

FULLY BUILT OUT 3,835 SF

MEDICAL CONDO FOR SALE

1225 MARTHA CUSTIS DRIVE | ALEXANDRIA, VIRGINIA



Presented by:

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TARTAN
PROPERTIES

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|------------------|-----------------------|
| Sale Price: | \$1,200,000 |
| Building Size: | 3,835 STF |
| Price / SF: | \$312.91 |
| RE Taxes (2020): | \$9,009.38 |
| Condo Fees: | \$2,079/mo |
| Treatment Rooms: | 10 |
| Parking: | Free, No Restrictions |

PROPERTY OVERVIEW

Medical suite available in the Parc East Condominium building in North Alexandria. Fully built out medical offices with 10 treatments rooms, lab, and ample administrative space. In a well established residential neighborhood, easy access to Shirlington, Arlandria, and Arlington via I-395. Opportunity to cater to clients in Alexandria, Arlington, and Washington D.C.

VIRTUAL 3D TOUR

<https://tinyurl.com/1225MarthaCustisDrive>

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Fully built out medical suite
- 10 treatment rooms and lab space, all with sinks
- Large reception area with waiting room
- Entire space wrapped with windows
- Ample administration space, including collaborative space with large windows
- Staff break room with kitchen and conference room space
- Patient parking located directly outside entrance, no parking restrictions during business hours
- Ground level suite
- 2 ADA compliant bathrooms
- Exterior signage available
- Multiple closets and ample storage space
- Access to condo building pool included
- RE Taxes (2020): \$9,009.38
- Condo Fees: \$\$2,079/month
- Building overlooks Four Mile Run and I-395
- Between Alexandria and Arlington, easy access to Shirlington
- Easy access across the area with 395 ramp one block away
- 5 minutes to Inova Alexandria Hospital
- 10 minutes to George Washington University Hospital
- 16 minutes to Virginia Hospital Center
- 15 minutes to Washington D.C. via I-395

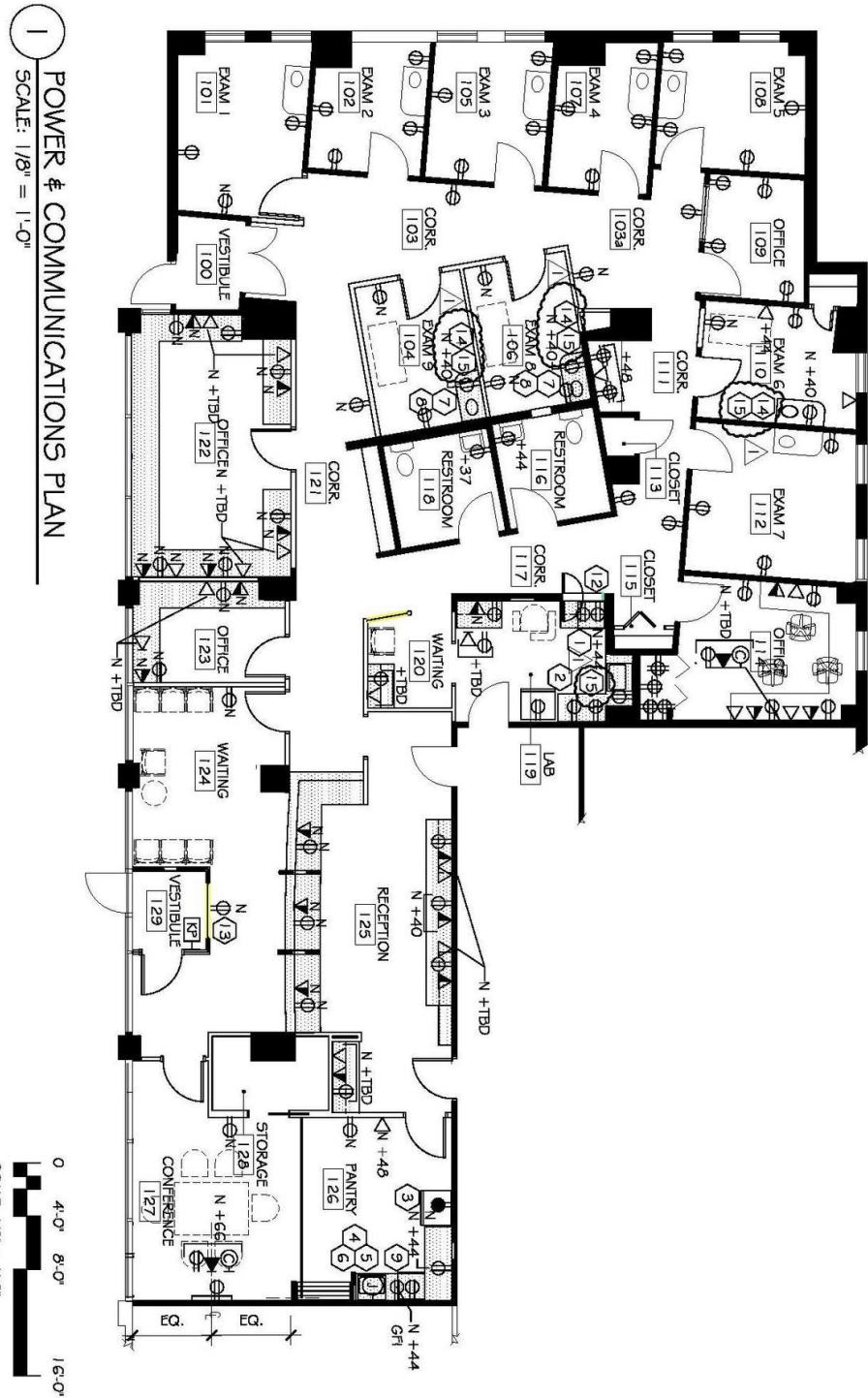
Medical Condo For Sale

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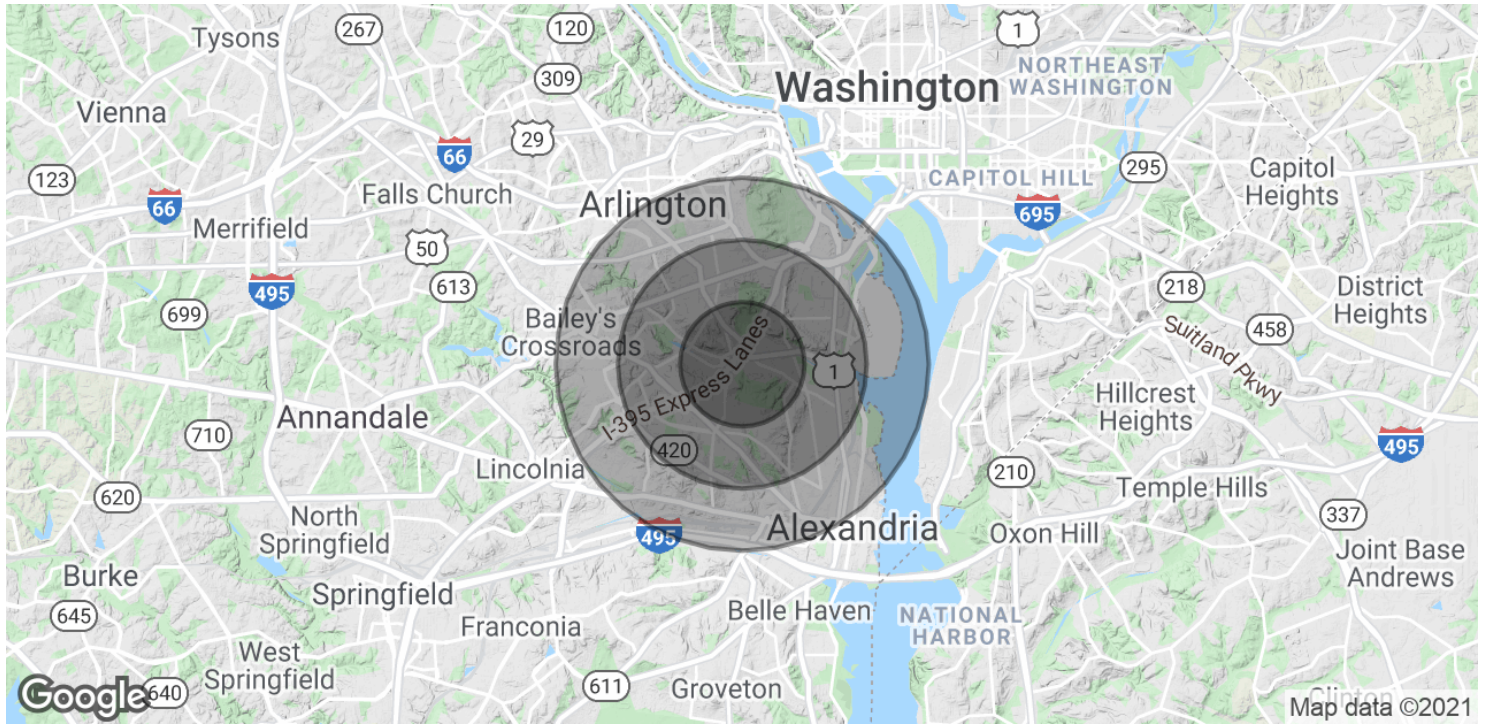
FLOOR PLAN



REGIONAL HOSPITALS



DEMOGRAPHICS MAP & REPORT



POPULATION

| | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 27,916 | 115,419 | 228,416 |
| Average age | 34.5 | 34.9 | 35.3 |
| Average age (Male) | 35.1 | 34.9 | 35.0 |
| Average age (Female) | 33.9 | 34.7 | 35.6 |

HOUSEHOLDS & INCOME

| | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 13,736 | 54,049 | 108,221 |
| # of persons per HH | 2.0 | 2.1 | 2.1 |
| Average HH income | \$108,445 | \$107,846 | \$104,651 |
| Average house value | \$501,991 | \$558,276 | \$569,036 |

* Demographic data derived from 2010 US Census