

# 4405 DUKE STREET ALEXANDRIA VA 22304

## LEASE OPTION TO PURCHASE WITH EXCEPTIONAL TERMS



## LEASE OPTION TO PURCHASE WITH NO MONEY DOWN

RARE COMMODITY  
Auto repair facility in the  
City of Alexandria



Lou Bonfiglio

REALTOR®

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[AllAutoProperties.com](http://AllAutoProperties.com)



KELLERWILLIAMS

*Each franchise is independently owned and operated*

 105 Broad Street Suite #200, Falls Church, VA 22046

[AllAutoProperties.com](http://AllAutoProperties.com)

# EXCLUSIVELY LISTED BY



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4405 Duke St.  
Alexandria, VA 22304

Potential remodeling of the current facility

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PLEASE DONOT DISTURB TENANTS

# LEASE OPTION TO PURCHASE



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4405 Duke Street, Alexandria, VA 22304



Keller Williams Falls Church, as exclusive listing agent, is pleased to present 4405 Duke Street, a premier automotive property in the City of Alexandria. The property features five bays and six lifts for automotive repair.

**Lease option to purchase with exceptional terms:**

- Ten-year lease
- 40% of the rent will be applied to the purchase price
- **Owner financing is available to purchase with NO MONEY DOWN**

The facility fully operational and all equipment to operate comes with the lease option to purchase.

**PLEASE DO NOT DISTURB TENANTS, PROPERTY TOURS MUST BE COORDINATED WITH LISTING AGENT.**

# AUTOMOTIVE RETAIL PROPERTY



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## AUTO REPAIR FACILITY IN THE HEART OF ALEXANDRIA

Automotive properties are extremely rare and valuable in Northern Virginia because of the zoning rules and regulations. All automotive properties inside and around the 495 Beltway Corridor are a rare commodity. It's extremely difficult if not impossible to find and acquire a facility in Northern Virginia that is zone automotive. This is a prime location located in the City of Alexandria and is warranted a premium sales price.



***CALL TODAY!***

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# SUBJECT PROPERTY



Structure	
Building Type.	<b>Retail</b>
SubType.	<b>Auto Repair</b>
No. of Bays.	<b>5</b>
RBA	<b>2.877 SF</b>
Typical Floor.	<b>2.877 SF</b>
Stories.	<b>1</b>
Building Status.	<b>Existing</b>
Year Built	<b>1957</b>
% Leased.	<b>100%</b>
Owner Occupied.	<b>No</b>
Owner Type.	<b>Individual</b>
Tenancy.	<b>Single Tenant</b>
Land Area.	<b>0.35 AC</b>
Zoning.	<b>CG</b>
Parcel No.	<b>049.04-05-46</b>

Approved expansion bays by Special Permit  
Turnkey automotive repair facility available • Excellent location •  
Hi-end captive clientele • Unique opportunity for a solid business in  
the CITY OF ALEXANDRIA

Owner will consider lease with option to purchase.

Rent	\$12,500
Lease Term	10 years
Triple Net Lease	NNN
Rent Increase	6% annually for 1 <sup>st</sup> five years
Rent Increase cap	Rent increase will average 3% over 10-year term

- **40% of all rent will be applied to the purchase price**
- Owner financing is available with purchase
- All terms are negotiable

The facility fully operational and all equipment to operate comes with the lease option or sale.

# PROPERTY HIGHLIGHTS



## EXCELLENT DEMOGRAPHICS | \$150K+ HOUSEHOLD INCOME

Population density complements the premier household income averages which are some of the best in the country. Fairfax County ranks second in the nation among large US. Counties in terms of median household income.



## A+ LOCATION

Downtown Alexandria and the surrounding area is considered by many to be Washington D.C.'s top suburban submarket. Subject property is located just inside 495 Beltway which makes it extremely desirable. Several area attractions surround the subject branch site including: Oldtown Alexandria, Alexandria Hospital under construction to be complete in 2028. Access to 395 and 495 within 1 mile of the location.

## EXTREMELY HIGH BARRIERS TO ENTRY

Assembling any commercial land in the City of Alexandria, or for that matter Fairfax County, is very, very difficult. It is also extremely tough to obtain any type of rezoning to commercial land in the city. For this reason, all automotive sales or repair facility will become even more valuable overtime.

## AUTOMOTIVE USE

To add to its rare unique allure, is its designated Occupancy for Use. There are limited supplies of automotive repair surrounding the 495 Beltway Corridor. Having these uses grandfather in the heart of the City of Alexandria makes this a gem of a property.

# Potential Upgrades to the Property



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4405 Duke Street, Alexandria, VA 22304



The property is Zoned CG

The building can be expanded to accommodate two additional bays.

The zoning allows for a second floor with a maximum building height of 60 feet.



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# Potential Upgrade to the current Facility



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# Pole Sign – Exceptional Visibility on Duke St.














# Walk Score






Walk Score®  
Very Walkable (84)

## TRANSPORTATION

### TRANSIT/SUBWAY

Van Dorn Street  	19 min walk	1.1 mi
Eisenhower Avenue  	10 min drive	4.7 mi
King Street   	9 min drive	4.1 mi
Huntington  	9 min drive	4.3 mi
Franconia-Springfield  	11 min drive	4.7 mi

### COMMUTER RAIL

Alexandria 	9 min drive	4.0 mi
Backlick Road 	10 min drive	4.3 mi
Franconia-Springfield 	12 min drive	4.6 mi
Crystal City 	14 min drive	7.7 mi
Rolling Road 	18 min drive	9.5 mi

### AIRPORT

Ronald Reagan Washington Ntl 	15 min drive	7.7 mi
Washington Dulles International 	45 min drive	27.2 mi

### FREIGHT PORT

Port of Baltimore	73 min drive	48.8 mi
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### RAILROAD

NS-ALEXANDRIA-VA	3 min drive	1.4 mi
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**kw**  
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**METRO RENTERS**  
MEDIAN AGE: 32.5

**ENTERPRISING PROFESSIONAL**  
MEDIAN AGE: 35.3

**LAPTOPS & LATTES**  
MEDIAN AGE: 37.4



Van Dorn Station  
1.8 Miles or 7 Min Drive



I-395  
195,000 ADT

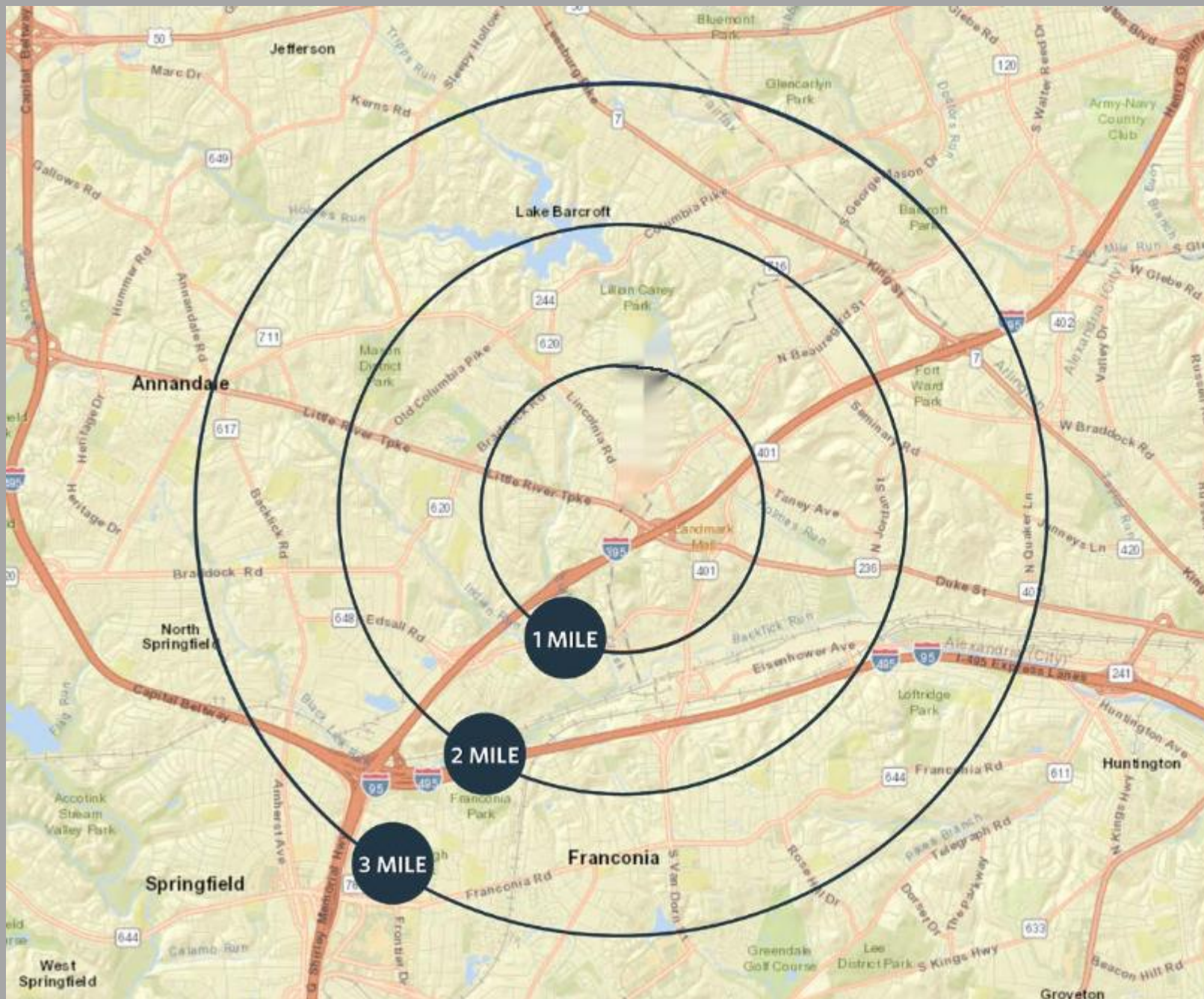


Bus Rapid Transit  
(King Street - Site)



16 Bus Routes On Site  
(WMATA & DASH)

	10 MINUTE DRIVE	15 MINUTE DRIVE	20 MINUTE DRIVE
POPULATION	209,119	624,039	1,101,009
DAYTIME POPULATION	183,434	699,634	1,521,237
HOUSEHOLDS	88,089	263,892	461,729
BACHELOR'S DEGREE OR HIGHER	30%	32%	32%
SPENDING ON FOOD AWAY FROM HOME	\$501.8M	\$1.6B	\$3.1B
SPENDING ON ENTERTAINMENT	\$390M	\$1.3B	\$2.4B
SPENDING ON WELLNESS	\$342M	\$1.1B	\$2.1B

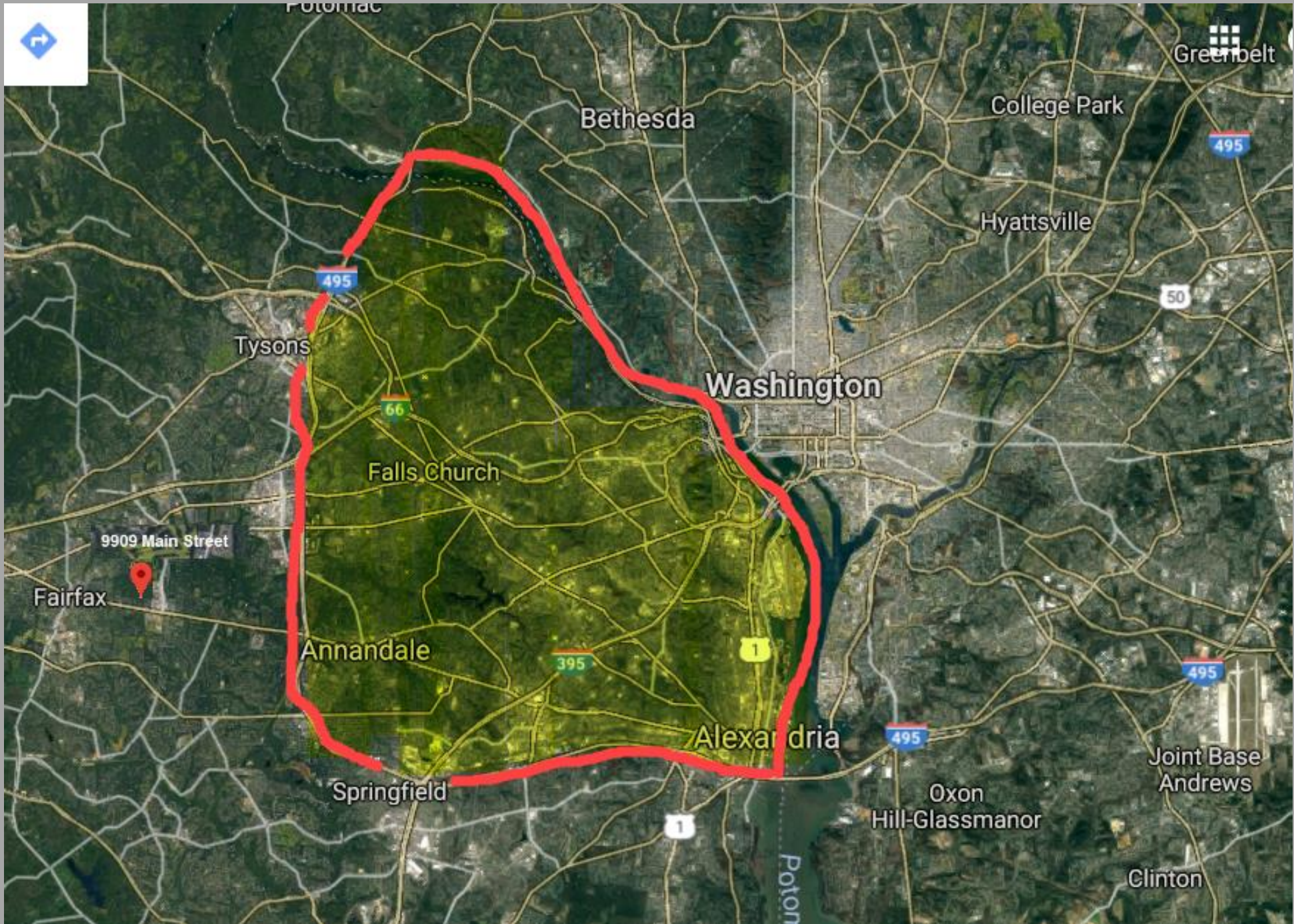


## DEMOGRAPHICS | 2023:

	1-MILE	2-MILE	3-MILE
Population	46,183	108,544	201,926
Daytime Population	10,629	37,113	67,886
Households	19,419	46,439	83,199
Average HH Income	\$94,586	\$123,169	\$138,920

## TRAFFIC COUNTS | 2022:

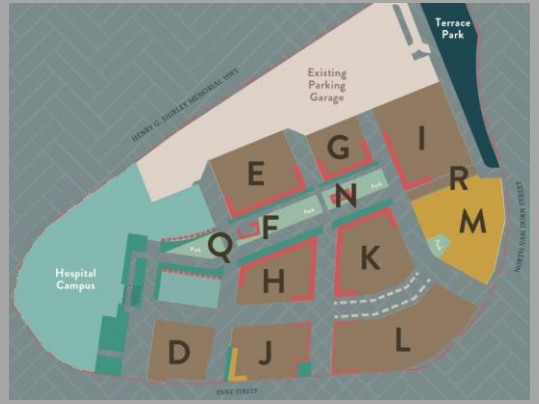
Little River Turnpike	45,155 ADT
I-395	194,076 ADT



**WestEnd Alexandria (Landmark Mall Redevelopment)**

- Will add over 2000 medical professionals
- 1,117 Housing of mix development
- 4M sf mixed-use redevelopment on 52-acres

1 mile from site location



**Block I**

The Brightly will be home to this lot and will be a 535,000 sq. ft. mixed-use project that will include 390 apartments and 105,000 sq. ft. of retail space, with the majority of that space going towards a grocery or department store.

**Block K**

Thrive will be a 462,000 sq. ft. mixed-used project that will consist of 337 apartments, 32,000 sq. ft. of retail and a new internal garage.

**Block E**

Block E will house 119,500 sq. ft. of medical office space and a residential unit with ground-floor retail. This block sits adjacent to the \$1 billion [hospital campus project under development with INOVA.](#)

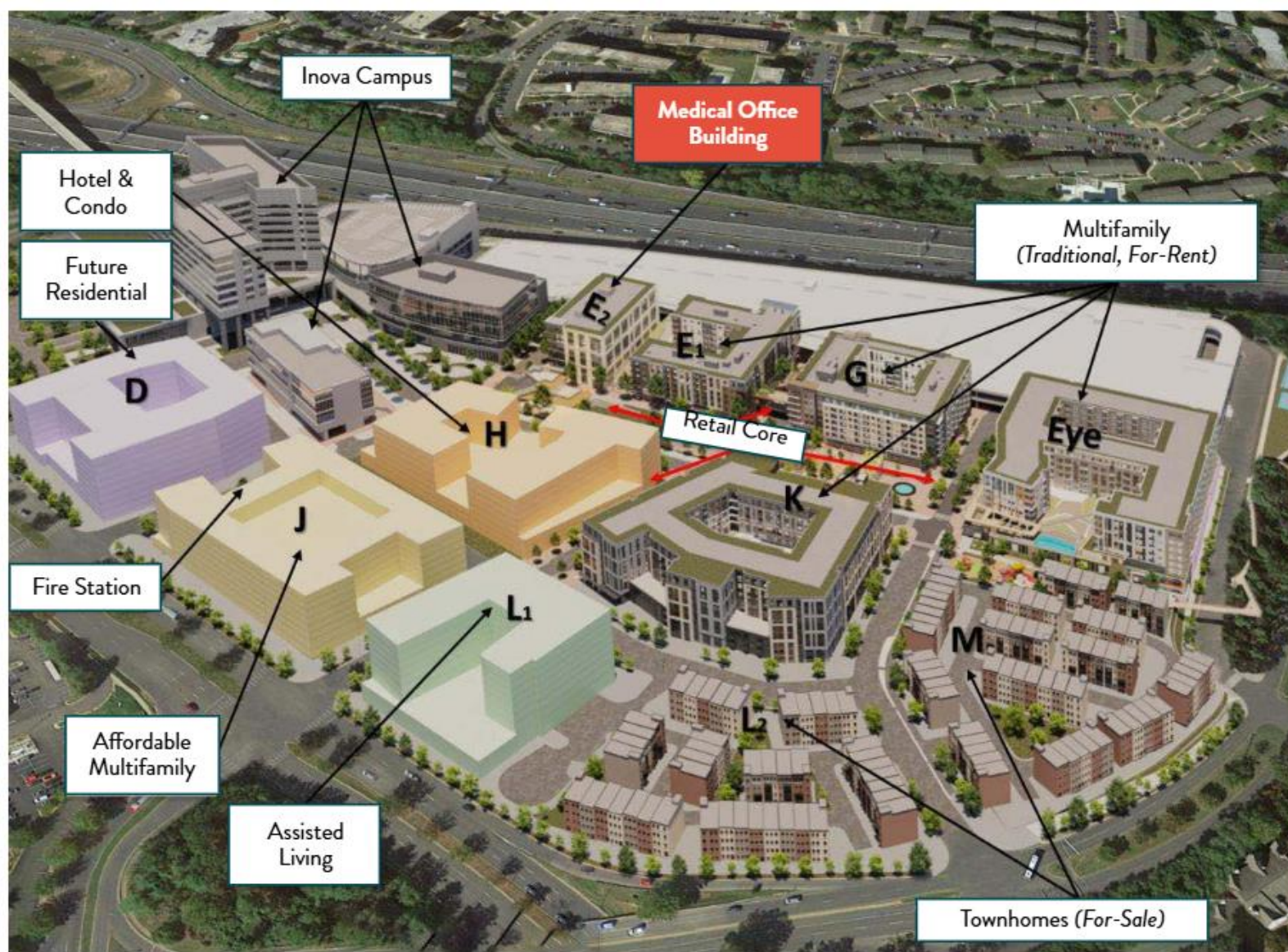
**Block G**

Block G will hold 390 apartments with ground-floor retail.



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# CONFIDENTIALITY & DISCLAIMER



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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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