

Marsteller Realty, Inc.
Commercial Investment Real Estate

FOR SALE

**Valuable Corner Commercial Development Site
(formerly a Shell gas station)
7023 Columbia Pike, Annandale, VA**



Location: Southwest corner of Columbia Pike (VA 244) & Evergreen Lane
Fairfax County

Land Area: 0.705 Acres +/- or 30,726 Square Feet

Access: Corner site with 3 curb cuts

Frontage: 150 feet on Columbia Pike and 193 feet on Evergreen Lane

Zoning: C-5, Neighborhood Retail Commercial District
Allows for a broad range of retail services
The rear portion is zoned R-2.

Former Use: Previously used as a Shell gas station since 1974. The underground storage tanks have been removed and certified by the state.

Demographics:

2007 Estimates	<u>1 mile</u>	<u>2 mile</u>	<u>3 mile</u>
Population	18,071	54,949	139,512
Median HH Income	\$84,930	\$88,666	\$83,879
Households	6,472	20,300	51,068

Asking Price: **FOR SALE - \$1,900,000**
FOR LEASE - \$160,000/YR

Contact: **Robert L. Marsteller** **Char L. Frith, CCIM**
 bob@marstellerrealty.com **char@marstellerrealty.com**
 (301) 942-6462 or (301) 831-4223 **(410) 627-1685**
 (301) 473-4221 (FAX) **(410) 630-3603 (FAX)**

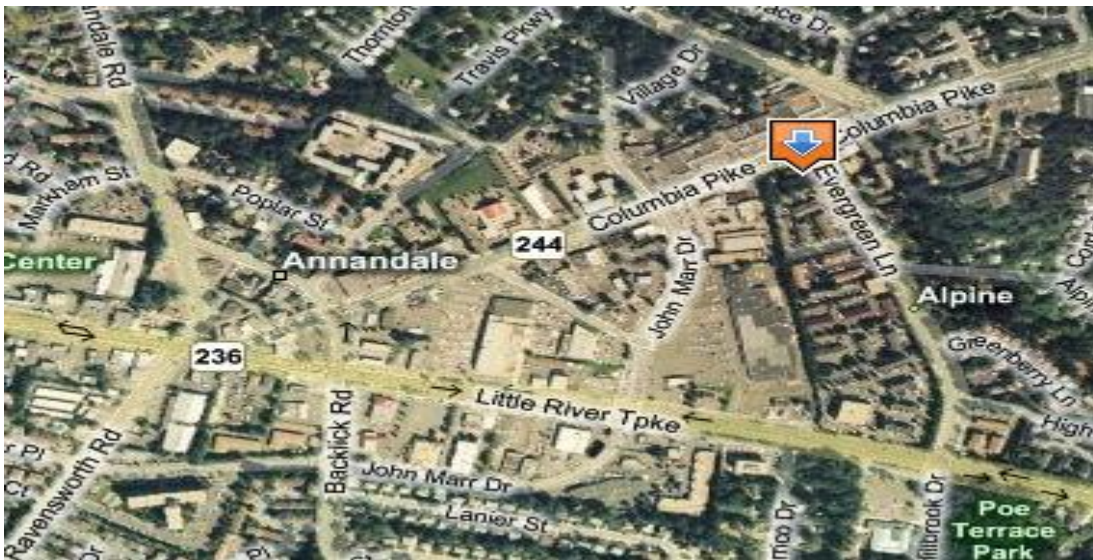
All of the above is deemed accurate; however, it is subject to errors, omissions and all sizes are approximate. Broker assumes no liability for the condition of the legal status of the property. Property is offered subject to prior sale, change of price and/or terms or withdrawal from the market; all without prior notice.

MARSTELLER REALTY, INC.

Commercial Investment Real Estate
Specializing in Net Leased Properties/Sales/Exchanges

Valuable Corner Commercial Development Site
(formerly a Shell gas station)
7023 Columbia Pike, Annandale, VA

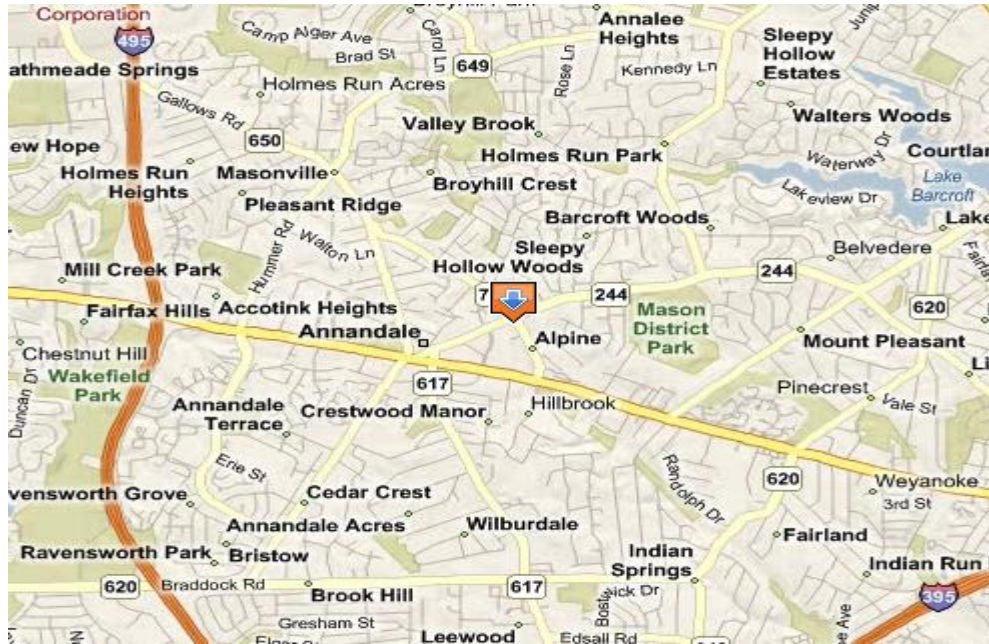
Aerial Maps



MARSTELLER REALTY, INC.

Commercial Investment Real Estate
Specializing in Net Leased Properties/Sales/Exchanges

Area Maps



MARSTELLER REALTY, INC.

Commercial Investment Real Estate
Specializing in Net Leased Properties/Sales/Exchanges

DEMOGRAPHIC DATA



Retail Express Pack

Prepared by Char L. Frith

Annandale Shell

Latitude: 38.833539

Longitude: -77.18753

7023 Columbia Pike

Annandale, VA 22003

Radius: 1.0 mile

7023 Columbia Pike

Annandale, VA 22003

Radius: 2.0 mile

7023 Columbia Pike

Annandale, VA 22003

Radius: 3.0 mile

2000 Population by Age

	7023 Columbia Pike Annandale, VA 22003 Radius: 1.0 mile	7023 Columbia Pike Annandale, VA 22003 Radius: 2.0 mile	7023 Columbia Pike Annandale, VA 22003 Radius: 3.0 mile
Total	17,581	53,475	134,661
0 - 4	6.5%	6.5%	6.9%
5 - 9	6.1%	6.1%	6.4%
10 - 14	5.7%	5.8%	5.8%
15 - 19	5.5%	5.3%	5.3%
20 - 24	6.2%	5.6%	6.3%
25 - 34	15.3%	15.2%	17.4%
35 - 44	16.5%	17.4%	17.7%
45 - 54	15.0%	15.8%	14.6%
55 - 64	9.3%	9.8%	9.1%
65 - 74	6.9%	6.6%	5.8%
75 - 84	5.4%	4.6%	3.9%
85+	1.7%	1.2%	0.9%

2007 Population by Age

	7023 Columbia Pike Annandale, VA 22003 Radius: 1.0 mile	7023 Columbia Pike Annandale, VA 22003 Radius: 2.0 mile	7023 Columbia Pike Annandale, VA 22003 Radius: 3.0 mile
Total	18,071	54,949	139,512
0 - 4	6.1%	6.0%	6.6%
5 - 9	6.7%	6.6%	7.0%
10 - 14	5.8%	6.1%	6.5%
15 - 19	5.5%	5.6%	5.6%
20 - 24	5.0%	4.8%	5.1%
25 - 34	14.1%	13.0%	14.5%
35 - 44	14.9%	15.9%	17.0%
45 - 54	14.4%	15.4%	14.7%
55 - 64	12.4%	12.9%	11.4%
65 - 74	6.9%	6.4%	5.8%
75 - 84	6.0%	5.3%	4.2%
85+	2.5%	2.0%	1.5%

2012 Population by Age

	7023 Columbia Pike Annandale, VA 22003 Radius: 1.0 mile	7023 Columbia Pike Annandale, VA 22003 Radius: 2.0 mile	7023 Columbia Pike Annandale, VA 22003 Radius: 3.0 mile
Total	18,434	56,135	143,343
0 - 4	6.0%	6.1%	6.6%
5 - 9	5.7%	5.5%	6.0%
10 - 14	6.4%	6.5%	6.7%
15 - 19	5.6%	5.7%	6.0%
20 - 24	5.6%	5.8%	6.0%
25 - 34	12.0%	11.1%	12.3%
35 - 44	15.0%	15.0%	15.9%
45 - 54	14.9%	16.1%	15.9%
55 - 64	13.3%	13.8%	12.4%
65 - 74	7.4%	7.4%	6.6%
75 - 84	5.1%	4.6%	3.8%
85+	2.9%	2.4%	1.8%

MARSTELLER REALTY, INC.

Commercial Investment Real Estate Specializing in Net Leased Properties/Sales/Exchanges

DEMOGRAPHIC DATA

Annandale Shell	7023 Columbia Pike	7023 Columbia Pike	7023 Columbia Pike
Latitude: 38.833539	Annandale, VA 22003	Annandale, VA 22003	Annandale, VA 22003
Longitude: -77.18753	Radius: 1.0 mile	Radius: 2.0 mile	Radius: 3.0 mile
1990 Households by Income			
Household Income Base	6,091	19,126	47,072
< \$15,000	7.0%	5.5%	5.9%
\$15,000 - \$24,999	7.3%	7.6%	8.8%
\$25,000 - \$34,999	10.4%	11.4%	13.0%
\$35,000 - \$49,999	17.6%	19.5%	20.3%
\$50,000 - \$74,999	26.9%	26.2%	25.3%
\$75,000 - \$99,999	16.6%	16.2%	14.8%
\$100,000 - \$149,999	10.5%	10.1%	9.0%
\$150,000+	3.8%	3.5%	2.9%
Median Household Income	\$55,910	\$54,399	\$51,305
2000 Households by Income			
Household Income Base	6,174	19,505	48,759
< \$15,000	7.7%	6.1%	5.9%
\$15,000 - \$24,999	5.3%	5.2%	6.2%
\$25,000 - \$34,999	6.5%	6.7%	8.4%
\$35,000 - \$49,999	14.6%	13.8%	14.6%
\$50,000 - \$74,999	22.4%	21.7%	21.6%
\$75,000 - \$99,999	15.9%	17.2%	16.0%
\$100,000 - \$149,999	17.6%	18.2%	17.3%
\$150,000 - \$199,999	6.0%	6.5%	5.9%
\$200,000+	3.9%	4.6%	4.1%
Median Household Income	\$66,221	\$69,860	\$68,119
2007 Households by Income			
Household Income Base	6,357	19,903	49,968
< \$15,000	5.6%	4.3%	4.2%
\$15,000 - \$24,999	3.8%	3.4%	3.8%
\$25,000 - \$34,999	5.0%	5.0%	5.7%
\$35,000 - \$49,999	8.7%	8.5%	9.9%
\$50,000 - \$74,999	19.2%	19.0%	19.5%
\$75,000 - \$99,999	16.1%	15.8%	16.0%
\$100,000 - \$149,999	21.4%	23.1%	21.4%
\$150,000 - \$199,999	11.4%	11.1%	10.9%
\$200,000+	8.7%	9.7%	8.6%
Median Household Income	\$84,930	\$88,666	\$93,679
2012 Households by Income			
Household Income Base	6,463	20,250	51,111
< \$15,000	4.9%	3.7%	3.6%
\$15,000 - \$24,999	2.8%	2.5%	2.5%
\$25,000 - \$34,999	3.4%	3.5%	4.2%
\$35,000 - \$49,999	6.5%	6.5%	7.6%
\$50,000 - \$74,999	13.2%	13.3%	15.0%
\$75,000 - \$99,999	19.2%	18.5%	17.7%
\$100,000 - \$149,999	22.4%	23.1%	22.4%
\$150,000 - \$199,999	13.0%	13.6%	12.7%
\$200,000+	14.5%	15.4%	14.3%
Median Household Income	\$99,795	\$103,731	\$98,769