

Property Summary Report

8241 Backlick Rd - Backlick Center South 2 Bldg 1
 Lorton, VA 22079 - Newington Ind Submarket



BUILDING	
Type:	Class B Flex
Subtype:	Showroom
Tenancy:	Multiple
Year Built:	1983
RBA:	34,812 SF
Floors:	2
Typical Floor:	17,406 SF
Ceiling Ht:	14'-22'

LAND	
Land Area:	9.85 AC
Zoning:	I-6
Parcel:	0993-01-0032

EXPENSES PER SF	
Taxes:	\$9.17 (2017)

LOADING			
Docks:	None	Drive Ins:	10 tot./12'w x 16'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES	
Power:	3p
Utilities:	Gas - Natural, Heating - Gas, Sewer - City, Water - City

LEASING	
Available Spaces:	2,880 SF Available in 1 Space
Availability:	8.3% Available; 0% Vacant
Leasing Company:	R.L. Travers & Associates, Inc.
Contacts:	Guy C. Travers (703) 339-0103

AVAILABLE SPACES									
Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	8241-J	Office	Relet	2,880	2,880	2,880	\$14.00/NNN	30 Days	1 - 5 Yrs

R.L. Travers & Associates, Inc. - Guy C. Travers (703) 339-0103
 Office Space has Fairfax County Parkway Signage and Visibility. Professional Office Space with window lined offices, and is located on the second floor. No elevator.

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TRANSPORTATION

Parking:	40 free Surface Spaces are available; Ratio of 2.00/1,000 SF
Commuter Rail:	6 minute drive to Franconia-Springfield Commuter Rail (Fredericksburg Line)
Airport:	20 minute drive to Ronald Reagan Washington National Airport
Walk Score ®:	Car-Dependent (23)
Transit Score ®:	Some Transit (28)

KEY TENANTS

Sam's Floor Covering	8,000 SF	Coinmach	3,457 SF
Gerehi Marble & Granite	3,166 SF		

PROPERTY CONTACTS

True Owner:	R.L. Travers & Associates, Inc.	Recorded Owner:	R. L. Travers & Associates, Inc.
Property Manager:	R.L. Travers & Associates, Inc.	Developer:	R.L. Travers & Associates, Inc.
Architect:	W.A. Brown & Associates, P.C.		

MARKET CONDITIONS

Vacancy Rates	Current	YOY	Asking Rents Per SF	Current	YOY
Current Building	0.0%	↔ 0.0%	Current Building	\$13.50	↓ 3.6%
Submarket 1-3 Star	9.8%	↓ -0.6%	Submarket 1-3 Star	\$12.81	↑ 4.3%
Market Overall	6.4%	↓ -0.2%	Market Overall	\$11.40	↑ 3.7%

Submarket Leasing Activity	Current	YOY	Submarket Sales Activity	Current	YOY
12 Mo. Leased SF	614,657	↓ 28.2%	12 Mo. Sales Volume (Mil.)	\$162.6	↑ 987.6%
Months On Market	41.1	↑ 13.8 mo	12 Mo. Price Per SF	\$168	↑ 1.9%

BUILDING NOTES

Located off of Fairfax County Parkway, quick access to I-95 and Richmond Hwy / US Rt 1. Minutes away from I-495 and I-395. Zoned I-6 Heavy Industrial, Fairfax County's heaviest zoning ordinance. Immediate Availability. On-Site Deli, Post Office, Krav Maga Training Center. Public Transportation to / from the site, & nearby Restaurants, Shopping, Hospitals, and Schools. Minutes from US Rt. 1, I-95, Telegraph Rd, Beulah Rd, Loisdale Rd, Alban Rd, Terminal Rd, Cinderbed Rd, Rolling Rd, etc. Directions from I-495 Capital Beltway: Merge onto I-495 S/Capital Beltway and Follow signs for I-95 S/Richmond and merge onto Interstate 395 Connector S/Interstate 95 Connector S 0.6 mi, then Merge onto I-95 S 3.0 mi, then Take exit 166A to merge onto VA-7100 S/Fairfax County Pkwy/State Route 617 toward Fairfax Co Pkwy/Newington/Ft Belvoir, Continue to follow VA-7100 S/Fairfax County Pkwy 1.0 mi, Turn left on Terminal Rd and then take first right and end at 8241 Backlick Rd/County Rd 7100 on left.

