

# INVESTMENT OPPORTUNITY

2059 CHAIN BRIDGE ROAD

VIENNA, VIRGINIA 22182

A Highly Visible 12,100sf C-8 Property  
Located at the Highly Trafficked & Lighted Intersection  
of  
Chain Bridge Road and Boone Blvd  
Vienna, Virginia 22182

Exclusively Presented by

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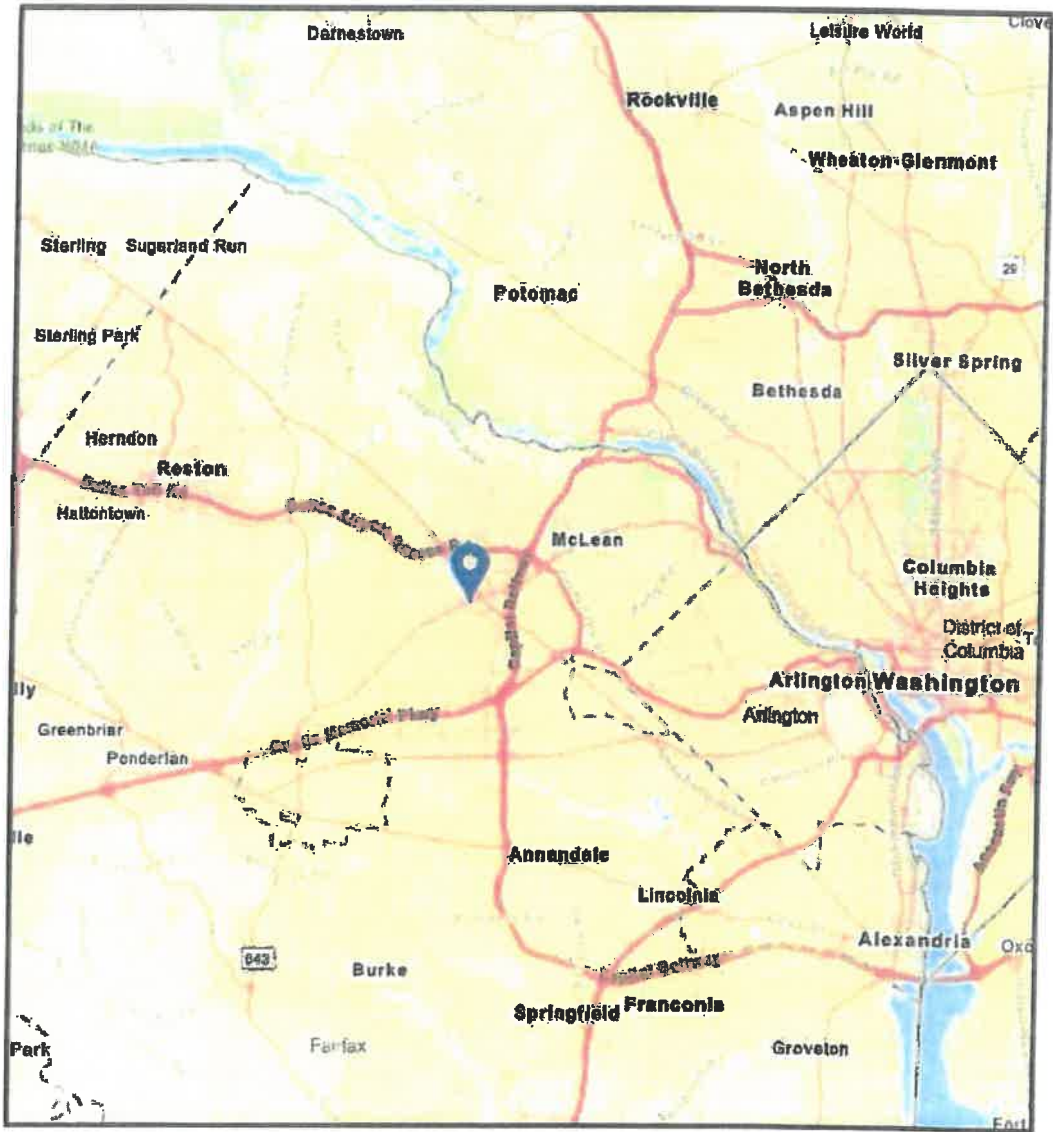
# SUMMARY OF SALIENT FACTS

**2059 Chain Bridge Road, Vienna, VA 22182**

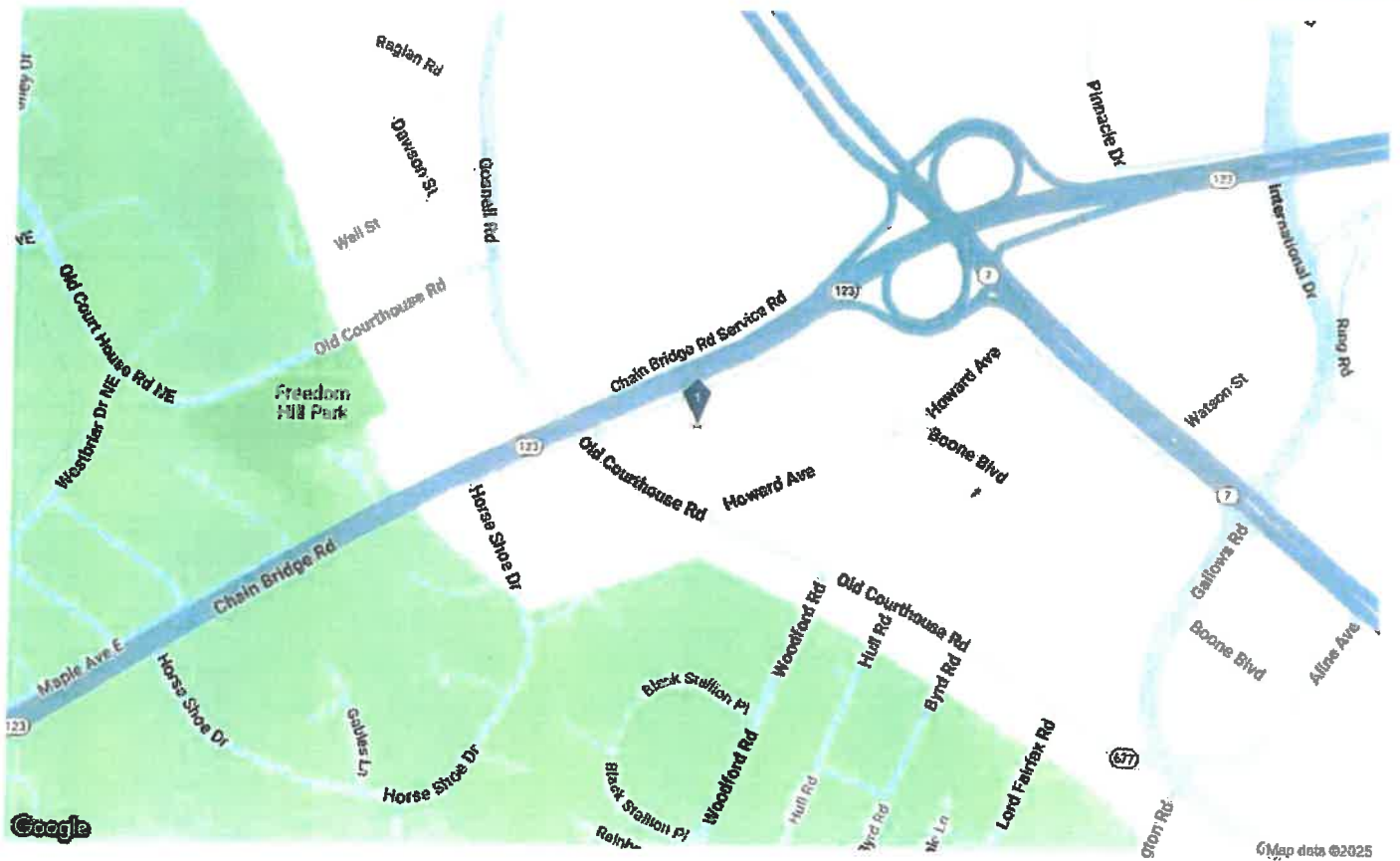
## Property Identification

- Address:** 2059 Chain Bridge Road, Vienna, VA 22182
- Location:** The subject property is located on the southern line of Chain Bridge Road at the lighted intersection of Chain Bridge Road and Boone Blvd.
- Map Reference:** Municipal Map Number = 0391-06-0013; originally built in 1972 and has had several updates and has been well maintained
- Site Area:** 20,120 sf of land (0.4619 acres); The site is generally rectangular in shape with the existing building covering approximately 44% of the site. The site is generally level and benefits from high visibility on Chain Bridge Road with ~90 ft of frontage
- Improvements:** ~12,100 sf GBA commercial building; the square footage is spread across three (3) levels with a ground floor retail located at the front of the building of 15,140 sf and a 2-story section of ~6,000 sf behind the retail which was configured for office use including training facilities. There is a ~360sf loading dock area (two dock height doors) forming an L-shape at the rear of the building. Unaccounted in the GBA is ~872sf of mezzanine space located above the 2<sup>nd</sup> story which is referred to as "seasonal storage space".
- Leases:** Currently there is only one lease that is month-to-month and is immediately cancellable. Current rent is \$15,000/month.
- Parking:** ~24 marked parking spaces
- Ceiling Heights:** 10' retail, 15" upper 2<sup>nd</sup> floor
- Zoning:** C-8, Highway Commercial District which allows 45 by-right uses including retail, restaurants, office, personnel services and privates schools, among others. In addition, a variety of over 25 special uses and exceptions may also be allowed in the C-8 zoning. The by-right FAR is currently 0.50 but with achievement of a SUP zoning a 0.70 FAR is permitted.
- Environmental:** It was determined that there was limited groundwater contamination from an adjacent site. Settlement of the issue has been legally resolved, and the final "Certificate of Satisfactory Completion of Remediation" has been issued the Commonwealth of Virginia and received by the Owner.

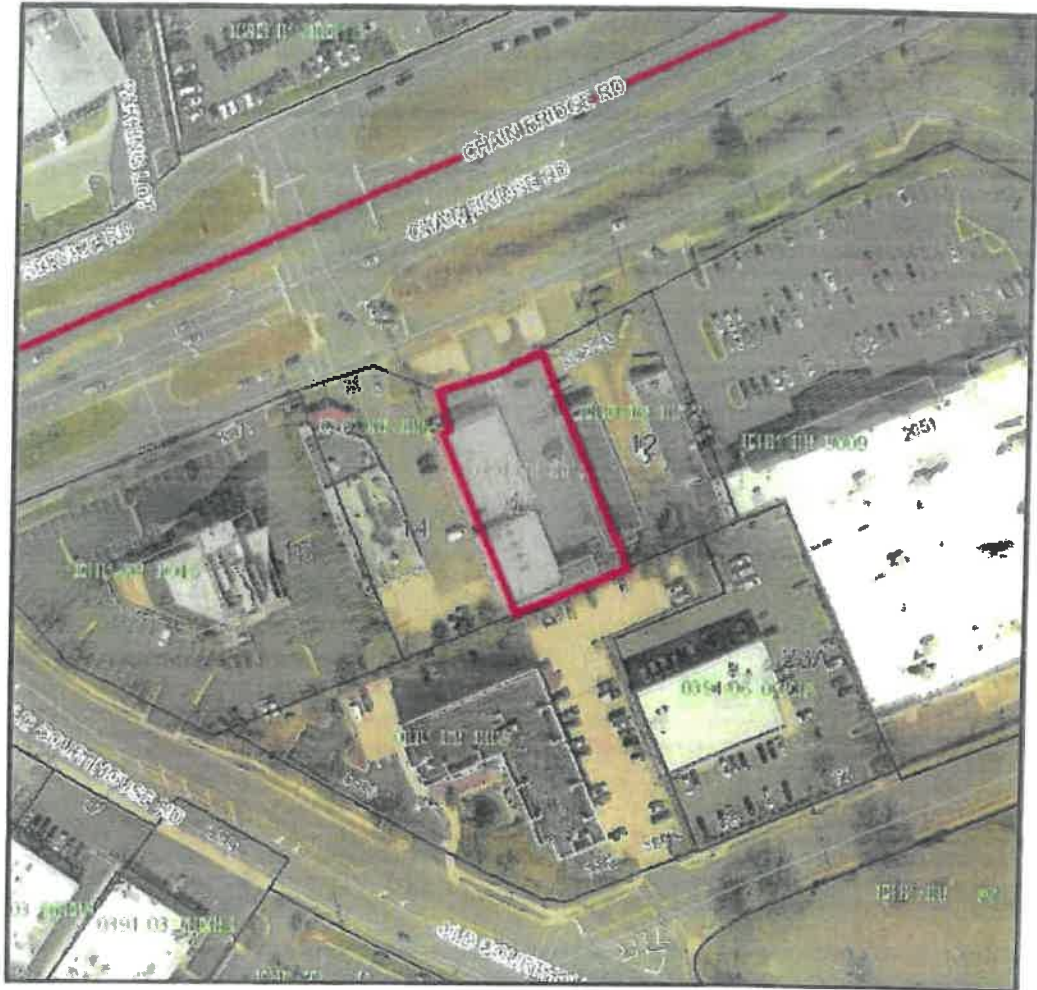
# AREA MAP



## Property Map Overview



# AERIAL PHOTOGRAPH



SUBJECT PHOTOGRAPHS  
(All photos taken June 21, 2021)



Front of the subject



East side of subject

## SUBJECT PHOTOGRAPHS



Frontage on Chain Bridge Road (facing east towards Tysons)