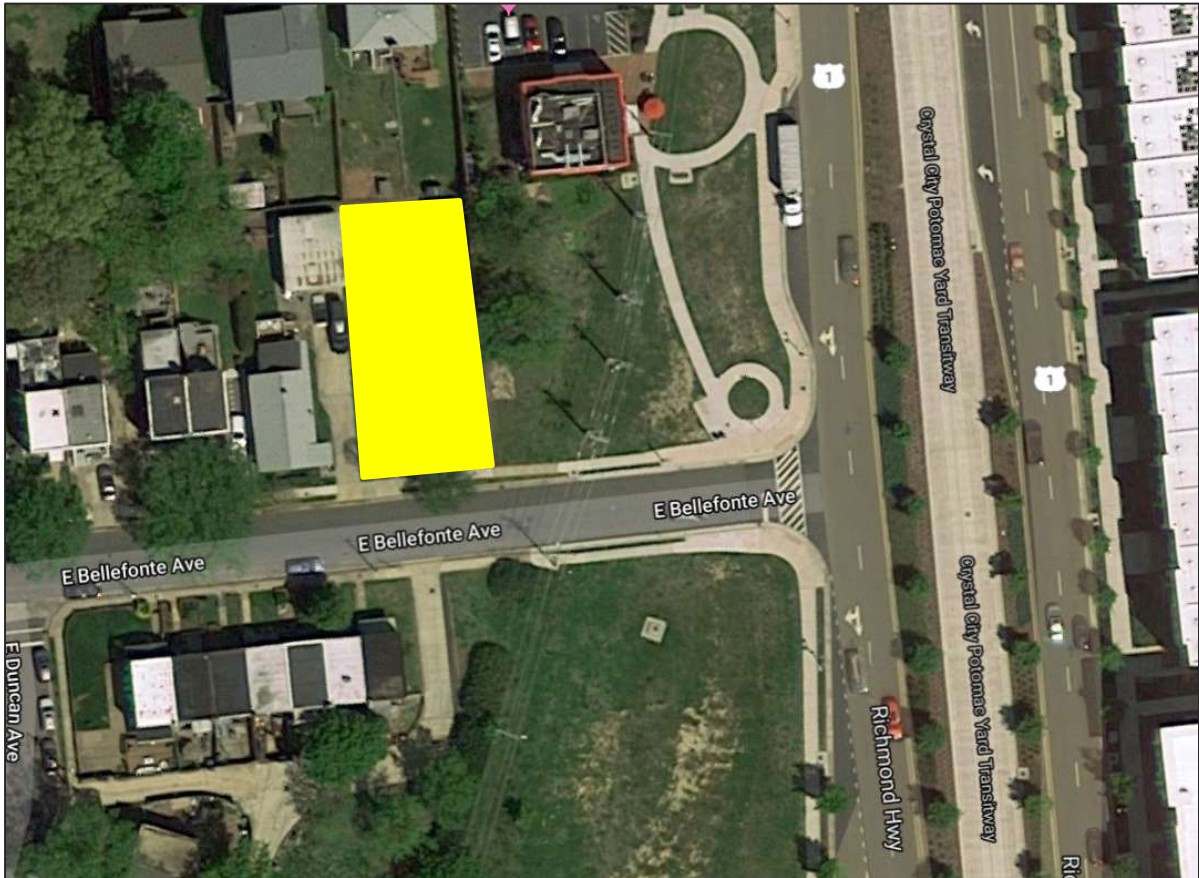


Land For Ground Lease

516 E Bellefonte Ave • Alexandria, VA 22301



Prepared by:

Trust Properties, Inc.

Greg McGillicuddy GMcGillicuddy@TrustPropertiesInc.com

Phone (703) 392-0002 • Fax (703) 392-1140

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TRUST PROPERTIES

www.TrustPropertiesInc.com

8100 Ashton Avenue • Suite 206 • Manassas, VA 20109

Office (703) 392-0002 • Fax (703) 392-1140

LAND FOR GROUND LEASE

Address: 516 E Bellefonte Avenue • Alexandria, VA 22301

Map-Block-Lot Number: 035.03-04-13

Lot Size: 5,750 SF (0.132 AC)

Zoning: CSL, Commercial Service Low Zone (City of Alexandria)

- Comments:**
- Planned Amazon HQ2, VA Tech Innovation Campus* & University of Maryland Campus* coming to the immediate neighborhood. *Final site selection TBD.
 - High visibility location on Route 1 / Potomac Yard corridor with 50,000 daily cars and more once Amazon HQ2 & VA Tech Innovation campus are built
 - VA Tech Campus to include 300k SF of academic space, 350k SF residential and 250k SF office.
 - Walkable amenities include dog day care center, childcare, YMCA, CVS, Aldi, Trident Crossfit, a dog park among others
 - Easy access to GW Parkway, I-395 and the National Airport
 - Located in Oakville Triangle Route 1 Corridor
 - Walk to shops, office, home
 - Within walking distance to Potomac Yard Shopping Center and the future Potomac Yard Metro Station.
 - Catering with special use
 - Pad site will be delivered after demolition of existing building
 - All utilities are stubbed to the site
 - Office building up to 4000 SF with 1st floor on lower lobby

Lease Rate: **\$80,000.00 per year Ground Lease**

Contact: **Office: 703-392-0002**

Greg McGillicuddy ext 20 GMcGillicuddy@TrustPropertiesInc.com
Cell 703-625-0714

**Agent licensed in Virginia*

Information concerning this listing and contained herein has been obtained from the owner of the property or from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, and changes of price, terms or withdrawal without notice. The prospective tenant/purchaser should carefully verify each item and all other information herein.

Rev Feb.21.2020

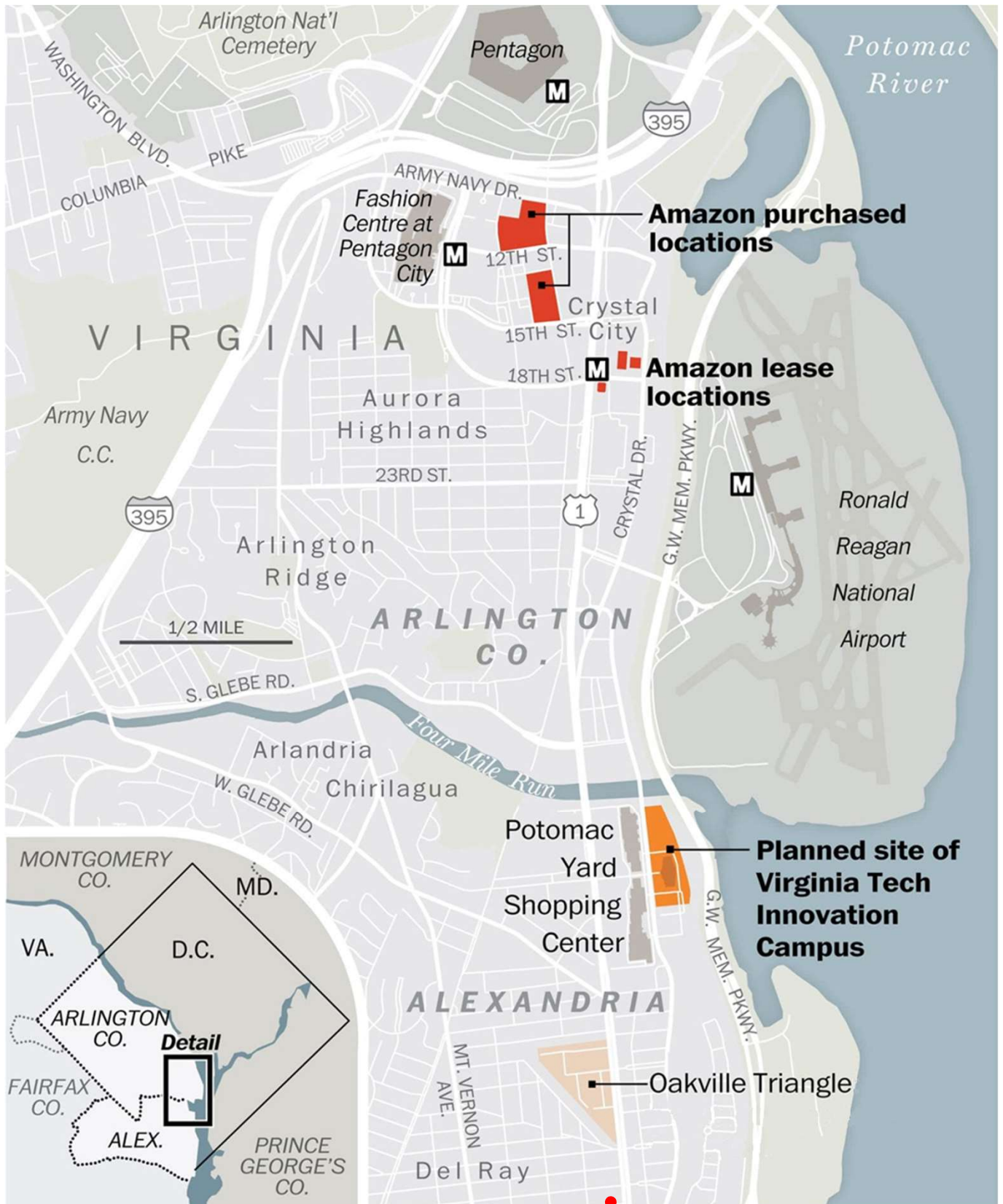
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703-392-0002

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LOCATION MAP

516 E Bellefonte Ave • Alexandria, VA 22301



Source: Maps4News/HERE; Washington Post 6/10/2019

516 E. Bellefonte

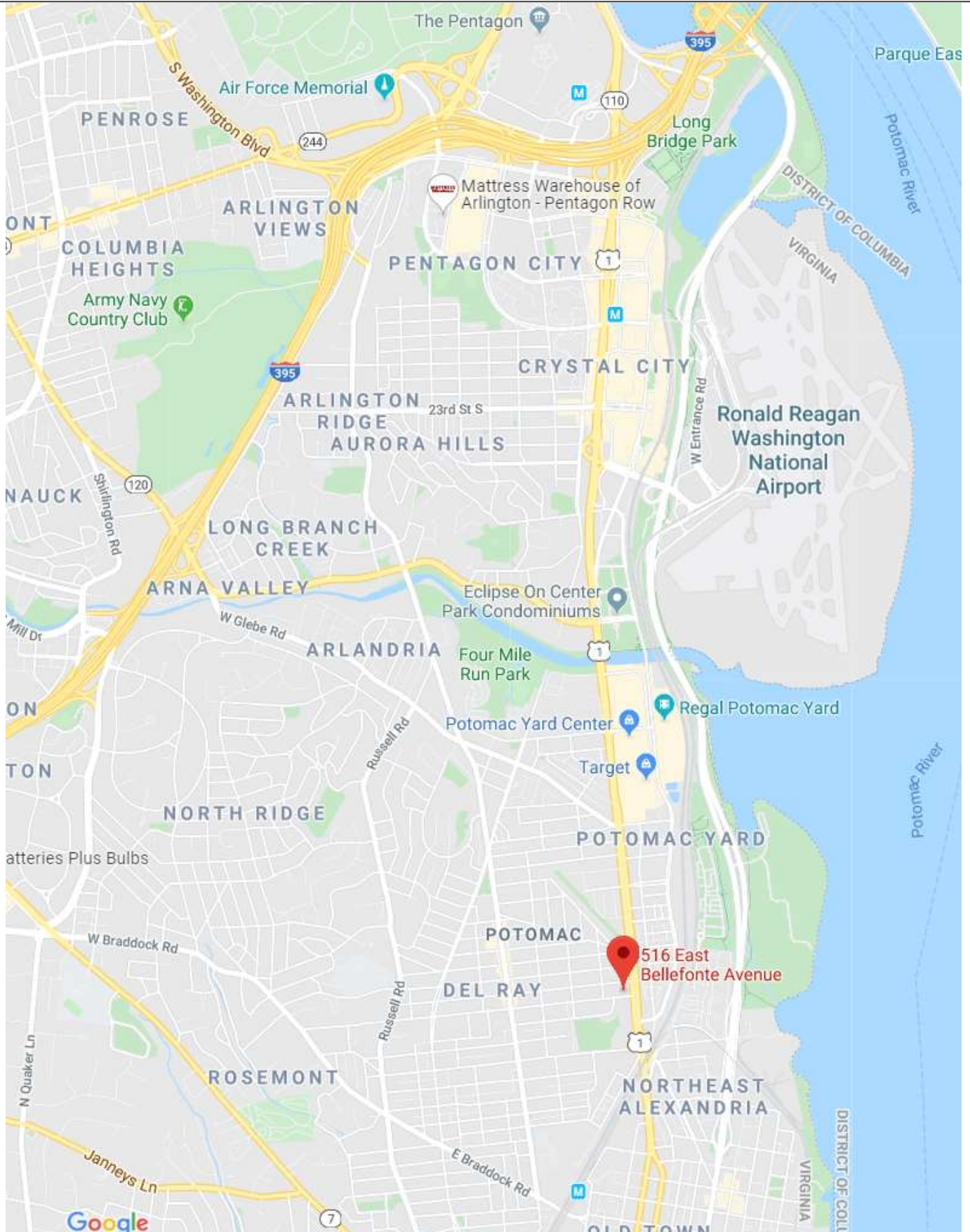
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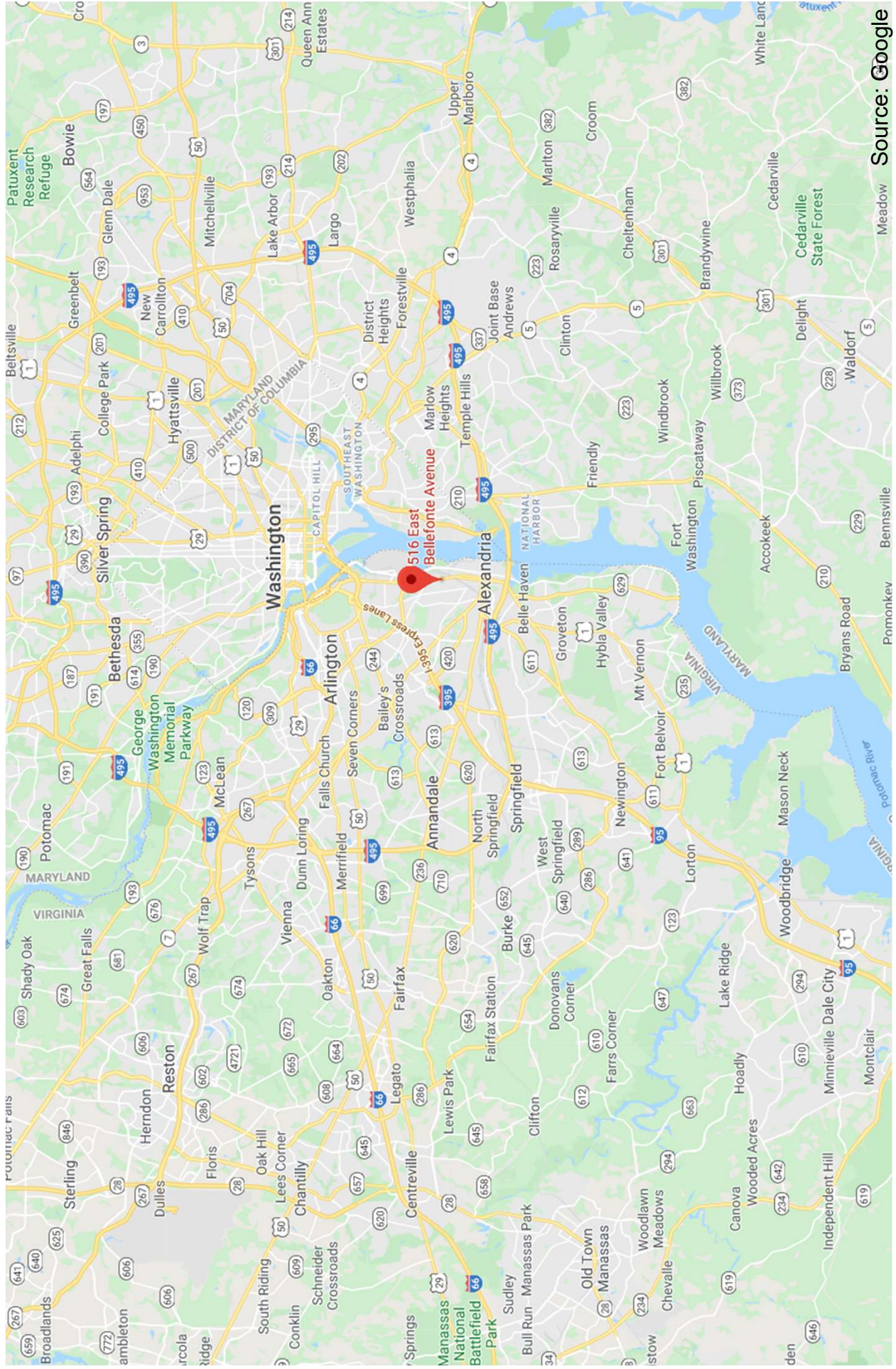
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LOCATION MAP

516 E Bellefonte Ave • Alexandria, VA 22301





REGIONAL MAP

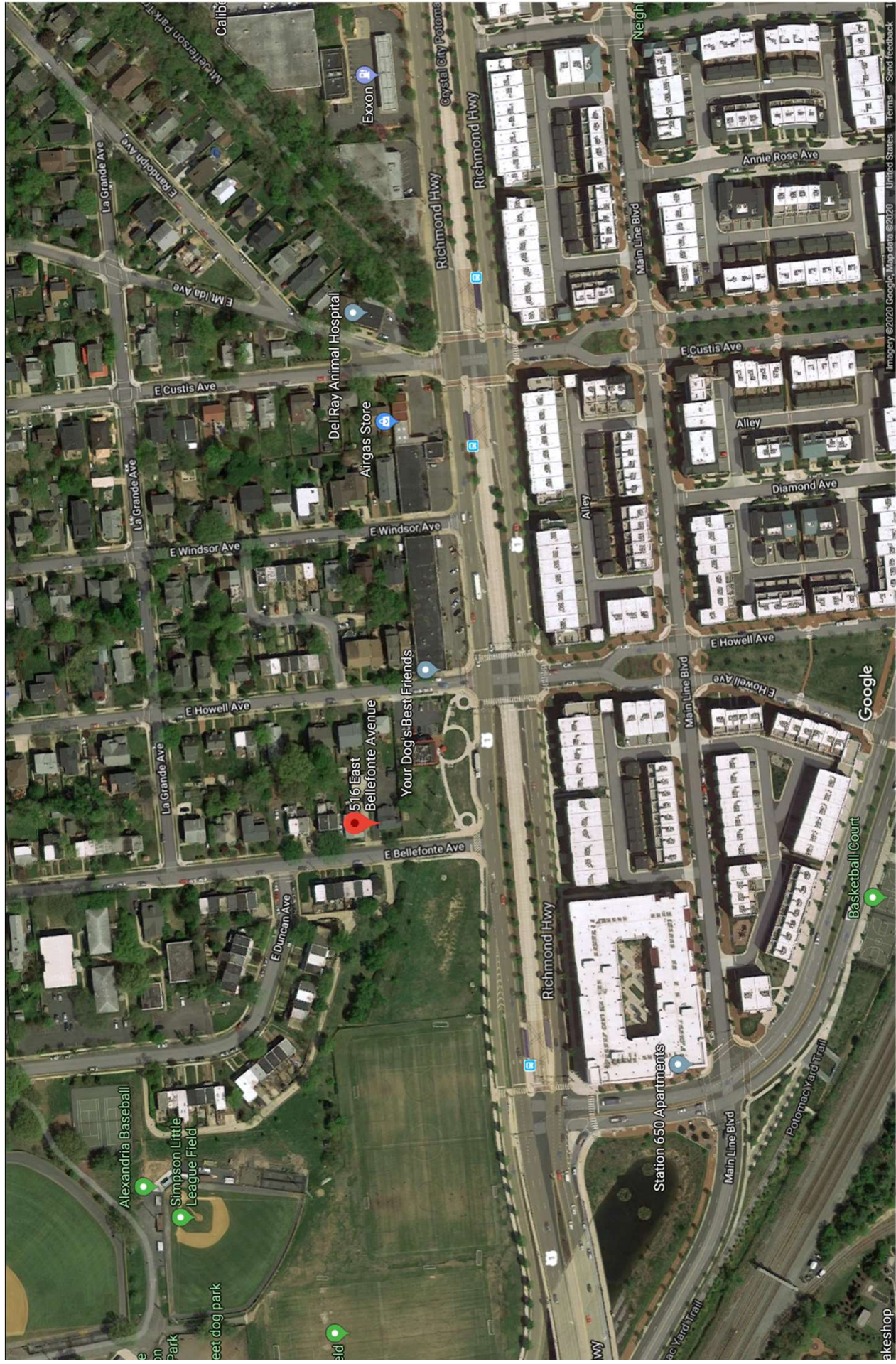
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In addition to redevelopment of the existing Potomac Yard retail center, the area has six mixed-use, transit-oriented development projects (planned and underway) by the Blackstone Group, StonebridgeCarras, JBG, KLN Retail, and Pulte Homes, among others. In the stretch between E. Glebe Road and E. Monroe Avenue, these development projects will include the following:

Office	2,057,000 SF
Hotel	320 keys
Multi-family	1,529 units
Residential	706 units rented, 441 owned
Retail	278,500 SF

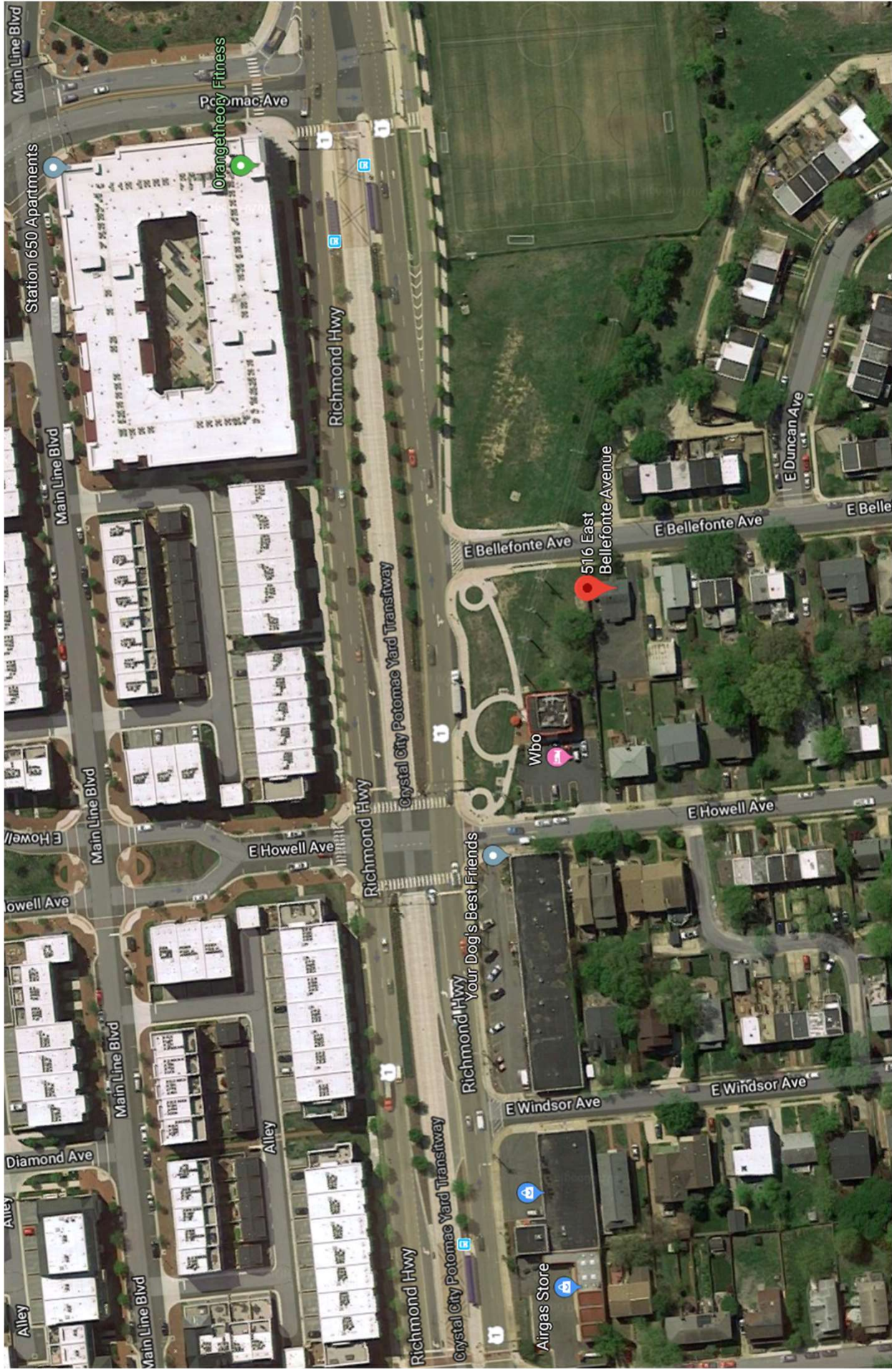
Statistics courtesy of Alexandria Economic Development Partnership



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AERIAL MAP

516 E Bellefonte Avenue • Alexandria, VA 22301
 Source: Google



TRUST PROPERTIES

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AERIAL MAP

516 E Bellefonte Avenue • Alexandria, VA 22301

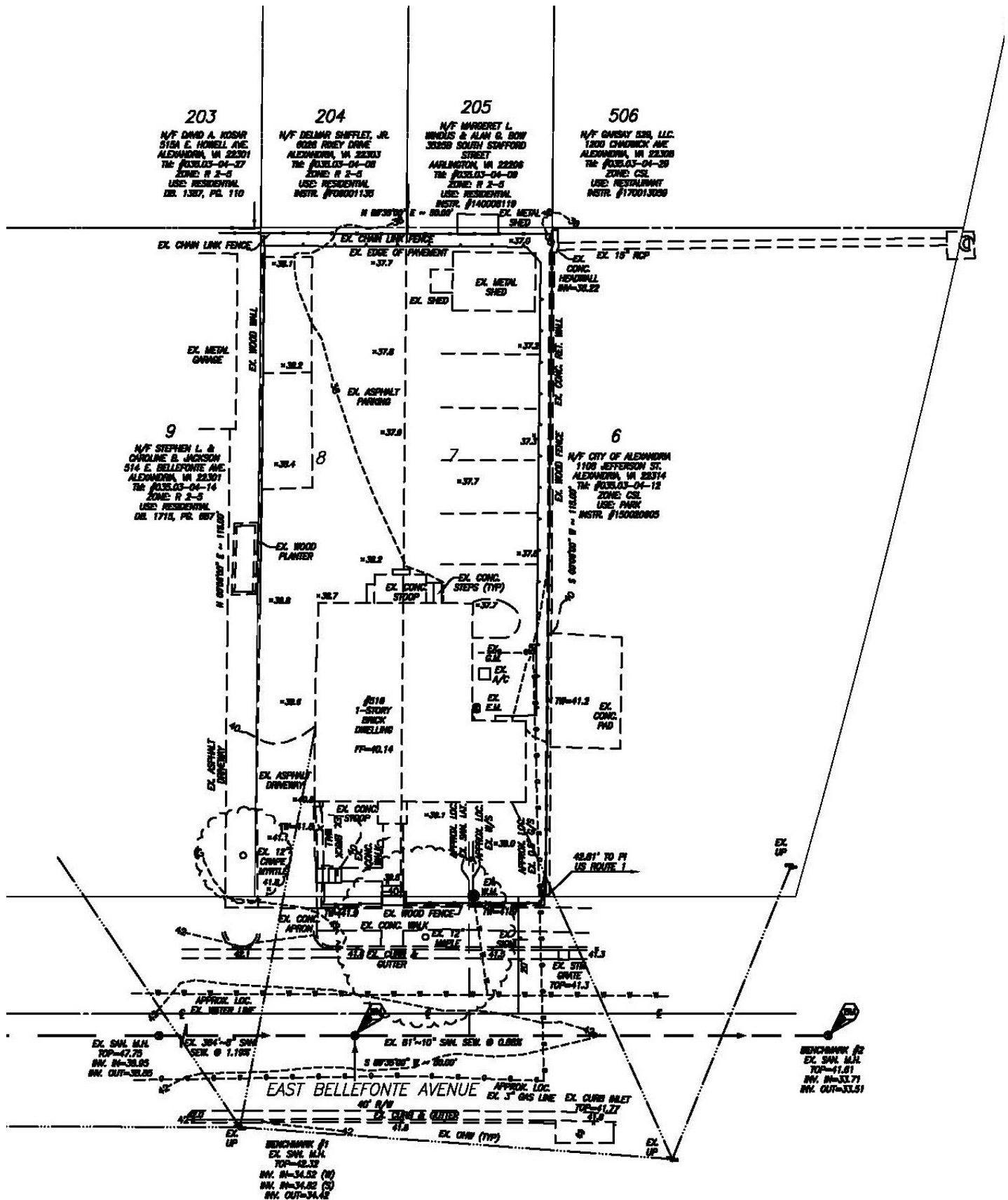
Source: Google



Streetview from Route 1 – towards Old Town Alexandria
Property on the right.



Streetview from Route 1 – towards the National Airport
Property on the left



CSL, Commercial Service Low Zone (City of Alexandria)

Source: ZONING ORDINANCE City of ALEXANDRIA, VIRGINIA Codified through Ordinance No. 5201, adopted February 12, 2019. (Supp. No. 81); Online content updated on March 26, 2019

Sec. 4-300 - CSL/Commercial service low zone.

4-301 - Purpose.

The CSL zone is intended to provide for light service and industrial uses compatible in operations and character with nearby residential neighborhoods and properties. Proximity to residences requires that commercial operations be conducted at a scale and intensity commensurate with nearby residential development, be developed so as to be in character with such development and be of such characteristics and effect so as not to be detrimental or a nuisance to nearby residential properties.

4-302 - Permitted uses.

The following uses are permitted in the CSL zone:

- (A) Single-family dwelling;
- (A.1) Two-family dwelling;
- (A.2) Townhouse dwelling;
- (B) Multifamily dwelling;
- (C) Animal care facility with no overnight accommodation;
- (C.1) Business and professional office;
- (D) Cemetery;
- (E) Church;
- (E.1) Day care center;
- (F) Medical laboratory;
- (G) Health profession office;
- (G.1) Motor vehicle parking or storage for 20 vehicles or fewer;
- (H) Personal service establishment;
- (H.1) Private school, commercial;
- (I) Public school;
- (J) Retail shopping establishment, up to 20,000 gross square feet;
- (J.1) Restaurant located within a shopping center or hotel;
- (K) Seminary, convent or monastery;
- (L) Utilities, as permitted by section 7-1200;
- (M) Accessory uses, as permitted by section 7-100.

4-302.1 - Administrative special uses.

The following uses may be allowed in the CSL zone with administrative approval, subject to section 11-513 of this ordinance:

- (A) Animal care facility with overnight accommodation, if located in a shopping center;
- (A.1) Health and athletic club;
- (A.2) Restaurant;
- (B) Reserved;
- (C) Outdoor garden center;
- (D) Outdoor food and crafts market;
- (E) Outdoor dining;
- (F) Reserved;
- (G) Valet parking.

4-303 - Special uses.

The following uses may be allowed in the CSL zone pursuant to a special use permit:

- (A) Animal care facility with overnight accommodation, other than pursuant to 4-302.1;
- (A.1) Automobile service station;
- (B) Automobile and trailer rental or sales area;
- (B.1) Food and beverage production exceeding 3,500 square feet, which includes a retail component;
- (C) Building materials storage and sales;
- (D) Bus shelter on private property;
- (E) Catering operation;
- (F) Congregate housing facility;
- (G) Convenience store;
- (H) Reserved;
- (H.1) Day labor agency;
- (I) Reserved;
- (J) Drive through facility;
- (K) Fraternal or private club;
- (L) Funeral home;
- (M) Glass shop;
- (M.1) Health and athletic club, other than pursuant to section 4-302.1(A.1);
- (N) Home for the elderly;
- (O) Laundry, dry cleaning operation;
- (O.1) Light assembly, service and crafts;

- (P) Light automobile repair;
- (Q) Motor vehicle parking or storage for more than 20 vehicles;
- (R) Reserved;
- (S) Nursing or convalescent home or hospice;
- (S.1) Outdoor food and crafts market, other than pursuant to section 4-302.1;
- (S.2) Outdoor garden center, other than pursuant to section 4-302.1;
- (T) Parcel delivery;
- (U) Reserved;
- (V) Private school, academic or commercial, with more than 20 students on the premises at any one time;
- (W) Public building;
- (X) Research and testing laboratory;
- (Y) Restaurant, other than pursuant to section 4-302(J.1) or 4-302.1;
- (Y.1) Retail shopping establishment, larger than 20,000 gross square feet;
- (Z) Rooming house;
- (AA) Social service use;
- (BB) Storage buildings and warehouses, not to include freight distribution centers;
- (CC) Wholesale business.

4-304 - Prohibited uses.

Any use which is not a permitted, special or accessory use pursuant to this section is prohibited.

4-305 - Area regulations.

- (A) *Nonresidential.* For nonresidential uses there are no lot size or frontage requirements.
- (B) *Residential.*
 - (1) *Lot size.* Each single-family dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-family dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit. For each multifamily dwelling unit 1,600 square feet of land area shall be provided and for each townhouse dwelling unit 1,980 square feet.
 - (2) *Frontage.* When measured at both the front lot line and the front building line, each single-family dwelling, two-family duplex dwelling and multifamily dwelling requires a minimum of 50 feet of frontage, a semi-detached dwelling requires a minimum frontage of 37.5 feet for each dwelling unit, and each townhouse dwelling requires a minimum of 18 feet of frontage for interior lots, 26 feet of frontage for end lots and 38 feet of frontage for interior corner lots.
- (C) *Mixed use.* When a development includes both residential and nonresidential uses, the residential lot size and frontage regulations shall apply to the residential component of the development.

4-306 - Bulk regulations.

(A) *Yards and open space.*

- (1) *Nonresidential.* For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplement yard and setback regulations of section 7-1000 and the zone transition requirements of section 7-900.
- (2) *Residential.* For residential uses the following yard and open space requirements apply:
 - (a) *Yards.* Each single-family, two-family and townhouse dwelling shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. In the case of townhouses the side yard requirement shall apply only to interior end lots. Each multifamily dwelling shall comply with these yard requirements except that side yards shall be based on a setback ratio of 1:2 and a minimum of 16 feet.
 - (b) *Open space.* Residential development shall provide 40 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.
- (3) *Mixed use.* When a development includes both residential and nonresidential uses, the residential yard and open space regulations shall be applicable to the residential component of the development.

(B) *Floor area ratio.*

- (1) *Nonresidential.* The maximum permitted floor area ratio for nonresidential use is .5.
- (2) *Residential.* The maximum permitted floor area ratio for residential uses is .75, not to exceed a maximum of 27 units for each acre for multifamily or 22 units for each acre for townhouse development.

(C) *Height.* The maximum permitted height of a building is 50 feet.

4-307 - Use limitations.

- (A) All operations, including storage, shall take place within a completely enclosed building, except:
 - (1) A temporary use permit for occasional outdoor sales or seasonal sales or display in conjunction with and on the same lot as an existing permitted use may be granted by the director, which permit shall indicate the location, size, duration and purpose of the accessory outdoor use and, if the use is seasonal, whether the permit shall continue on an annual basis; or
 - (2) For uses which require a special use permit, the permit may authorize outdoor display for sales.
- (B) Loading and unloading operations shall take place entirely within the site and shall be so located so as not to interfere with pedestrian routes and local traffic.
- (C) Appliance sales, repair and rental shall be limited to small appliances only, such as televisions, radios, lawnmowers, kitchen counter and small electronic appliances and like items which do not exceed one horsepower in size.
- (D) Automobile service stations, car washes and drive through facilities shall only be located along an arterial (100 feet) or primary collector (80 feet) road, including any associated service road.
- (E) No use shall be conducted in any manner which would render it noxious or offensive by reason of dust, refuse matter, odor, smoke, gas, fumes, noise, vibration or glare.

- (F) A day care center or commercial school shall obtain all state, federal and local licenses and certificates required prior to opening its place of business.
- (G) A day care center shall provide adequate drop off and pick up facilities so as to create minimal impact on pedestrian and vehicular traffic.

4-308 - Accessory apartments.

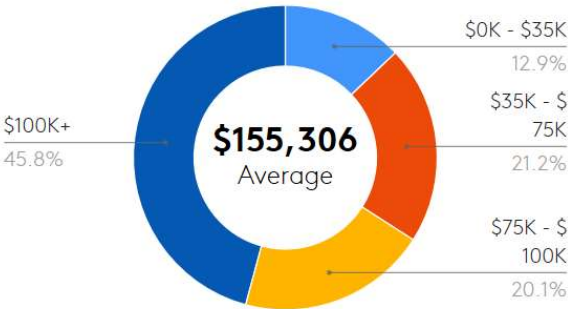
One or two apartment dwelling units, located on a floor or floors above retail or commercial uses, shall be permitted as an accessory use. Such apartments shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such apartment shall provide the parking required for a multifamily dwelling unit of equivalent size.

(Ord. No. 3612, § 1, 1-23-93; Ord. No. 3629, §§ 1—4, 5-15-93; Ord. No. 3741, § 1, 6-18-94; Ord. No. 3753, § 1, 9-27-94; Ord. No. 3841, § 2, 1-20-96; Ord. No. 3912, §§ 3, 4, 1-25-97; Ord. No. 3946, § 2, 6-24-97; Ord. No. 4049, §§ 3, 5, 5-15-99; Ord. No. 4280, §§ 1, 4, 11-16-02; Ord. No. 4573, § 1, 12-13-08; Ord. No. 4677, § 3, 6-22-10; Ord. No. 5035, § 1, 6-28-16; Ord. No. 5155, §§ 12—14, 6-26-18)

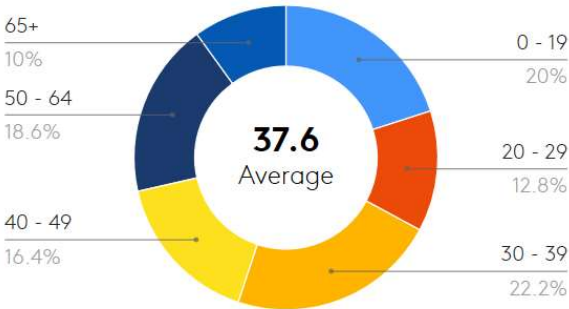
DEMOGRAPHICS

1 mile

HOUSEHOLD INCOME

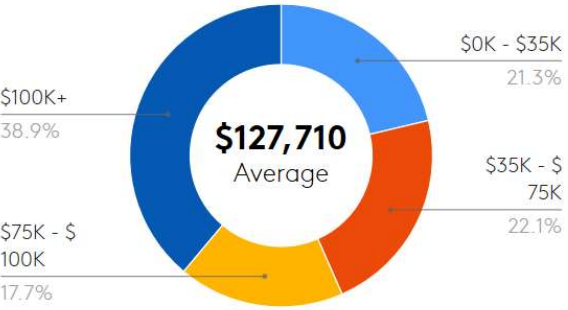


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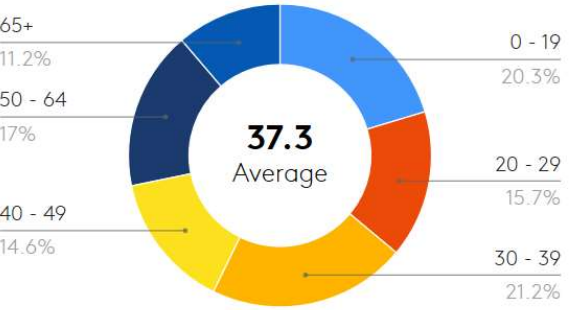


3 mile

HOUSEHOLD INCOME

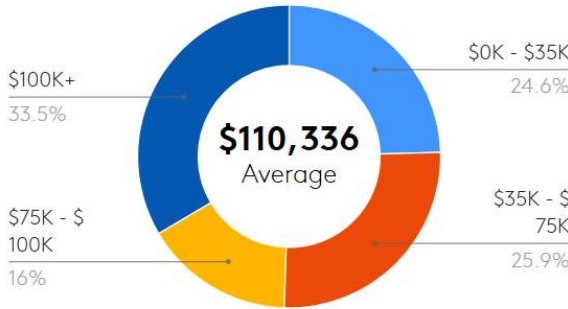


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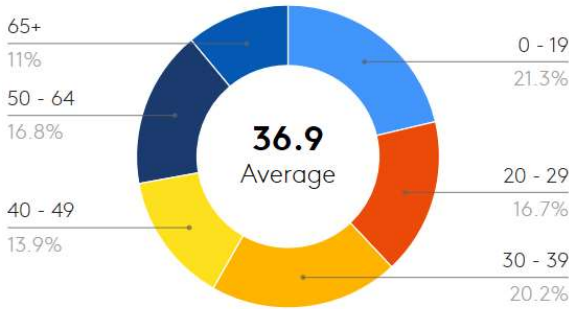


5 mile

HOUSEHOLD INCOME

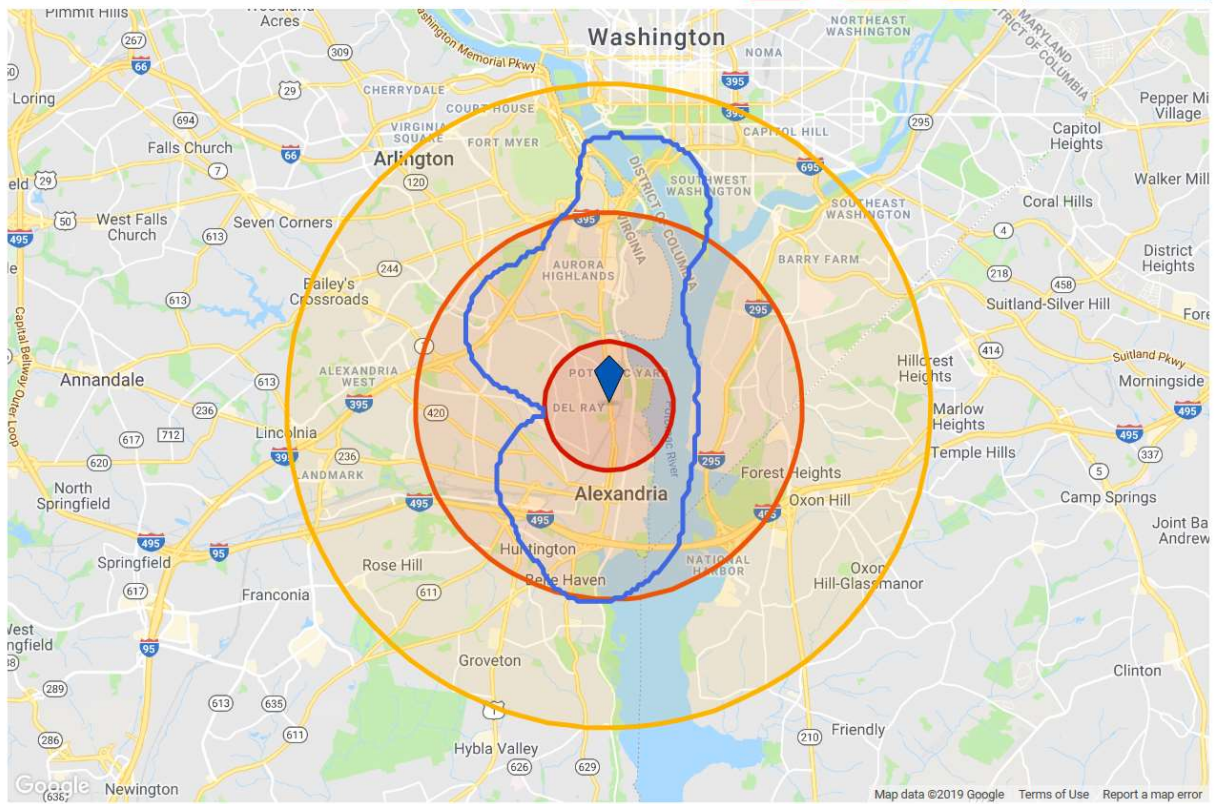


AGE DISTRIBUTION



TRADE AREAS


1 mile 3 mile 5 mile 15 min drive




	1 MILE	3 MILE	5 MILE
Total Population	29,919	188,749	555,767
2010 Population	22,419	160,111	474,669
2024 Population	32,772	201,414	588,886
Employees	20,926	115,531	315,120
Total Businesses	1,453	8,000	19,317
Average Household Income	\$155,306	\$127,710	\$110,336
Median Household Income	\$125,620	\$99,963	\$85,938
Total Consumer Spending	\$483.15M	\$2.7B	\$6.8B
Median Age	37.6	36.3	35.6
Households	14,291	90,440	254,079
Percent College Degree or Above	32%	27%	24%
Average Housing Unit Value	\$690,125	\$629,142	\$536,201

TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOL	YEAR	DISTANCE
Slaters Ln	Powhatan St, SW	18,703	2018	0.27 mi
Powhatan St	Slaters Ln, SE	20,862	2018	0.28 mi
Jefferson Davis Hwy	Fannon St, S	46,639	2018	0.29 mi
E Monroe Ave	Leslie Ave, E	7,373	2018	0.31 mi
Slaters Ln	Massey Ln, E	19,366	2018	0.32 mi

 COMMUTER RAIL	DRIVE	DISTANCE
Alexandria Commuter Rail (Manassas, Fredericksburg Lines)	5 min	2.1 mi
Crystal City Commuter Rail (Manassas, Fredericksburg Lines)	5 min	2.7 mi


 AIRPORT	DRIVE	DISTANCE
Ronald Reagan Washington National Airport	8 min	2.8 mi
Washington Dulles International Airport	59 min	32.3 mi

WALK SCORE ®

 79


Very Walkable

TRANSIT SCORE ®

 52

Good Transit

BIKE SCORE ®

 90

Biker's Paradise