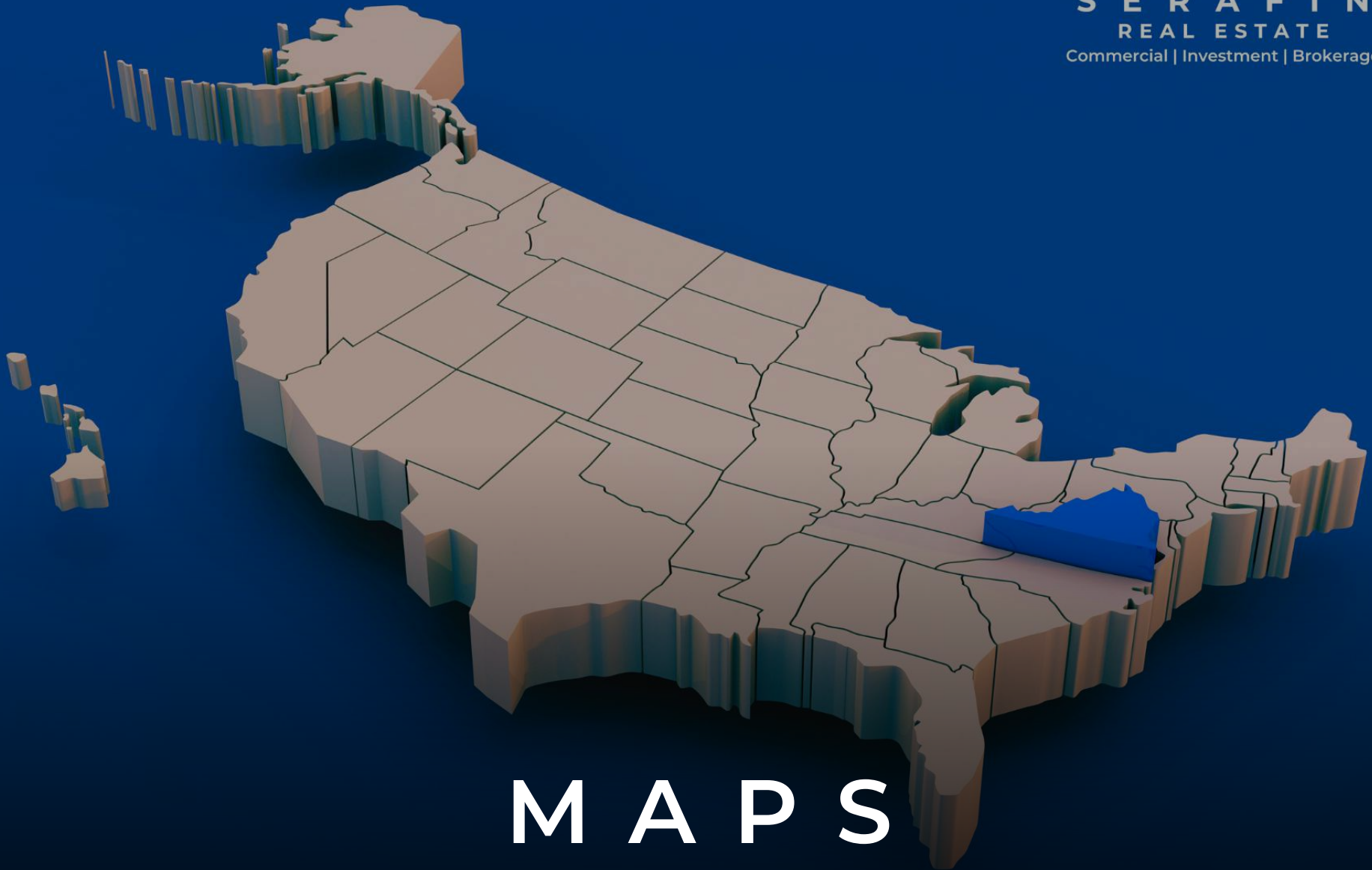
| | |
|----------------------------|--|
| BUILDING NAME | Fairfax City Development Site |
| STREET ADDRESS | 10829 Fairfax Blvd |
| CITY, STATE, ZIP | Fairfax, VA 22030 |
| COUNTY | Fairfax city |
| MARKET | Washington DC Metro |
| SUB-MARKET | Fairfax City |
| CROSS-STREETS | Fairfax Boulevard (Route 50) at Fairchester Drive |
| SIGNAL INTERSECTION | Yes |
| NEAREST HIGHWAY | Route 50 (Fairfax Blvd) |
| NEAREST AIRPORT | Washington Dulles International Airport (IAD) |

BUILDING INFORMATION

| | |
|-----------------------|---------------------------------------|
| NUMBER OF LOTS | 1 |
| BEST USE | Retail, Medical Office, Restaurant |

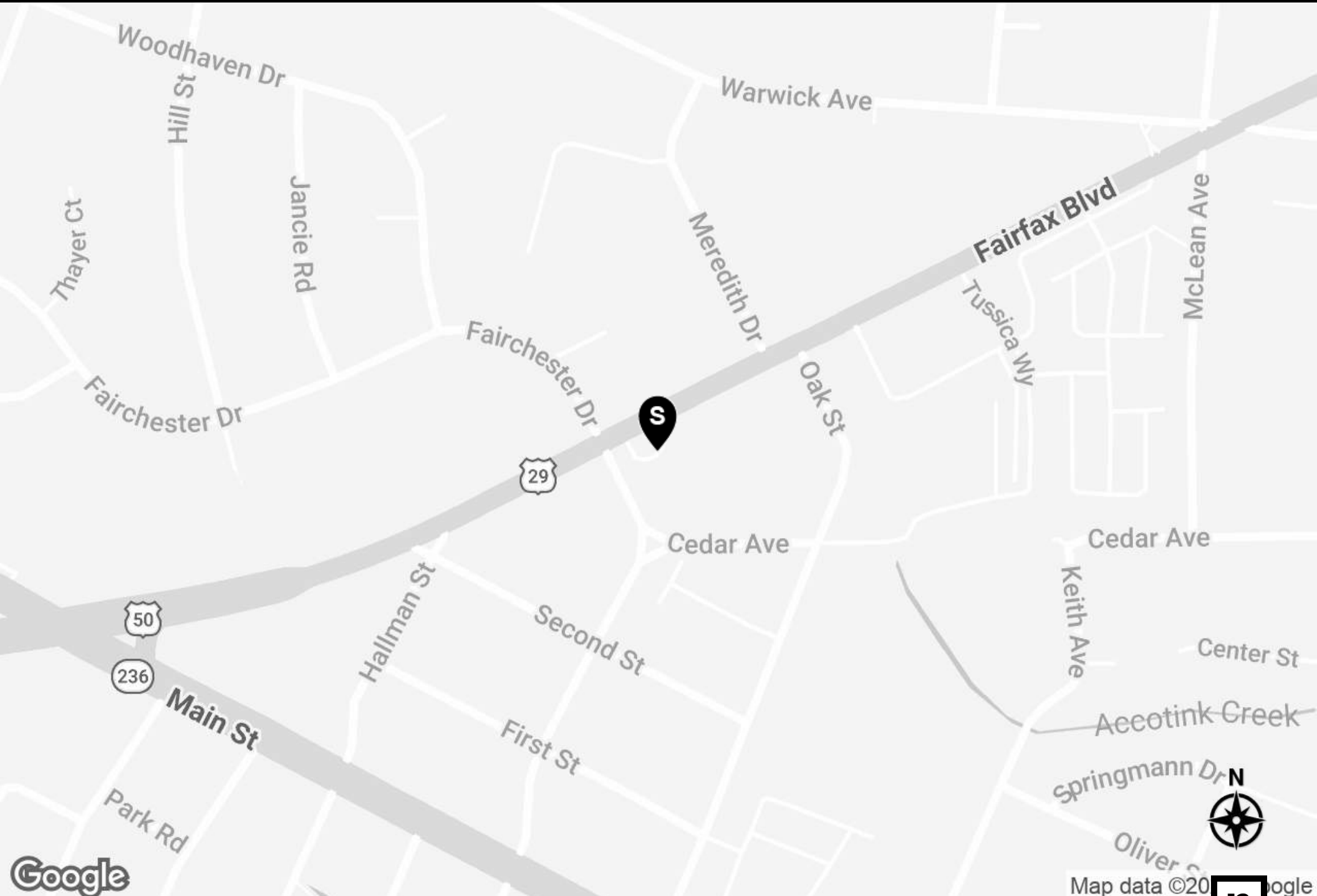
PROPERTY INFORMATION

| | |
|-------------------------|--------------|
| PROPERTY TYPE | Land |
| PROPERTY SUBTYPE | Development |
| ZONING | PD-M |
| LOT SIZE | 1.09 Acres |
| APN # | 571 41 000 C |
| CORNER PROPERTY | Yes |



M A P S

LOCATION MAP



Google

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Map data ©2012 Google

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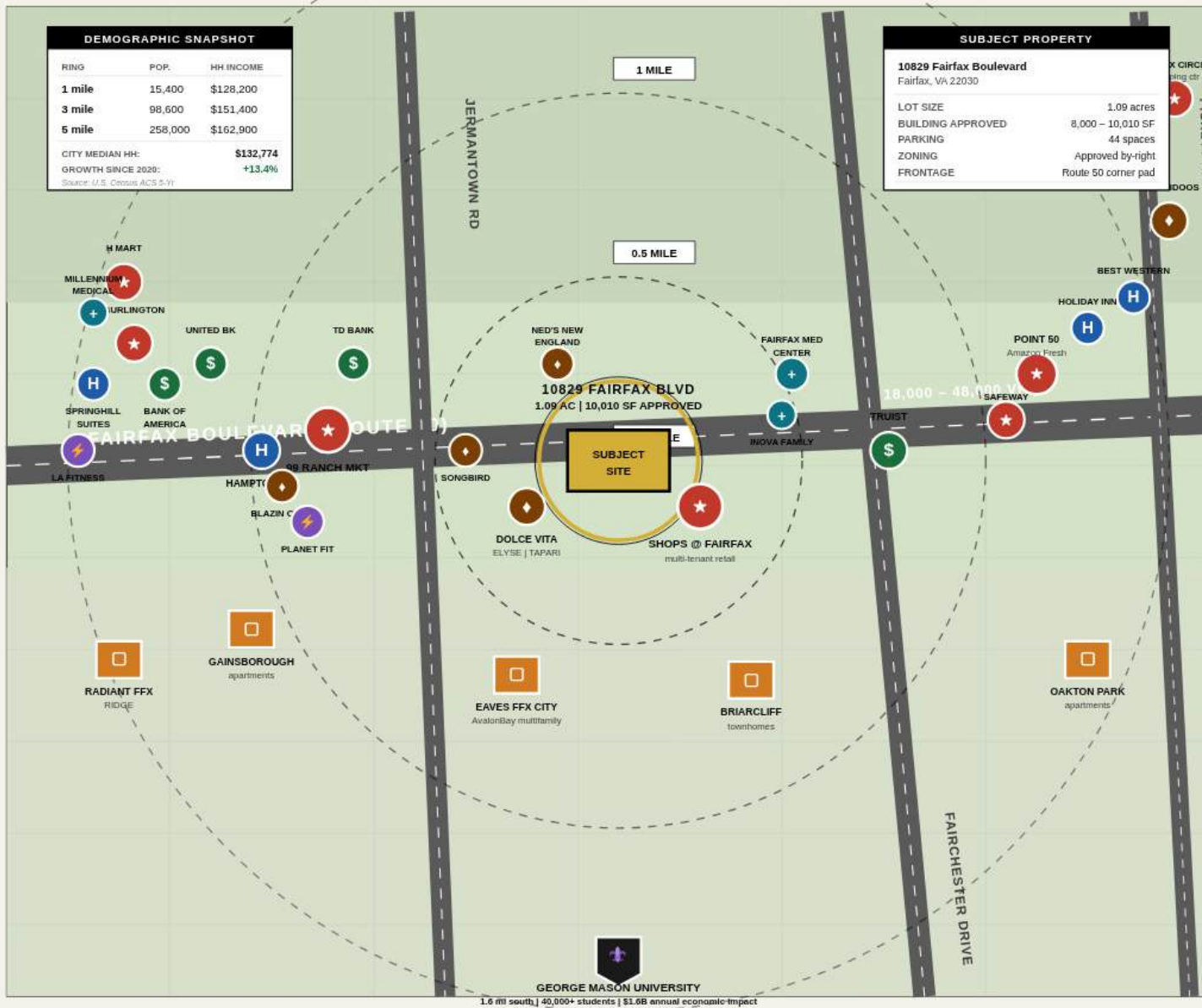
RETAILER MAP

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COMMERCIAL REAL ESTATE BROKERAGE | NORTHERN VIRGINIA

RETAILER & DEMOGRAPHIC AERIAL

10829 FAIRFAX BOULEVARD | FAIRFAX, VA 22030



| DEMOGRAPHIC SNAPSHOT | | |
|---|---------|-----------|
| RING | POP. | HH INCOME |
| 1 mile | 15,400 | \$128,200 |
| 3 mile | 98,600 | \$151,400 |
| 5 mile | 258,000 | \$162,900 |
| CITY MEDIAN HH: | | \$132,774 |
| GROWTH SINCE 2020: | | +13.4% |
| <small>Source: U.S. Census ACS 5-Yr</small> | | |

| SUBJECT PROPERTY | |
|---|---------------------|
| 10829 Fairfax Boulevard Fairfax, VA 22030 | |
| LOT SIZE | 1.09 acres |
| BUILDING APPROVED | 8,000 – 10,010 SF |
| PARKING | 44 spaces |
| ZONING | Approved by-right |
| FRONTAGE | Route 50 corner pad |

| RETAILER & LAND USE LEGEND | |
|----------------------------|--|
| SUBJECT SITE | 10829 Fairfax Blvd 1.09 AC fully entitled commercial pad |

- Retail Centers & Anchors**
5 retail centers, big-box, grocery anchors
- Restaurants & Food Service**
8+ destination restaurants on Route 50
- National Bank Branches**
TD, BoA, Truist, United Bank
- Flagged Hotels**
Hilton, Marriott, IHG, Best Western
- Fitness & Health Clubs**
Planet Fitness, LA Fitness, Life Time
- Medical Office**
Inova, Millennium, Fairfax Med Center
- Multifamily & Townhomes**
AvalonBay, Equity, 5+ communities
- George Mason University**
Largest VA university, 40,000+ students

| KEY DEMOGRAPHICS | |
|---|---|
| FAIRFAX CITY POPULATION 27,420 <small>+13.4% since 2020 census</small> | MEDIAN HH INCOME \$132,774 <small>169% of U.S. median</small> |
| FAIRFAX CO HH INCOME \$195,941 <small>average annual, 2024</small> | MEDIAN HOME VALUE \$722,600 <small>+8.87% YoY (Fairfax City)</small> |

| CORRIDOR & ACCESS | |
|------------------------------------|-----------------------------|
| ROUTE 50 TRAFFIC COUNT | 18,000 – 48,000 VPD |
| Dulles International Airport (IAD) | 19 miles via Route 50 W |
| Reagan National Airport (DCA) | 21 miles via I-66 E |
| Interstate 66 access | 2 minutes via Jermantown Rd |
| George Mason University | 1.6 miles south |
| Tysons Corner / Capital Beltway | 8 miles via I-66 |
| Old Town Fairfax | 0.6 miles east |

SERAFIN REAL ESTATE, INC. | COMMERCIAL REAL ESTATE BROKERAGE
49834 Graydon Manor Lane, Leesburg, VA 20175 | SerafinRE.com | Joe Serafin, Owner & Principal Broker

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Map for marketing illustration only. Distances approximate. Buyer to verify all data independently.

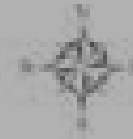


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City of Fairfax Zoning Map

ADOPTED JULY 14, 2016
EFFECTIVE OCTOBER 1, 2016



LEGEND

- Right of Way
- Zoning Designations**
- R1 Residential Low
- RM Residential Medium
- RH Residential High
- RT Residential Townhouse
- RT-4 Residential Townhouse
- RMF Residential Multifamily
- CL Commercial Limited
- CO Commercial Office
- CR Commercial Retail
- CG Commercial General
- CU Commercial Urban
- I Industrial Light
- H Industrial Heavy
- PD-R Planned Development Residential
- PD-M Planned Development Mixed Use
- PD-C Planned Development Commercial
- PD-I Planned Development Industrial
- Zoning Overlay Districts**
- Old Town Fairfax Historic District
- Old Town Fairfax Transition District
- Berkshire Historic District
- Fairfax Public School Historic District
- 100-Year Floodplain
- Resource Protection Areas (RPAs)
- Property with Puffer
- Property with Master Development Plan

ZONING

PD-M | PLANNED DEVELOPMENT MIXED USE

City of Fairfax Zoning Ordinance summary (amended Sept 24, 2024)

PD-M DISTRICT PURPOSE | ZONING ORDINANCE §3.2.3.B

The PD-M, Planned Development Mixed Use District, is intended to provide for coordinated mixed use developments which may include general residential and nonresidential uses within a planned development. The variety of land uses available in this district allows greater flexibility to respond to market demands and the needs of tenants, thereby providing for a variety of physically and functionally integrated land uses. (§3.2.3.B)

PD-M PERMITTED USE FRAMEWORK | §3.8.4.B

Per §3.8.4.B of the Fairfax City Zoning Ordinance, the PD-M district permits all uses listed as permitted (P) or special use (S) in **both the R (residential) and C (commercial) districts** of the Principal Use Table (§3.3.1), subject to approval by City Council through the master development plan. The approved MDP for this parcel narrows that broad universe by carving out 14 specific uses (see right column).

BY-RIGHT USE UNIVERSE | AVAILABLE TO THIS PARCEL UNDER PD-M

Permitted by-right (P) or by special use (S) per §3.3.1, excluding 14 MDP carve-outs.

| CATEGORY | PERMITTED USES (P = By-Right; S = Special Use Required per §6.7) |
|--|---|
| COMMERCIAL | Restaurants & food service (P); Retail, general (P); Offices, general (P); Offices, medical (P); Brewpubs (P); Services, general & personal (P); Convenience stores (P); Grocery stores (P); Furniture/appliance stores (P); Catering & delivery (P); Animal care facilities (P); Art galleries & studios (P); Research & development (P); Schools - technical/trade (P); Urban agriculture (P); Tobacco/smoke shops (P); Hotels/motels (S); Theaters (S); Recreation, indoor & outdoor (S); Amusement centers (S); Private clubs (S); Bed & breakfasts (S) |
| RESIDENTIAL | Multifamily (S); Townhouses (S); Upper-story residential/mixed use (S); Single-family detached (P) |
| PUBLIC, CIVIC & INSTITUTIONAL | Day care centers (P); Medical care facilities (P); Nursery schools (P); Community services (P); Assisted living facilities (P); Adult day care (P); Nursing homes (P); Government uses (P); Social service delivery, minor (P); Parks and open areas (P); Utilities, minor (P); Religious institutions (S); Schools - elementary/middle/high (S); Colleges & universities (S); Hospitals (S); Congregate living facilities (S); Telecommunications facilities (S) |

PROPERTY SNAPSHOT

| | |
|-------------------|--|
| ADDRESS | 10829 Fairfax Boulevard, Fairfax, VA 22030 |
| TAX MAP ID | 57 1 41 000 C |
| LOT SIZE | 1.09045 acres (47,499 SF) |
| ZONING | PD-M (Planned Development Mixed Use) |
| APPROVED BUILDING | 8,000 to 10,010 SF, single story |
| MAX HEIGHT | 35 feet / two stories |
| APPROVED PARKING | 44 spaces |
| MASTER DEV. PLAN | Approved; substantial conformance required |

ENTITLEMENT STATUS

OBTAINED

- Rezoning to PD-M complete
- Master Development Plan approved

REMAINING

- Major Certificate of Appropriateness (BAR)
- Site plan and building permits (Staff level)

MDP USE CARVE-OUTS

The following uses are specifically excluded by the approved MDP:

- Adult uses
- Auditoriums / arenas
- Building supplies / lumber
- Cemeteries
- Detention facilities
- Drive-through facilities
- Fuel stations
- Funeral homes
- Parking, commercial/municipal
- Pawn shops
- Tattoo parlors
- Vehicle repairs
- Vehicle sales / leasing
- Vehicle service

These 14 uses are otherwise allowed in PD-M but excluded by the MDP for this site.

DEVELOPMENT STANDARDS

Dimensional standards, parking, overlays, and approval path

| SITE & DIMENSIONAL STANDARDS MASTER DEVELOPMENT PLAN | | |
|--|---|----------------|
| STANDARD | REQUIREMENT | ORDINANCE REF. |
| Site Area | 1.09 acres (47,499 SF) | MDP |
| Max Building Footprint | 10,010 SF (65' x 154') | MDP |
| Max Building Height | 35 feet and two stories | MDP / §3.6 |
| Stories (approved plan) | Single story | MDP |
| Max Parking Spaces | 44 spaces | MDP |
| Project Boundary Yard | TY3 (15' min, canopy & understory trees) | §4.5.5 |
| Recreation & Open Space | Per approved MDP | §3.8.7 |
| Architectural Review | Major Certificate of Appropriateness required | §3.7 |
| Signage | Same as general nonresidential districts | §4.6.8 |

| PARKING REQUIREMENTS §4.4 PRINCIPAL USE PARKING RATIOS | | | |
|--|----------------------|------------------------|-------------------|
| USE | RATIO | USE | RATIO |
| Restaurant / food service | 1 / 200 SF | Office, general | 1 / 300 SF |
| Retail, general | 1 / 200 SF | Office, medical | 1 / 200 SF |
| Grocery store | 1 / 200 SF | Medical care facility | 1 / 200 SF + beds |
| Brewpub | 1 / 300 SF | Veterinary clinic | 1 / 250 SF |
| Hotel/motel | 1 / room + ancillary | Research & development | 1 / 400 SF |

PATH TO BUILDING PERMIT

- Acquisition** - Buyer closes on the entitled pad.
- Architectural design** - Buyer engages architect; design must conform to MDP.
- BAR review** - Major Certificate of Appropriateness from Board of Architectural Review.
- Site plan submittal** - Staff-level engineering review. No public hearing required.
- Building permit** - Issued by City upon final site plan and BAR approval.

APPLICABLE OVERLAYS & PROTECTIONS

Architectural Control Overlay | APPLIES
Applies to all non-single-family land in the City. Requires BAR approval for new construction (Major Certificate of Appropriateness).

Resource Management Area (RMA) | APPLIES
All City land lies within the Chesapeake Bay Preservation Area. Land disturbance subject to RMA standards.

Old Town Fairfax Transition Overlay | N/A
Does NOT apply to this parcel. Site is west of the Old Town transition area.

Historic Overlay Districts | N/A
Does NOT apply to this parcel. No historic district designation.

100-Year Floodplain | N/A
Does NOT apply to this parcel per FEMA flood maps. Buyer to verify.

KEY BUYER TAKEAWAYS

- Rare fully entitled corner pad.**
Rezoning to PD-M complete; MDP approved. No public hearings required for the broad use universe shown on Page 1.
- Broad use flexibility under PD-M.**
PD-M permits the full R + C district use list (§3.8.4.B) minus 14 MDP carve-outs.
- BAR is the only gating approval.**
Remaining entitlement risk limited to BAR aesthetic review and staff-level site plan.

FOR ADDITIONAL INFORMATION

Joe Serafin
Owner & Principal Broker | Serafin Real Estate, Inc.
SerafinRE.com | Leesburg, Virginia



AREA OVERVIEW

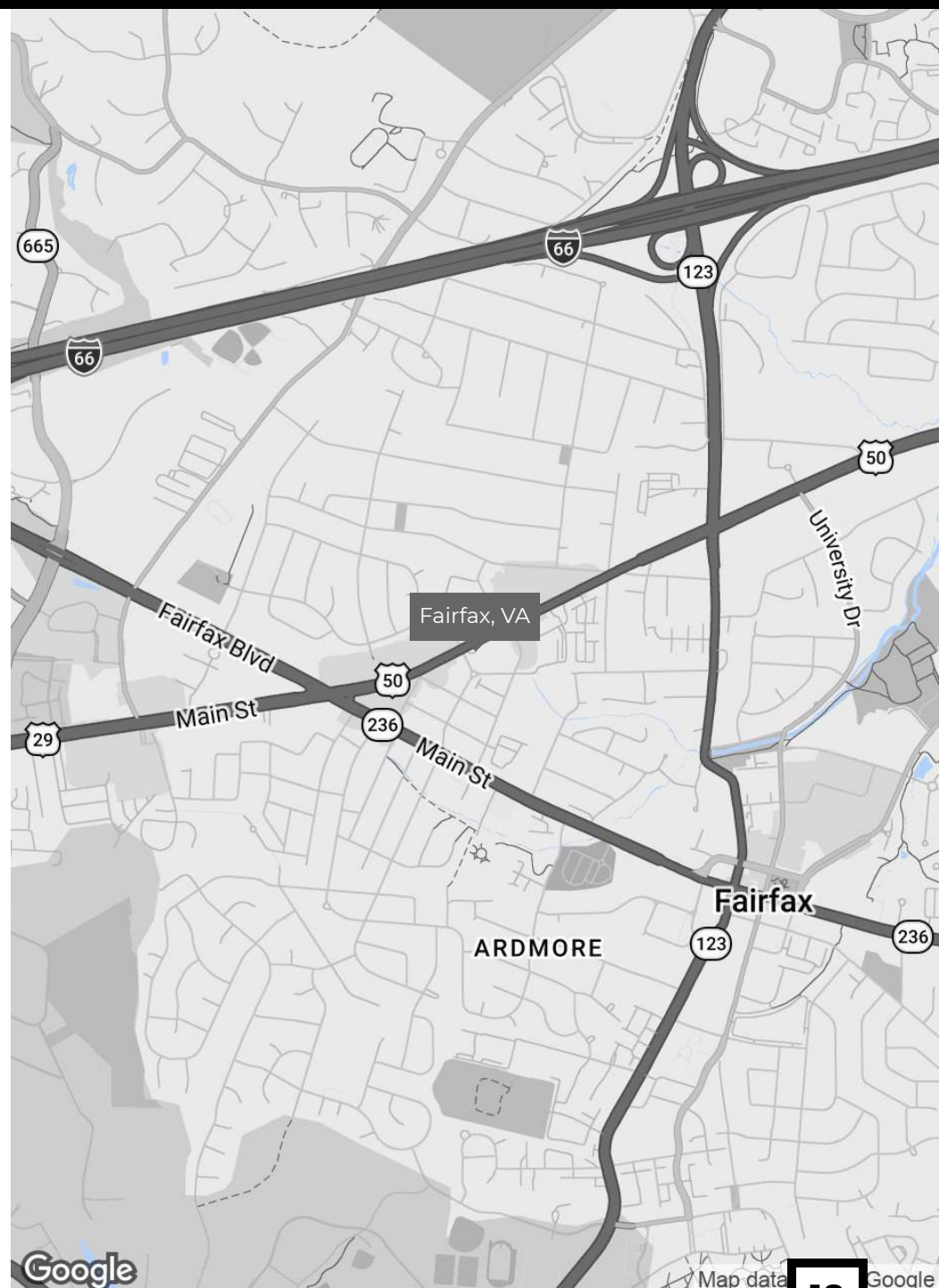
CITY INFORMATION

LOCATION DESCRIPTION

Strategically positioned directly on Route 50 (Fairfax Boulevard), one of the most heavily trafficked arterials in Northern Virginia, 10829 Fairfax Boulevard offers a rare 1.09-acre corner pad with unobstructed frontage along the region's primary east-west commercial spine. The Route 50 corridor carries 18,000 to 48,000 vehicles per day, delivering extraordinary daily exposure to consumer and commuter traffic moving between Washington, D.C., Fairfax City's Old Town, George Mason University, and the Dulles employment corridor. The site benefits from a signalized hard corner at Fairchester Drive with a tabled crosswalk, full turn-in access, and adjacency to immediate national retail, multifamily, and townhome density. The City of Fairfax recently awarded a \$1.73 million contract to fully rebuild this section of Route 50, ensuring an upgraded streetscape and pristine roadway condition fronting the property upon completion in 2026.

The location captures one of the wealthiest and fastest-growing micro-markets in the Washington metropolitan area. Fairfax City's 2026 population reached 27,420 residents, growing 13.4% since the 2020 census at an annual rate of 2.01%, far outpacing national growth. Median household income sits at \$132,774, representing 169% of the U.S. median, with the 45-to-64 cohort earning a median of \$168,015 and the 25-to-44 cohort earning \$150,374, both prime demographics for restaurant, retail, and medical tenants. The surrounding Fairfax County trade area extends this affluence to scale, with 1,147,837 residents and an average annual household income of \$195,941. Median home values in Fairfax City reached \$722,600 in 2024, up 6.67% year-over-year, signaling sustained household wealth and consumer spending capacity directly within the property's catchment.

Fairfax City is in the middle of a generational redevelopment cycle that is reshaping demand for ground-floor commercial along the Route 50 corridor. In July 2025, the City Council approved rezoning for up to 276 apartments at 4131 Chain Bridge Road and conditionally advanced a separate 243-unit, six-story apartment project in the downtown core, both within minutes of the property and both designed to deliver new daytime population and disposable income to the immediate corridor. The adjacent Jermantown Road corridor received \$9.5 million in Smart Scale funding in June 2025 for design beginning in FY 2026, a significant public infrastructure commitment to the western Fairfax City gateway. Fairfax County's economy is anchored by Professional, Scientific & Technical Services (141,799 workers), Public Administration (72,735), and Health Care & Social Assistance (58,044), three sectors that drive consistent demand for the exact mix of restaurant, retail, medical office, and professional service uses this fully entitled pad site is approved to accommodate by-right.

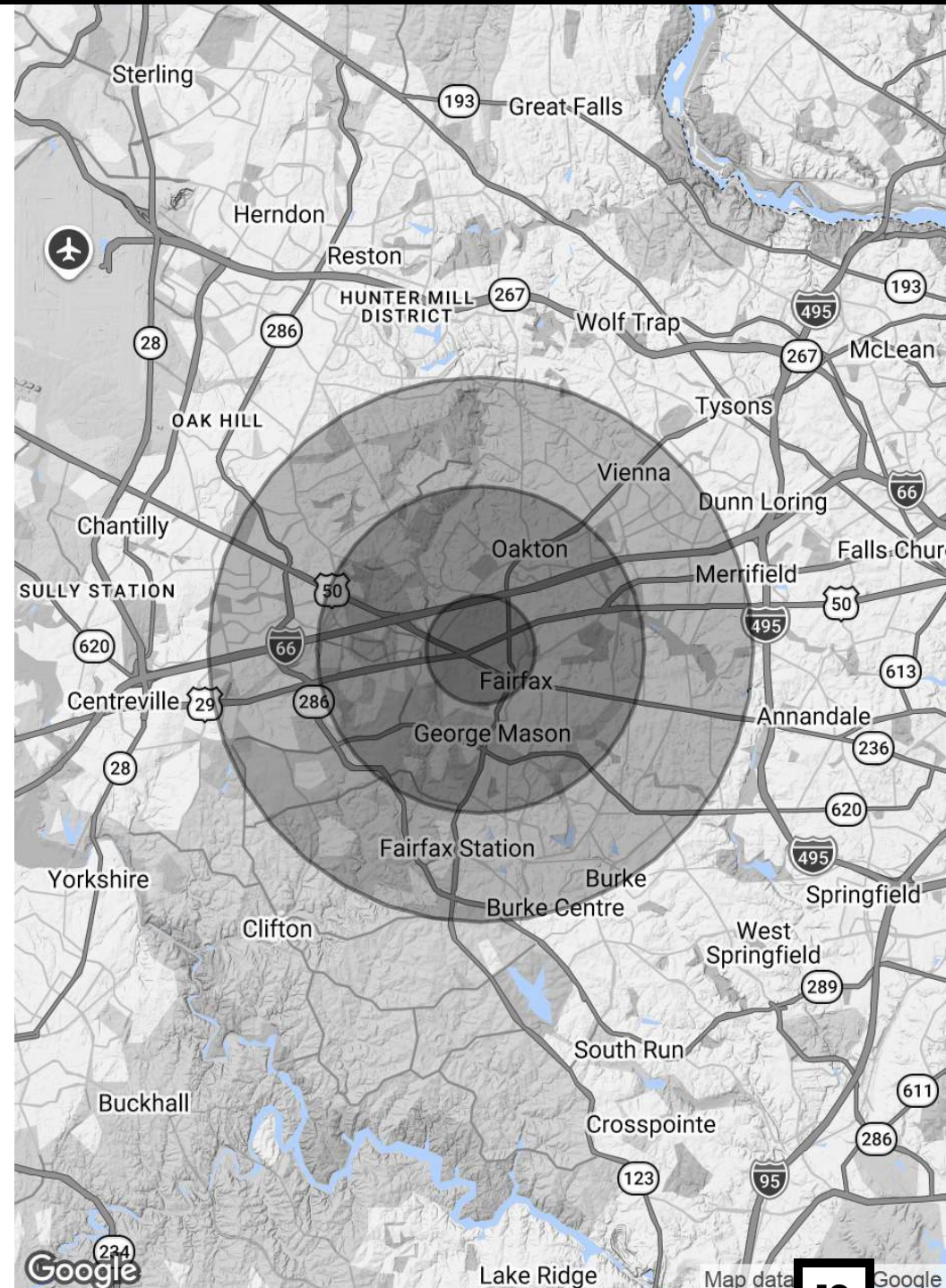


DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|---------------|----------------|----------------|
| TOTAL POPULATION | 13,301 | 109,128 | 262,514 |
| AVERAGE AGE | 36.1 | 37.3 | 39.5 |
| AVERAGE AGE (MALE) | 36.0 | 36.8 | 38.9 |
| AVERAGE AGE (FEMALE) | 36.3 | 38.0 | 40.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| TOTAL HOUSEHOLDS | 4,535 | 40,181 | 94,092 |
| # OF PERSONS PER HH | 2.9 | 2.7 | 2.8 |
| AVERAGE HH INCOME | \$153,076 | \$176,630 | \$197,877 |
| AVERAGE HOUSE VALUE | \$662,245 | \$723,097 | \$790,105 |

2023 American Community Survey (ACS)



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B R O K E R

I N F O R M A T I O N

ABOUT SERAFIN REAL ESTATE



Serafin Real Estate is a boutique commercial real estate brokerage headquartered in Loudoun County, Virginia, exclusively focused on the Northern Virginia market. Founded in 2019 by Joe Serafin, the firm has closed more than \$730 million in transactions since inception, with Joe surpassing \$1 billion in career sales volume. By **intentionally concentrating on the Northern Virginia region**, the firm provides owners with hyper-local market knowledge, real-time data insight, and deep relationships with the area's most active buyers and investors. Serafin Real Estate has been recognized multiple times as a Best of Loudoun winner and is consistently regarded as one of the region's top-performing commercial brokerages.

Rather than spreading geographically, the firm has built its reputation on becoming the market expert within Northern Virginia, understanding zoning nuances, buyer demand trends, capital sources, and property-level dynamics at a granular level. Through advanced technology, proprietary databases, and a curated network of qualified local, regional, and 1031 exchange buyers, Serafin Real Estate positions each listing to **drive competition and maximize value**. Clients benefit from institutional-level strategy combined with the accountability, responsiveness, and hands-on execution of a focused, owner-led brokerage.

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MEET THE TEAM



JOE SERAFIN
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Joe is an 18-year real estate industry veteran and owner of Serafin Real Estate, specializing in investment sales, acquisitions, brokerage, and property investment consultation in Loudoun, Fairfax, and Prince William County.

Joe has built a solid foundation through his representation of many developers, private equity firms, and individual investors throughout the years and has successfully closed over \$600M of transactions since his start in the industry. His specific areas of expertise include strategic planning, financial investment analysis, and financial structuring ensuring solid and transparent property investments for his clients.



JENNIFER CUPITT
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Jennifer is the Office Manager for SRE and assists in the day to day administrative and client care needs of the company. Her organizational skills and process mentality ensures the company's everyday duties are carried through smoothly.



SEAN KLINE
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Sean has over 20 years of experience in real estate acquisition, negotiation, and investment. He graduated from the United States Merchant Marine Academy at Kings Point, and bought his first investment property in Falls Church after returning from sea tours in Operations Enduring Freedom and Iraqi Freedom.



GRANT WETMORE
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Grant Wetmore is a Sales and Acquisition Advisor at Serafin Real Estate. His prior experience is backed by 20 years in the Banking industry including 10 years within the commercial real estate lending, financial analysis, management and disposition of distressed and foreclosed properties and business evaluation.