

Single-Tenant Retail in Heart of Fairfax

Citidoors Showroom—10-Year NNN Lease

3220 Old Lee Hwy
Fairfax, VA 22030
\$1,519,830



The image shows the exterior of a Citidoors showroom. The building has a grey brick facade and a dark grey upper section. A large, illuminated sign for 'Citidoors' is mounted on the upper section. Below the sign is a large window display with a sign that reads 'Over 80 styles of Shower Benches' and '\$179.99'. To the right of the window is a glass entrance door. The building is situated on a paved lot with a concrete sidewalk.

Citidoors

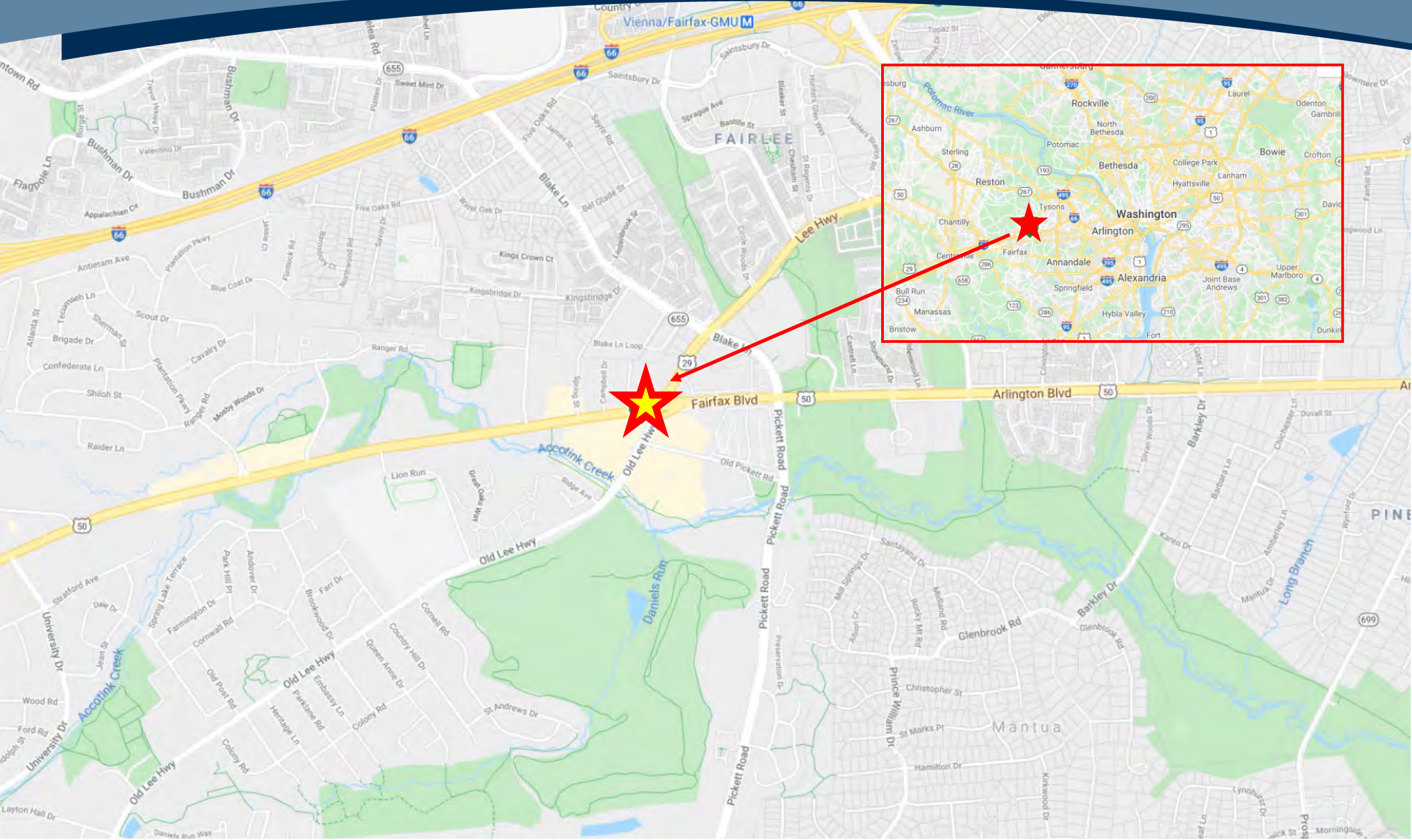


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Regional and Local Map

Citidoors
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Long-Term Lease, Great Location

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Property Highlights

Price	\$1,519,830
NOI.....	\$98,789
Cap Rate.....	6.5%
Price per SF.....	\$439
Lease Type	NNN
Market:	Washington, DC Metro
Jurisdiction	City of Fairfax
Year Built.....	1968
Gross SF	3,459 SF (per tax records)
Parcel Size.....	0.162 Acre
Cross Street:	Fairfax Blvd. (Rte. 50)
Zoning Type	C-R (Commercial Retail)
Street Frontage	Approx. 70'
Water.....	Public
Sewer	Public
VPD	35,000 at Old Lee Hwy & Fairfax Blvd.
Lease Term.....	10 Years + Two 5-Yr. Options
Escalation.....	2% annually
Lease Commencement	11/1/19
Parking.....	8 spaces

NNN Property Perfect for 1031 or General Investment

This is the retail showroom of Citidoors, www.citidoors.com, an importer of quality interior doors serving the local and regional building contractor trade as well as direct to consumers. The landlord put over \$300K into building renovations in 2019, including new HVAC, roof, electric and plumbing.

There are 8.5 years remaining on a 10-year lease, with 2% annual escalations, plus two five-year options. The lease began January 1, 2020 and initial term is through December 31, 2029. Tenant is growing rapidly and is paying rent on time. The building is located in City of Fairfax and zoned CR (Commercial Retail), "established to provide areas for office and general business and retail establishments, and uses accessory or complementary thereto," per city code.

Located just off Fairfax Blvd. and Fairfax Circle, one of the busiest retail corridors in Fairfax County. Convenient to I-66 and the Beltway.



Birds Eye View

Citidoors

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Information concerning the property described herein has been obtained from sources other than Capital Realty Advisors and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income, expenses and any other property-specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. Information herein is subject to change.

Serving the Construction Trade

Citidoors www.citidoors.com, has created a niche in the high-end door market and takes pride in being first in the world with the production of finished foil-covered, rustic interior room doors. These are coated doors that can be polished and are scratch-resistant.



and warehouse facility in Hanover, MD and a 95,000 SF manufacturing facility in Istanbul, Turkey.

Citidoors recently expanded into the cabinet business which has dramatically propelled year-over-year growth. They are also distributors of other door and residential interior products.

Their showroom in Fairfax features over 30 door styles, with over 10,000 doors in stock in a 25,000-SF manufacturing



A Meticulous Top-Down Renovation

The landlord of the Citidoors building is also a contractor, and no expense was spared, nor attention to detail, in a \$300,000 “gut renovation” that has transformed this property into a modern retail showroom which well suits the needs of the tenant. Citidoors was seeking good retail exposure in a convenient location, and that’s what it was delivered at 3220 Old Lee Hwy.

Among the improvements made:

- **New Roof**
- **New Floors and Ceiling**
- **New HVAC Unit**
- **New Plumbing**
- **New Electric**

Showroom

Citidoors

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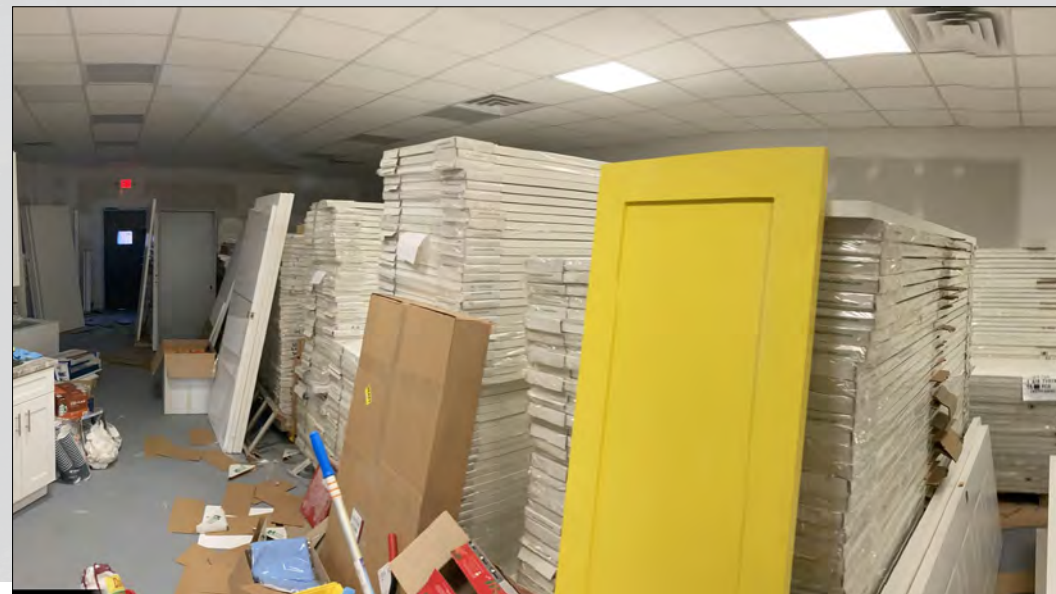


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Offices & 1,500 SF Storage Area

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Area Retailers

Citidoors
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Area Retail—Streetview

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Across street



Fairfax Blvd. Center—immediately behind Citidoors.



Across street



Fairfax Circle Shopping Center

Demographic Highlights

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3-Mile Median Household Income
\$126,676



3-Mile Population
127,135



3-Mile Daytime Employees
91,570



3-Mile Consumer Spending for House Maintenance & Repair
\$41,642,067

Population	1 Mile	3 Mile	5 Mile
2020 Total Population:	19,716	127,135	323,955
2025 Population:	20,389	130,566	329,791
Pop Growth 2020-2025:	0.7%	0.5%	0.4%
Median Age:	36.8	37.1	37.8
Households			
2020 Total Households:	7,580	45,675	117,126
HH Growth 2020-2025:	0.7%	0.6%	0.4%
Median Household Inc:	\$110,361	\$126,676	\$122,835
Avg Household Size:	2.6	2.6	2.7
2020 Avg HH Vehicles:	2.0	2.0	2.0
Housing			
Median Home Value:	\$530,750	\$645,269	\$637,919
Median Year Built:	1977	1976	1977

Icons courtesy of flaticon.com

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!