

Prime Office/Retail in Heart of McLean

6,000+ SF in two adjacent townhouse condos at Curran Square—ideal for users or investors

FOR SALE

**6729-6731 Curran St.
McLean, VA 22101**



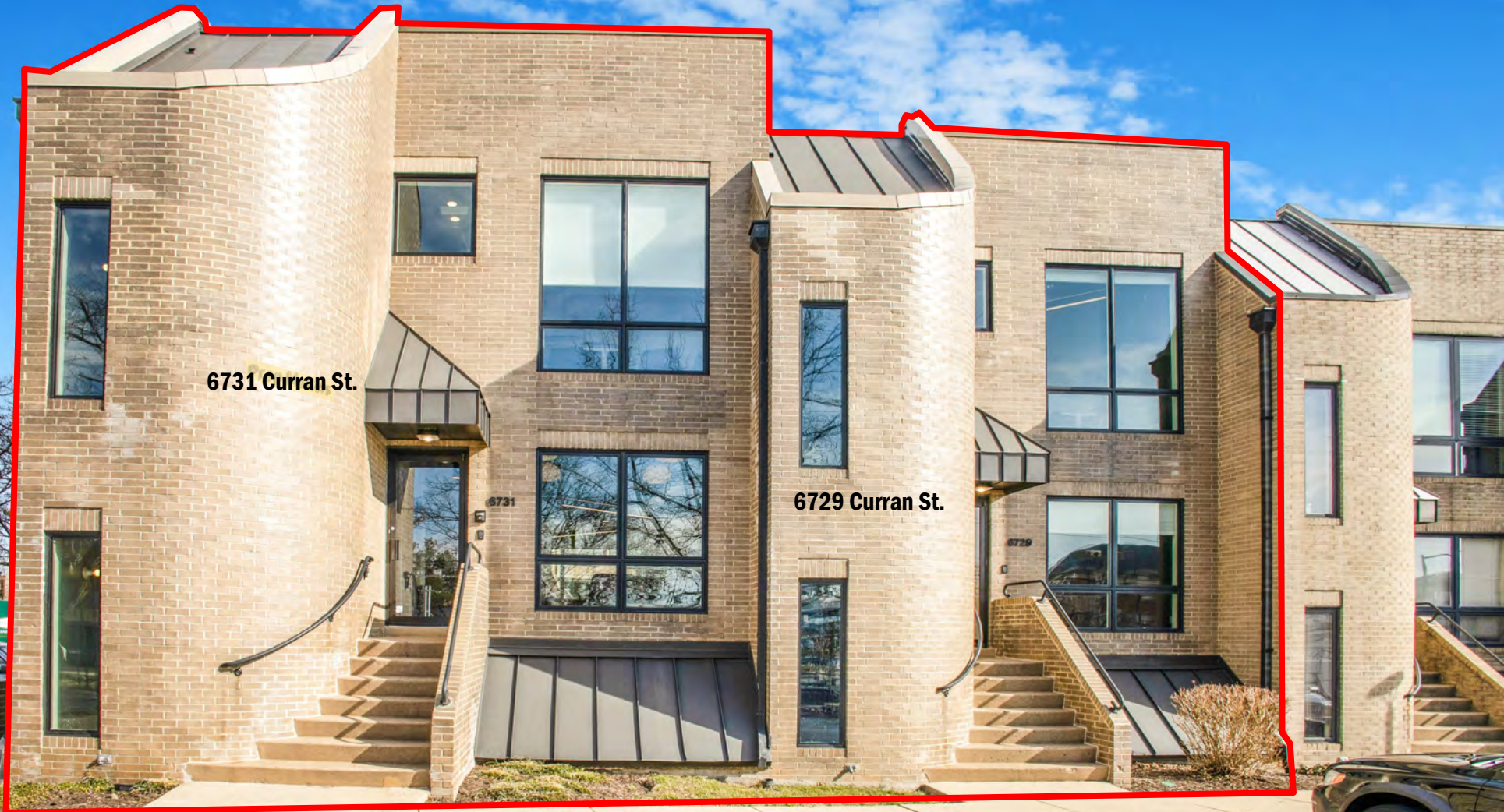
Geoffrey G. Lindsay, President/Principal Broker
2032 Virginia Ave., McLean, VA 22101
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703-536-2100

Invest in Your Future—Buy Instead of Rent

Limited small business space in downtown McLean presents a unique opportunity

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View from parking lot



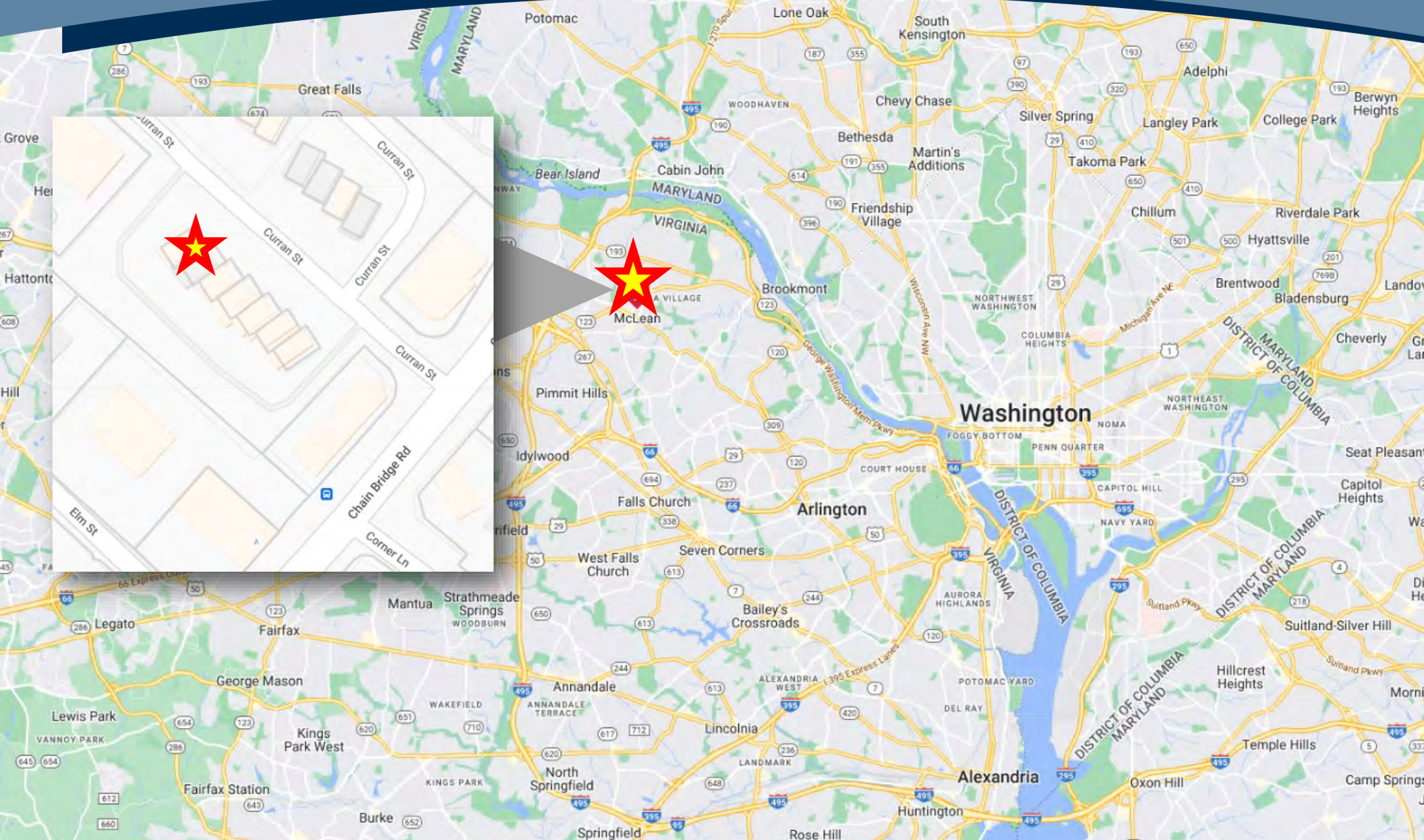
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Regional and Local Map

6729-6731 Curran St.
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Convenient to I-495, I-66, DC, Tysons Corner, McLean Metro, Dulles Toll Road and GW Parkway



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Near Tysons—but Without the Traffic

At intersection of McLean's main business corridor: Elm St., Old Dominion Dr. and Chain Bridge Rd.

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Key Property Data

List Price	\$2,400,000
Gross Building Area (per County) ..	6,080 SF
Price/SF	\$394.73
Stories	3
Average ceiling height	9'3"
Construction:	Concrete block and brick
Parking	Rear/side parking lots & street
Elevator	No
Market:	Washington, DC
Sub-Market/Neighborhood	McLean
Zoning	C-8
Year Built:	1981
Year Renovated	2020
6729 Tax ID#	0302 40 D6
6729 acreage	0.020
6731 Tax ID#	0302 40 D7
6731 acreage	0.021
6729 Real Estate Taxes (2023)	\$13,117
6731 Real Estate Taxes (2023)	\$13,117

ONLY SOLD TOGETHER AS TWO UNITS



Perfect for Owner-Occupied or Investors

[View property website for virtual tour and additional photos](#)

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NOTE: Tours by appointment only. Tenant and employees not to be disturbed.

- Below-Market Ask Price—Less than Appraisal
- Many Uses Allowed—from Retail to Office
- Dual Retail Entrances w/Rear Entrance to All Levels
- Affordable Condo Fees—\$500 per Unit/Month

Truly Rare to Market

Do a search today for commercial property for sale in downtown McLean and likely you'll come up short—until you look at these two adjacent townhouse units, connected internally, allowing full access one to the other. There's enough space for your business and any portion not used can be converted to investment property. Ground floor would be ideal for retail tenants, as one example. Properties like this don't come around often, especially in space-constrained McLean.

Many Uses Under C-8 Zoning

Another factor that makes this property rare to market is its C-8 zoning, which allows a broad number of uses, subject to condo rules. Retail, office, medical, law or accounting firm or tech business would be a great fit. Just some of the uses in the complex now are a wine shop, a barber shop, a spa, hair salon, home builder, Pilates studio, Japanese restaurant, CPA firm and a frame shop.

Affordably Priced at \$395/SF

Offered at less than recent appraisal, and taking into consideration the \$800K+ investment ownership made to upgrade the entire space with a modern, airy and high-end look, and that its favorable zoning allows many uses, including retail, this is a unique opportunity in McLean.



With \$800K+ Renovation, These Units Shine

Modern, upscale look: Exposed ceilings, new windows, HVAC units, bathrooms & interior barn doors

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Move-in ready, with Class-A style finishes

Current owner has made a substantial investment in building out its space, with upscale finishes, exposed ceilings, ceramic-tile flooring, open staircases, and a mix of offices, reception areas, storage areas, and conference rooms. The top floor features vaulted ceilings and oversized windows, allowing natural light to enter. All interior build-out was done by the respected Pizzano Contractors in 2020.

Configure to suit your needs, maximize income

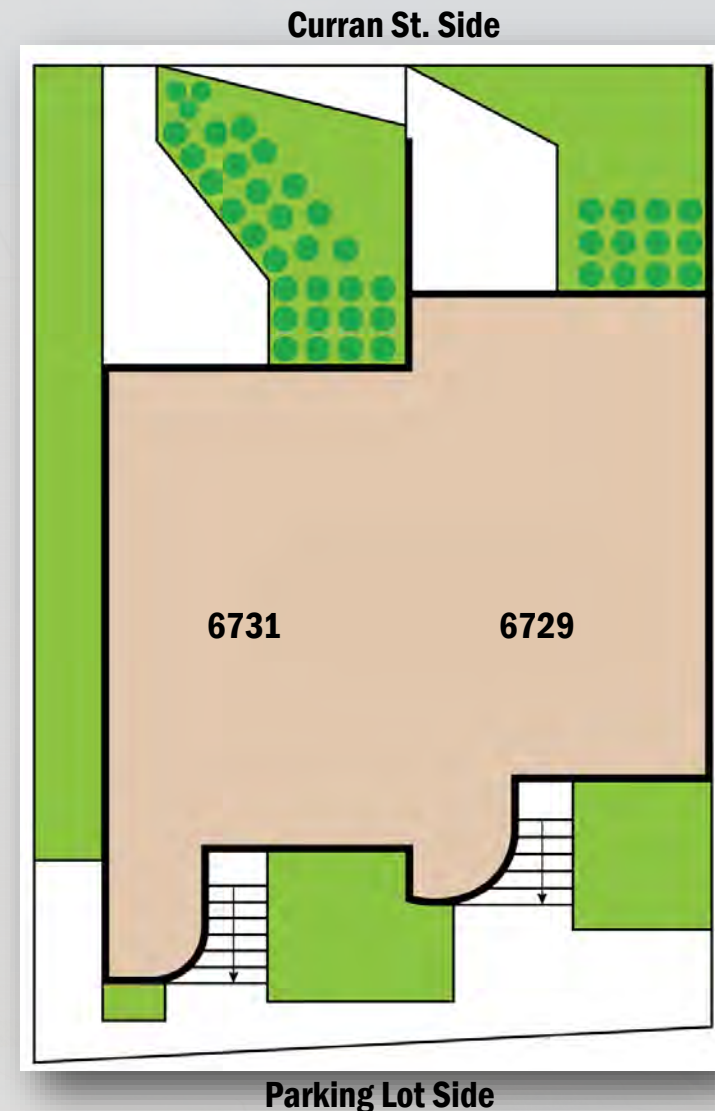
Both units are now occupied by a single business and will be delivered vacant at settlement. Currently built out as one large space with openings between each unit, a new owner could potentially reconfigure the space to up to six suites of about 1,000 SF, each with its own bathroom. This gives you the flexibility to customize the condos for your own use, or to maximize rental income.

Ample Parking

While there are no assigned spaces within the complex, there's plenty of parking in the back parking and side parking lots, a total of 66 car lot spaces and 4 motorcycle spaces, plus on-street parking. A nice bonus to have free parking in downtown McLean, and a welcome plus for any visitors/clients.

Walk to lunch or shopping

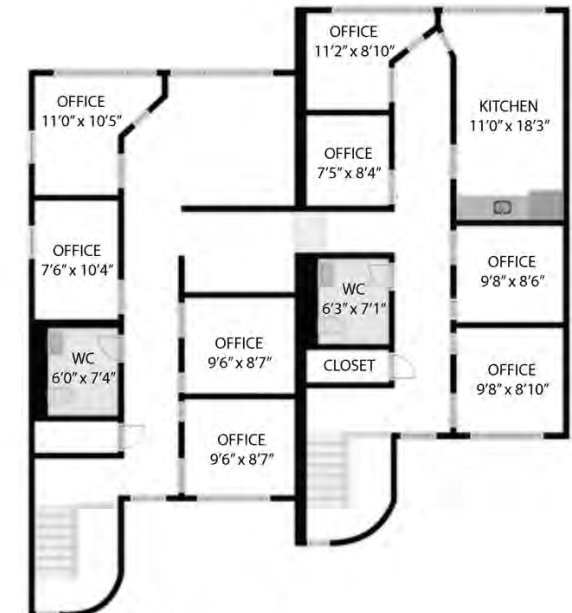
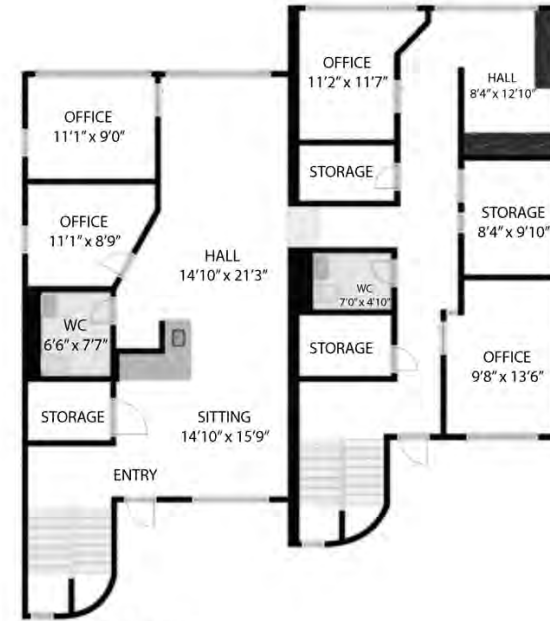
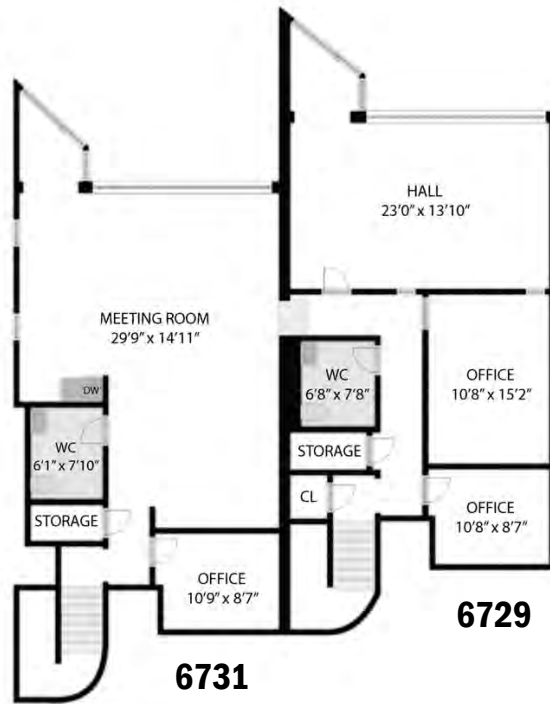
With a 93 Walk Score, it's easy to get around. Walk to nearby eateries and shopping, available at Langley Shopping Center or the new Lidl-anchored shopping center on Chain Bridge Rd. with District Taco, Big Buns hamburgers and Matchbox restaurant.



Floor Plans

See 3D floor plans on ensuing pages, or click on the [website link](#)

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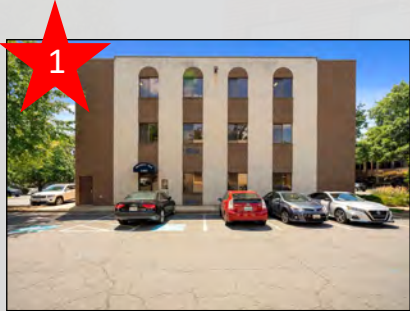


Affordable in McLean—at \$395/SF

Offered at below-market rate compared with recent sold comps averaging \$450/SF

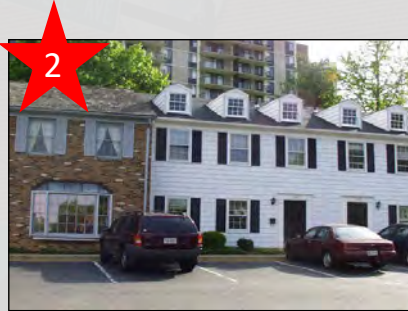
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<u>Market Comps—SOLD</u>	<u>Sold Price</u>	<u>Gross SF</u>	<u>Per SF</u>	<u>Sold Date</u>	<u>Lot size</u>	<u>Zoning</u>
1. 1363 Beverly Rd	\$855,000	2,007	\$426	11-8-23	N/A	C-5
2. 1303 Vincent Place	\$750,000	1,400	\$536	9-28-23	N/A	C-2
3. 1356 Old Chain Bridge Rd.	\$1,300,000	3,256	\$399	1-12-24	N/A	C-6
4. 7601 Lewinsville Rd.	\$1,341,120	3,048	\$440	6-1-23	N/A.	I-3
Average Sold Price			\$450			



1

Distance: 250 feet



2

Distance: 850 feet



3

Distance: 900 feet



4

Distance: 1.5 miles

Market Comps—Asking

6736-6744 Old Mclean Village



Distance: 850 feet

List Price \$1,100,000
Gross SF 2,546
Price/SF \$430
Parking.....Unreserved
Zoning..... C-6



Subject Property: 6729-6731 Curran

List Price \$2,400,000
Gross Building Area 6,080 SF
Price/SF \$395
Parking..... Unreserved
Combined Acreage..... 0.041

Mid-View Aerial Trade Map

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Demographic Highlights

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3-Mile Median Household Income

\$201,298



3-Mile Population

110,181



3-Mile Daytime Employees

41,184



**1-Mile Consumer Spending for
Food Away from Home**

\$23,017,825

Population	1 Mile	2 Mile	3 Mile
2022 Total Population:	11,121	45,581	110,181
2027 Population Projection:	11,160	46,047	112,112
Pop Growth 2022-2027:	0.1%	0.2%	0.4%
Median Age:	42.2	40.8	40
Households			
2022 Total Households:	3,875	16,151	41,130
HH Growth 2022-2027:	0%	0.2%	0.3%
Average Household Inc:	\$218,942	\$214,523	\$201,298
Avg Household Size:	2.8	2.8	2.6
2020 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$987,879	\$962,591	\$935,143

Icons courtesy of flaticon.com

Favorable Zoning Allows Many Uses

Retail, food, carryout, schools, business services, medical, etc. allowed under Fairfax's C-8

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Zoning Definition

The C-8 District is established to provide locations on heavily traveled collector and arterial highways for those commercial and service uses which (a) are oriented to the automobile, or (b) are uses which may require large land areas and good access, and (c) do not depend upon adjoining uses for reasons of comparison shopping or pedestrian trade.

Sampling of By-Right Uses Under [C-8 Zoning](#)

Note: any proposed use subject to condo rules.

- Business service and supply service
- College or University
- Carryout restaurants
- Garment cleaning
- Office
- Private schools of general education
- Private schools of special education
- Quick-service food stores
- Retail sales establishments.

Note: By-right use does not necessarily mean an occupancy permit will be granted due to other requirements. Confirm your planned use with the [Fairfax County Planning Office](#).



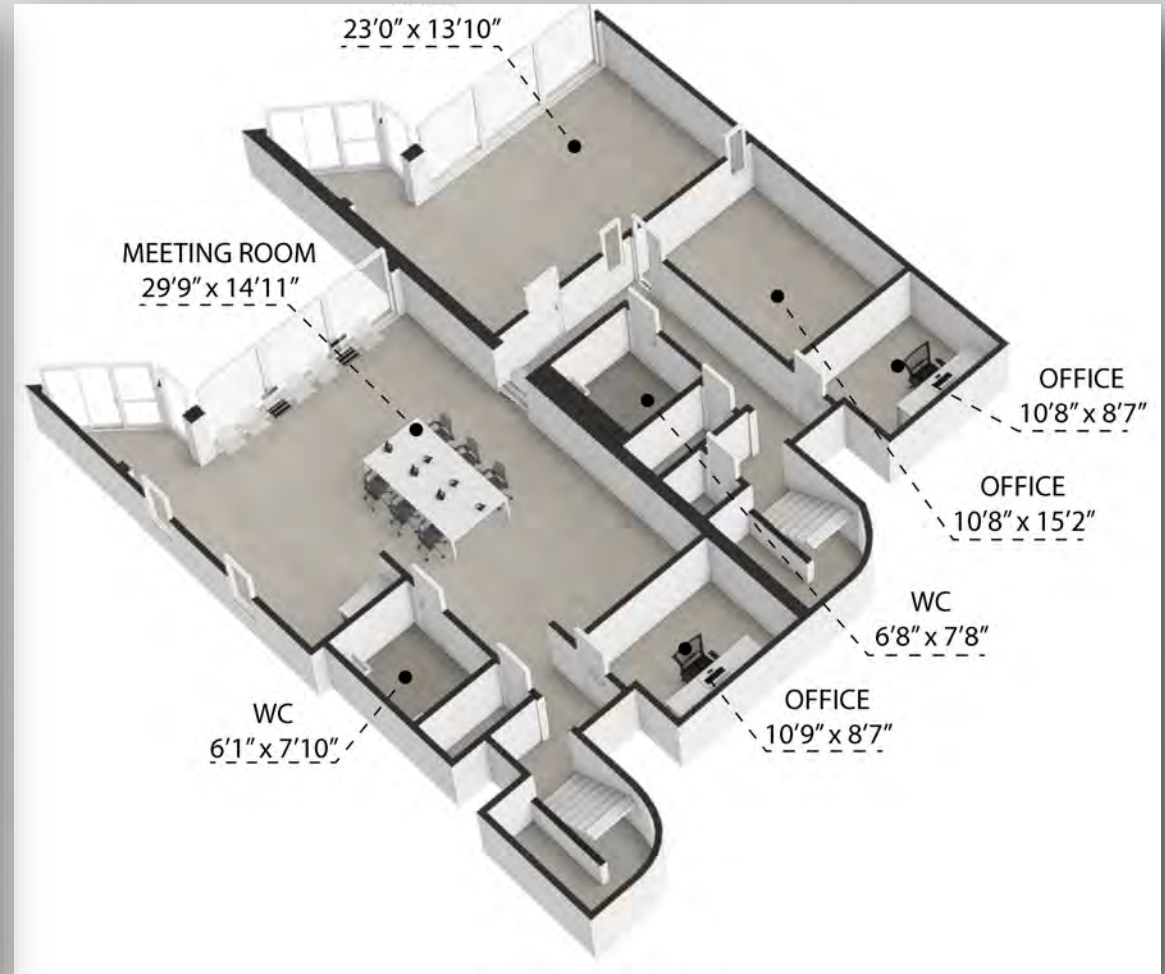
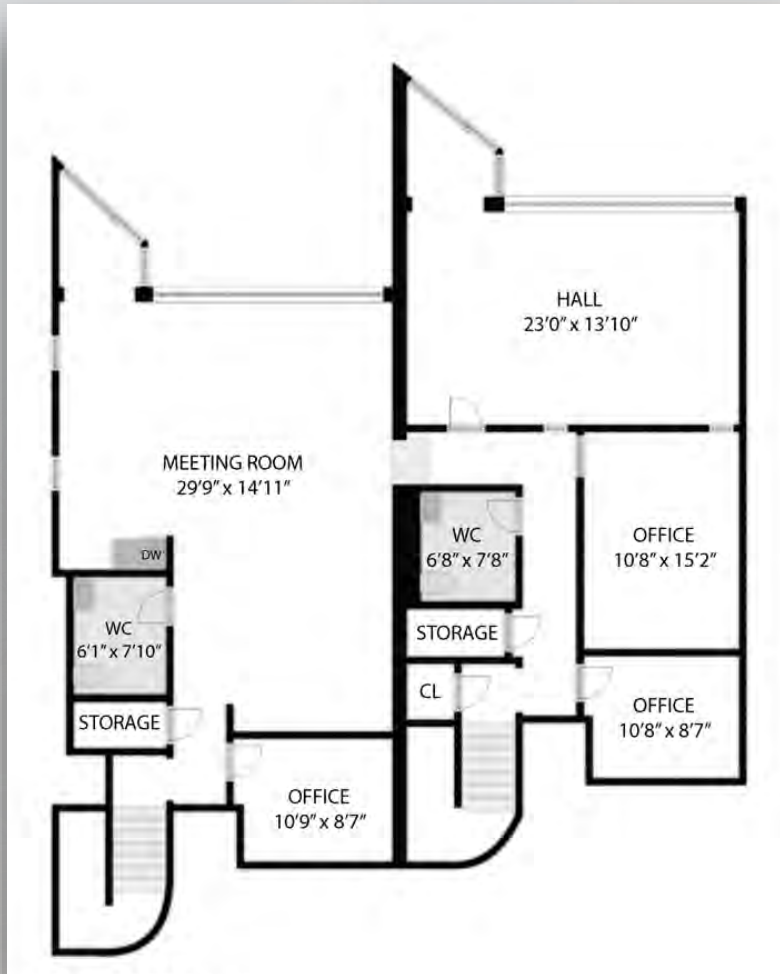
Zoning an Advantage to Users or Investors

Just some of the uses in the complex now are a wine shop (see banner in photo), a barber shop, a spa, hair salon, home builder, Pilates studio, Japanese restaurant, CPA firm and a frame shop. C-8 zoning in Fairfax allows one of the largest number of commercial uses, an opportunity for either owner-occupied or an investor.

Floor Plan—First (Ground) Floor

Virtual tour link for first floor—select Floor 1 on Floor Selector icon

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First Floor Photos

Representative photos of ground floor units

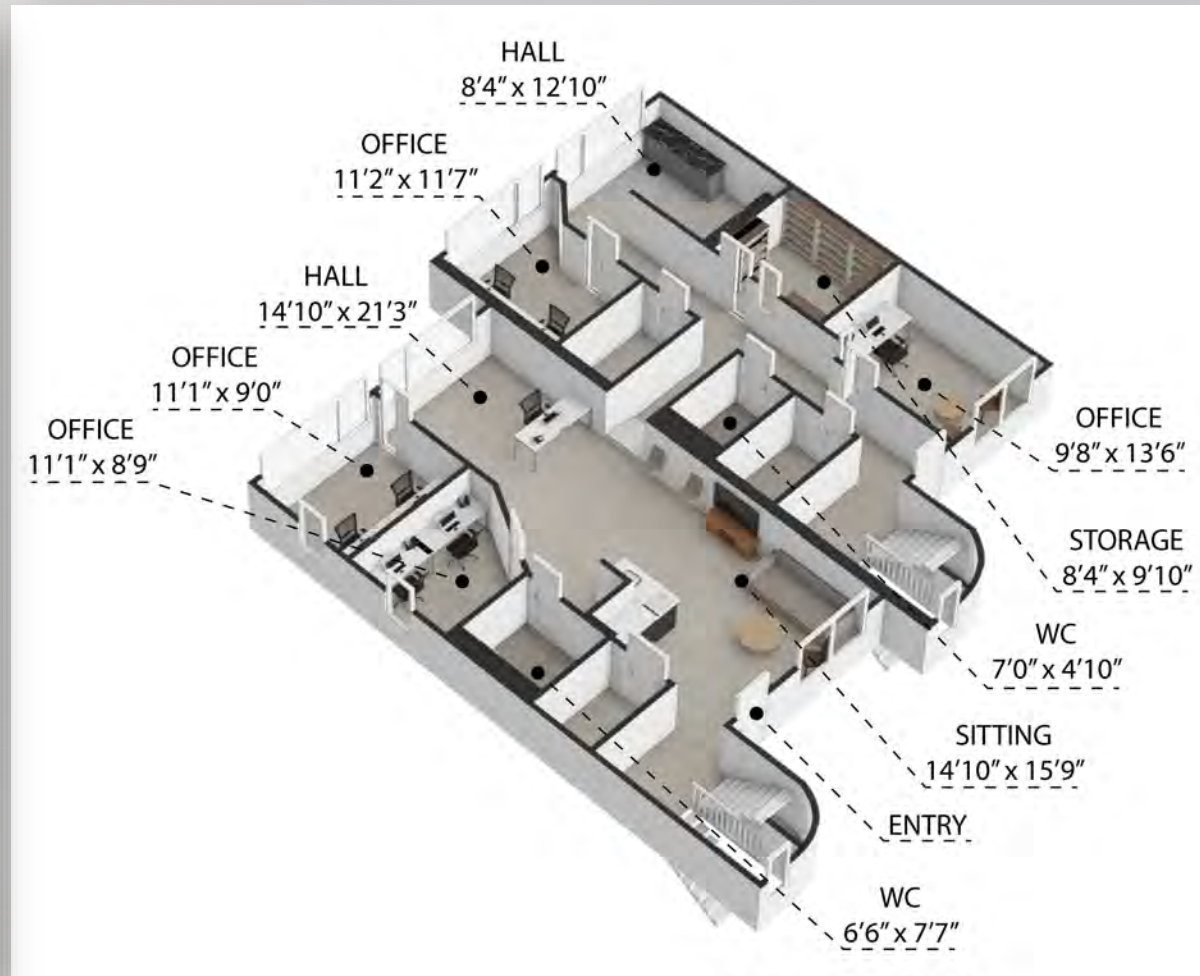
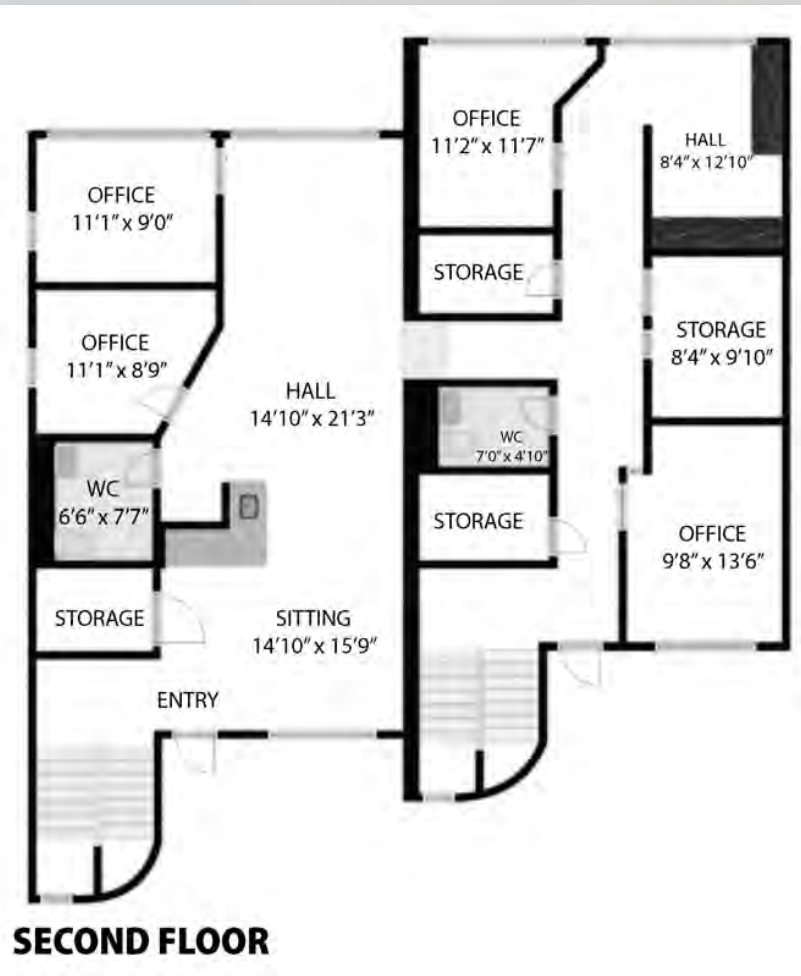
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Floor Plan—Second Floor

Virtual tour link for second floor—select Floor 2 on Floor Selector icon

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Second Floor Photos

Representative photos

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Second Floor Photos (cont.)

Representative photos

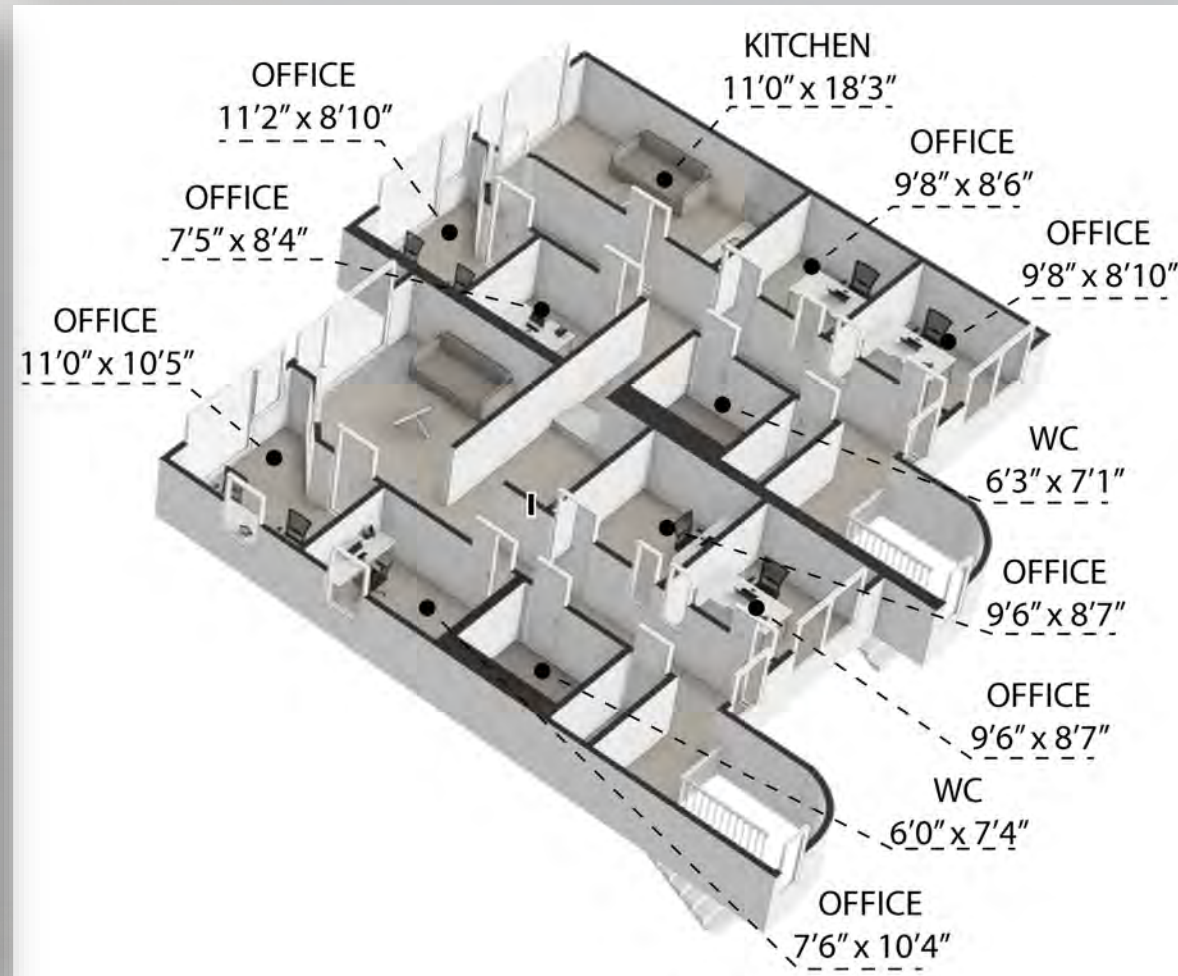
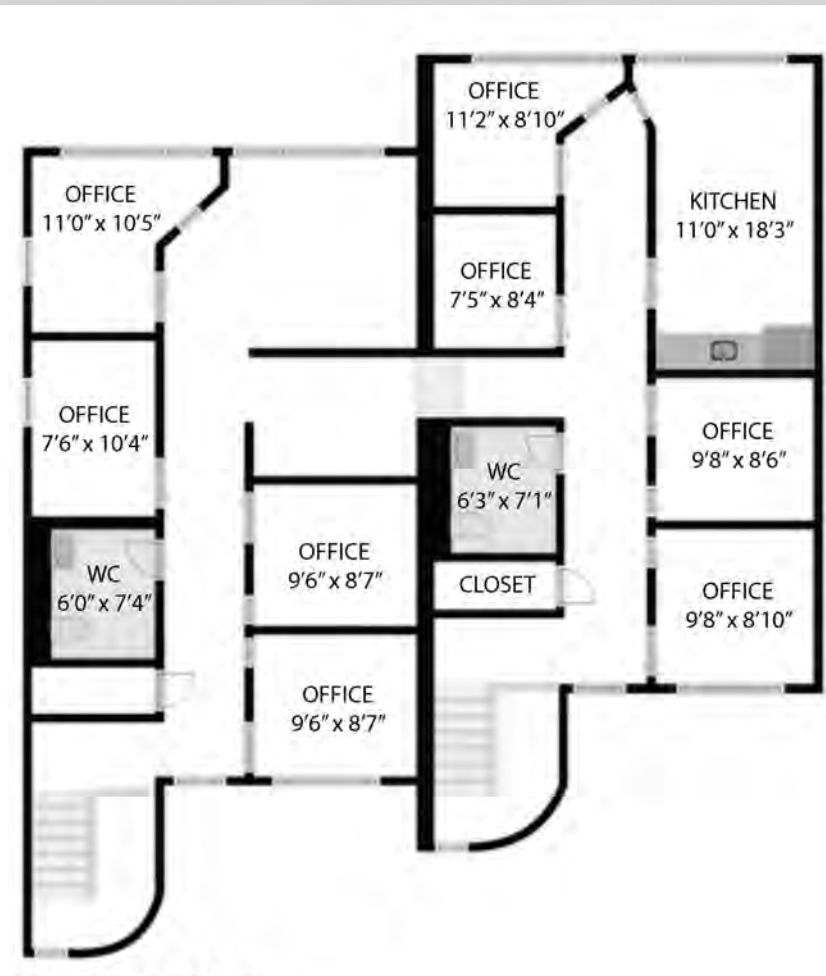
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Floor Plan—Third Floor

[Virtual tour link for third floor—select Floor 3 on Floor Selector icon](#)

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Third Floor Photos

Representative photos

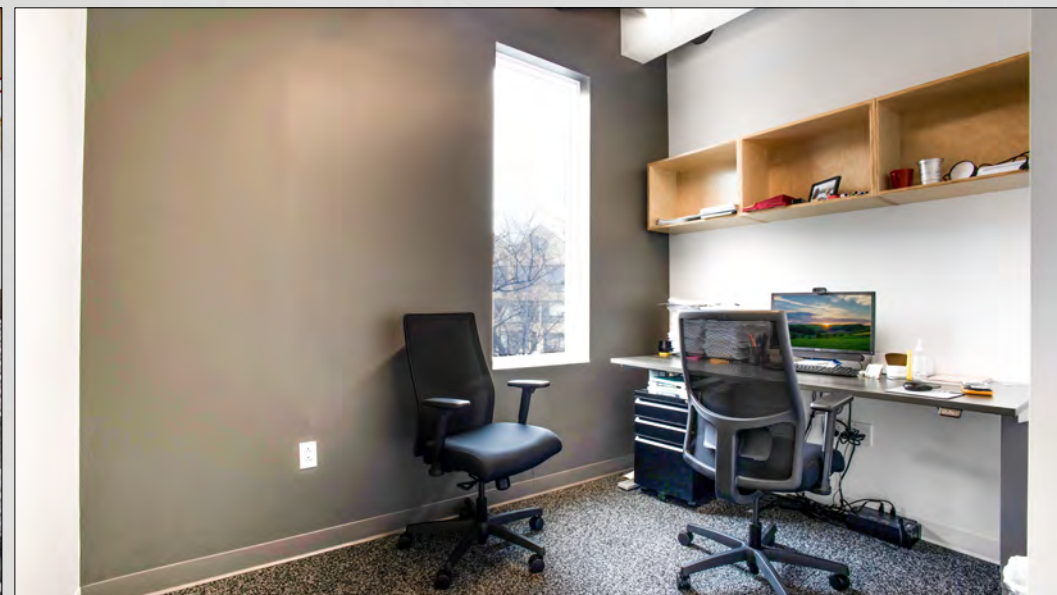
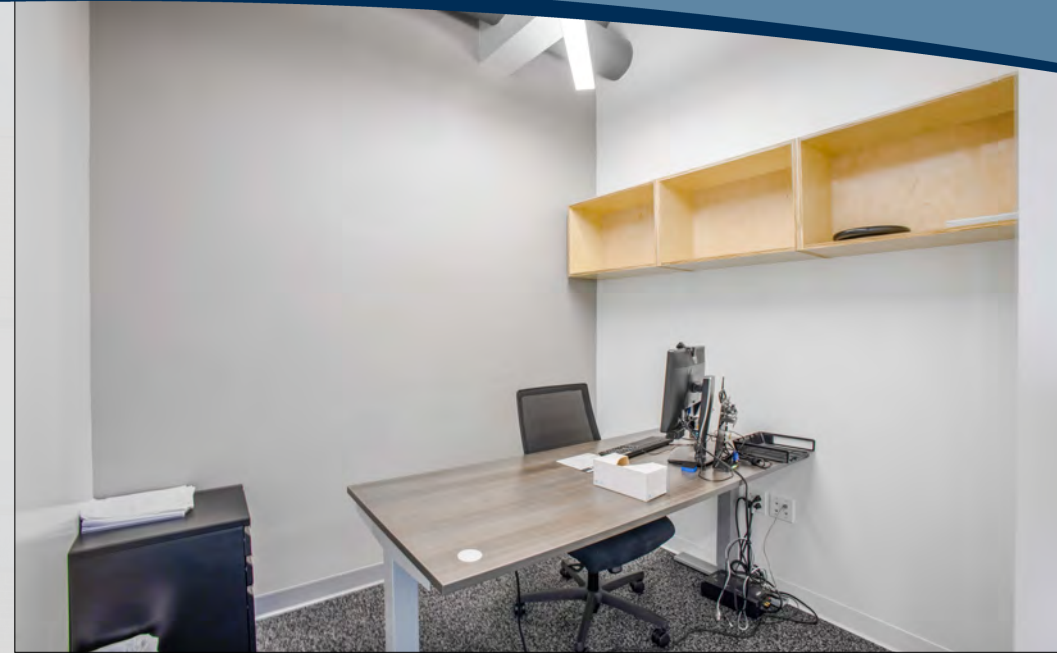
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Third Floor Photos

Representative photos

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Broker Profile: Capital Realty Advisors

Geoffrey G. Lindsay is the president and principal broker of Capital Realty Advisors, LLC, specialists in commercial and investment properties. He has had listings from under \$1 million to \$70 million, and is licensed in DC, MD and VA.

Lindsay previously served as an advisor with a national commercial real estate firm, where he was its first salesperson hired in Northern Virginia as the company pursued its expansion strategy. Prior to that, he was in on the ground floor of the creation of the commercial division of a residential brokerage, then the largest privately held real estate company in the U.S.

In addition to his real estate background, Lindsay has over 20 years prior experience as a business owner, including a national publishing operation, East-West Communications, as well as eBusiness World Expo, which was the largest local trade show in the Washington, DC area on business use of the Internet. He also served as president of Lindsay & Co., a business mergers and acquisitions company.

His background as a business owner gives him a special insight into the business side of investment and commercial real estate.

This experience has enabled him to advise corporations and individuals on ways to maximize value as they pursue exit strategies, especially in situations where a business owner is ready to sell both the business and business real estate.



If you're ready to lease, sell or buy investment or commercial real estate, Capital Realty Advisors is ready to help. Whatever the property, our objective is the same: to get you the best possible price in the shortest amount of time.

For your next transaction, contact Capital Realty Advisors. A Capital Idea!