



COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED

RETAIL PROPERTY FOR SALE

# Free Standing Multi-Use Property For Sale

**39333 JOHN MOSBY HWY., ALDIE, VA 20105**





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All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. K&M Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. K&M Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by K&M Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.



# Section 1

## PROPERTY INFORMATION

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**KAYVAN MEHRBAKSH, CCIM, MBA**

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**MATTHEW JENKINS, CCIM MBA**

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## EXECUTIVE SUMMARY

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### OFFERING SUMMARY

Sale Price:	\$682,900
NOI:	\$47,078
Lot Size:	0.59 Acres
Year Built:	1900
Building Size:	2,100
Renovated:	2017
Zoning:	Rural Commercial
Taxes:	\$4,996.00

### PROPERTY OVERVIEW

As the exclusive rep for the Owner, K & M Commercial Real Estate is happy to present this free-standing building in the heart of Aldie. Direct access and visibility from Route 50 with access to many wineries, resorts, and mountain access. Historic Multi-use property on .59 acres with retail and apartment rental tenants. 8,000+ cars per day with a Median HHI of \$140,000 and 48+ feet of frontage.

### PROPERTY HIGHLIGHTS

- Rare Free Standing Multi-Use Property
- .59 Acres with 48 Feet of Frontage to Route 50
- Minutes from multiple wineries, resorts, and mountain access
- Retail and Apartment Tenants with newly updated space
- Residential Space can be used as Office
- Signage and Ample Parking



## COMPLETE HIGHLIGHTS



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### LOCATION INFORMATION

Building Name	Free Standing Multi-Use Property for Sale
Street Address	39333 John Mosby Hwy.
City, State, Zip	Aldie, VA 20105
County	Loudoun
Township	Aldie
Signal Intersection	No
Road Type	Paved
Market Type	Small
Nearest Highway	I-66
Nearest Airport	Dulles Airport

### BUILDING INFORMATION

NOI	\$47,078.00
Occupancy %	100.0%
Tenancy	Multiple
Number Of Floors	2
Average Floor Size	1,020 SF
Year Built	1900
Year Last Renovated	2017
Free Standing	Yes













# Section 2

## LOCATION INFORMATION

**KAYVAN MEHRBAKHS, CCIM, MBA**   **MATTHEW JENKINS, CCIM MBA**

703.734.2822

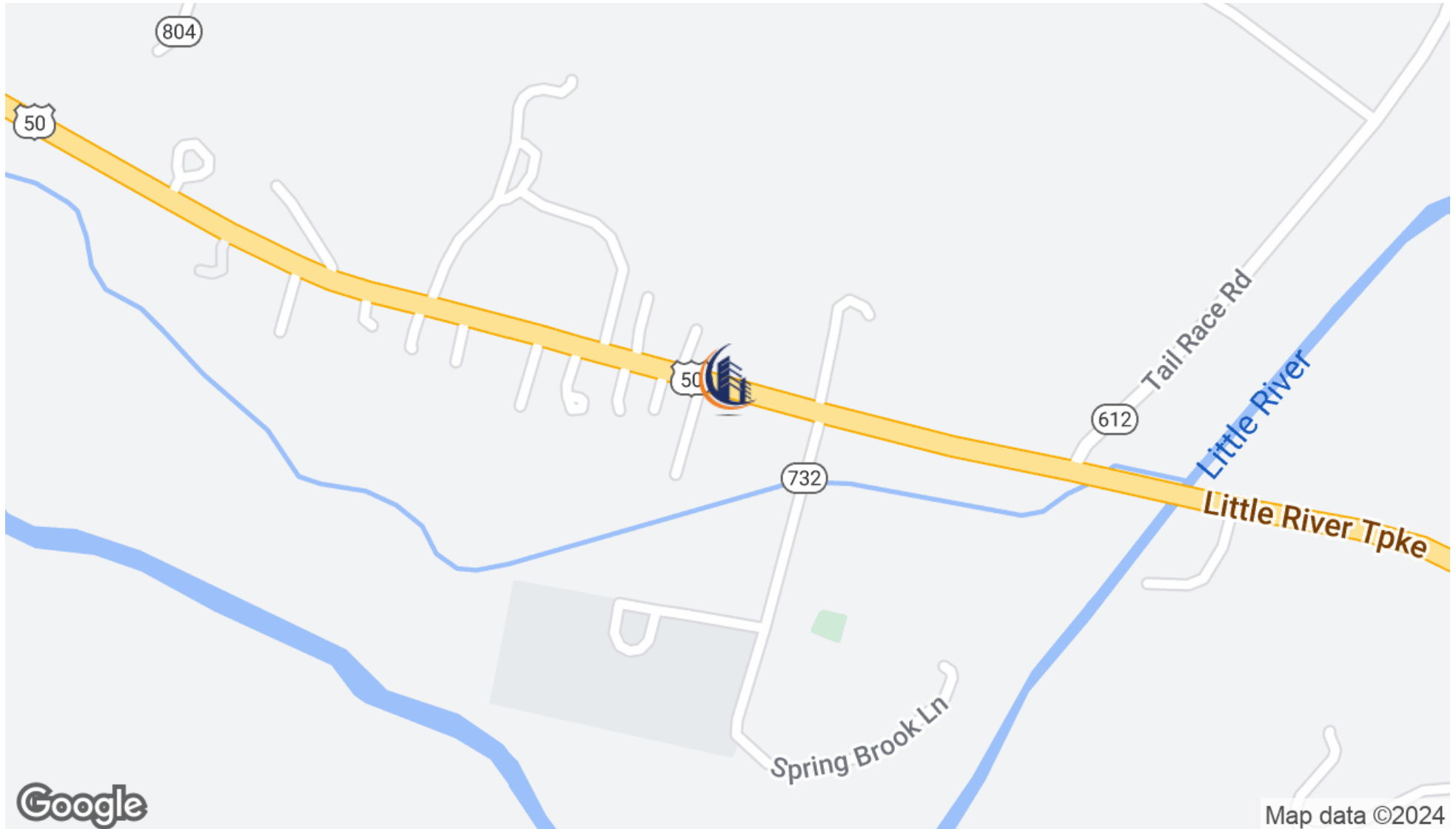
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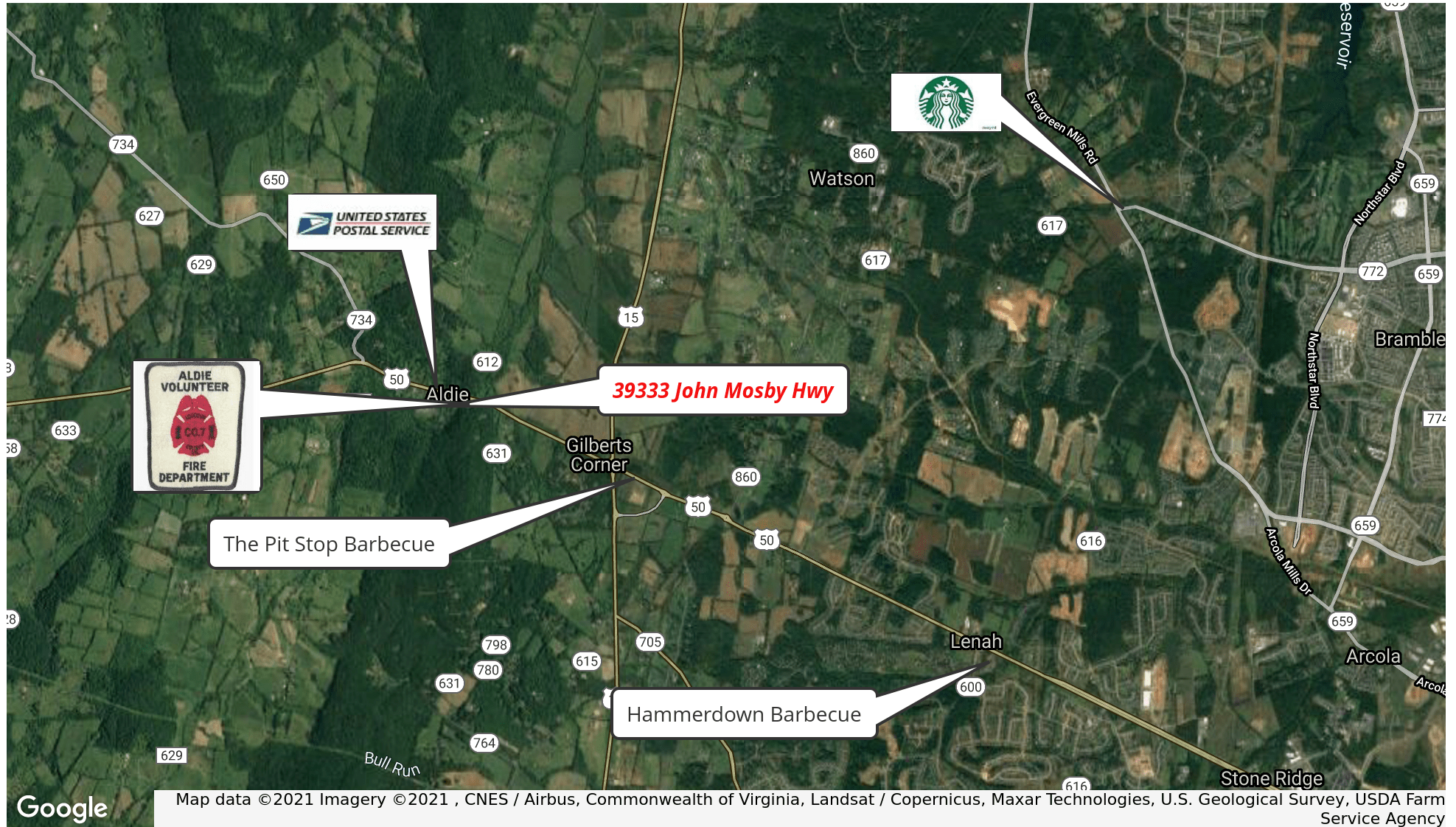
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# Section 3

## FINANCIAL ANALYSIS

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**INCOME & EXPENSES****INCOME SUMMARY**

Greenheart Wellness	\$28,800
Residential Tenant	\$22,032
<b>Gross Income</b>	<b>\$50,832</b>

**EXPENSE SUMMARY**

50% of Real Estate Taxes	\$2,515
Insurance	\$789
General Maintenance	\$450
<b>Gross Expenses</b>	<b>\$3,754</b>
<b>Net Operating Income</b>	<b>\$47,078</b>



## RENT ROLL



TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Greenheart Wellness		1,040	10/16/2018	10/15/2021	\$28,800	48.6	\$27.69
Potential Residential Tenant		1,100	05/01/2019	12/31/2021	\$22,032	51.4	\$20.03
<b>Totals/Averages</b>		<b>2,140</b>			<b>\$50,832</b>		<b>\$23.75</b>



# Section 4

## DEMOGRAPHICS

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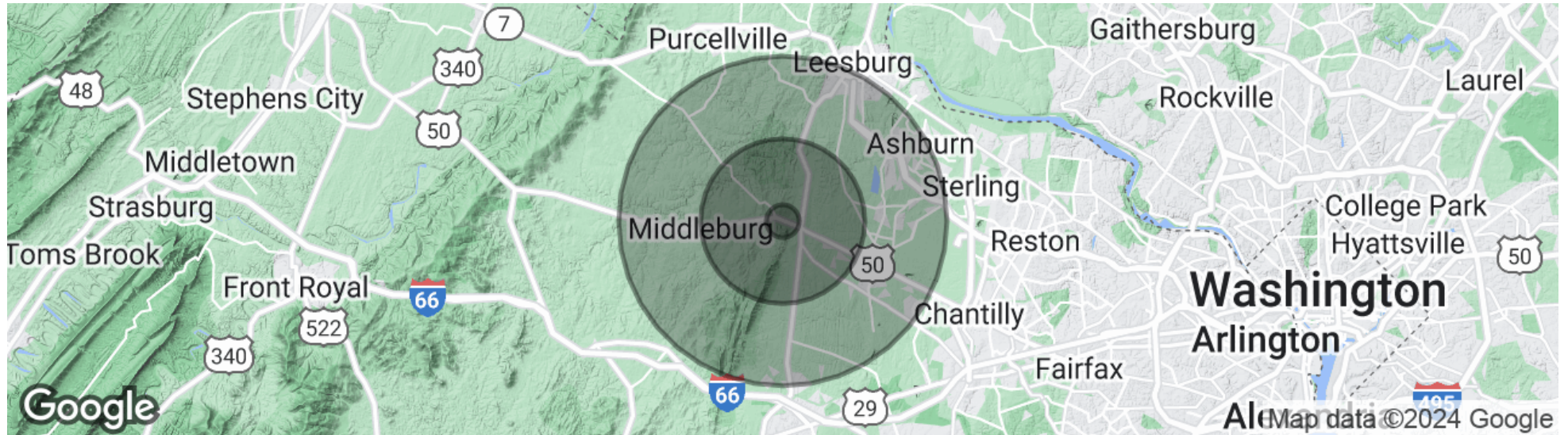
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	162	7,628	98,511
Median age	49.9	40.4	35.7
Median age (Male)	47.7	40.1	35.4
Median 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

\* Demographic data derived from 2020 ACS - US Census



# Section 5

## ADVISOR BIOS

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## KAYVAN MEHRBAKHSH, CCIM, MBA

Managing Director

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### PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, serves as Managing Director for the K&M Commercial Real Estate Office in Herndon, Virginia. Mr. Mehrbakhsh specializes in the sale and leasing of Medical and Government properties and similar transactions for office facilities outfitted with high-tech networking systems in the Northern Virginia region.

Throughout his 23-plus-year career, Mr. Mehrbakhsh has closed more than \$940 million in transactions. He diligently monitors market conditions to adequately advise clients and ensure they receive fair market rates for leases, property investments, and sales.

Before his service at K&M Commercial Real Estate, Mr. Mehrbakhsh was an associate commercial broker at Fairfax Realty, Inc., where he provided expert advice and served as a Broker for financial institutions, corporate landowners, and other investors.

Mr. Mehrbakhsh also has previous experience as a Senior Project Manager at MCI Telecommunications, where he oversaw land acquisition transactions, building design and construction, and the migration of data centers throughout both the United States and Europe.

A Northern Virginia Association of Realtors member, Mr. Mehrbakhsh, sits as Chairman of the Association Commercial Alliance. He has also served as president of the Mid Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues serving as a board member. He also maintains membership in the following organizations: 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.

Mr. Mehrbakhsh has earned the prestigious designation of Certified Commercial Investment Member (CCIM) and currently holds a seat on their Washington DC-Maryland chapter board.

Mr. Mehrbakhsh received his Master of Business Administration from American University and holds a Bachelor of Science in Information Systems from Radford University. Mr. Mehrbakhsh holds licenses in Virginia, Washington D.C., and Maryland.

### EDUCATION



## MATTHEW JENKINS, CCIM MBA

Vice President

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### PROFESSIONAL BACKGROUND

Matt has 9+ years of experience in commercial real estate, specifically in commercial brokerage and management. As a listing and tenant/buyer representative for K & M Commercial in the Northern VA and Washington D.C. market, Matt has worked with a multitude of clients including but not limited to project developers, investment companies, national service firms, and medical-related owners/companies. Matt assists clients with achieving desired real estate objectives, financial analysis, future market strategies, and priorities, and his experience encompasses sales and leasing expertise in office, industrial, retail and international business projects.

In addition to his expertise in the Washington D.C. Metro area Matt has produced \$350MM+ of real estate transactions, currently manages 270,000 sq/ft of property, and has worked with the following Owners and/or Tenants: CIII Asset Management, McDonald's, Titlemax, Orr Partners, John Deere, International Association of Fire Chiefs, Metro Star Systems, Stewart Title, Cricket Wireless, Burke and Herbert Bank, Nationwide IT Services, Northpoint, Saadeh Partners, Edward Jones Financial, Ameriprise, Cornu Bakery, Somerset Trust Co. and several medical and dental clients.

Prior to partnering with K & M Commercial Matt honed his skills by working in banking and lending, investment advising, and financial and operational management. Matt earned his MBA degree from Seton Hill University and holds a Business Administration/Marketing degree from California University of PA.

Matt is currently licensed in Virginia and Washington DC.

#### K&M COMMERCIAL REAL ESTATE

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