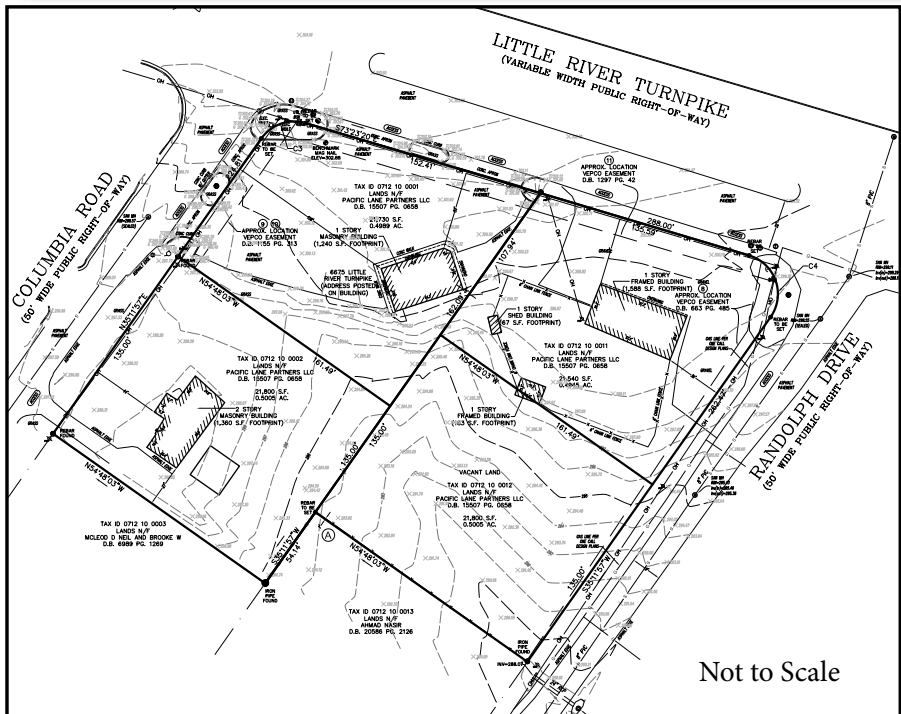
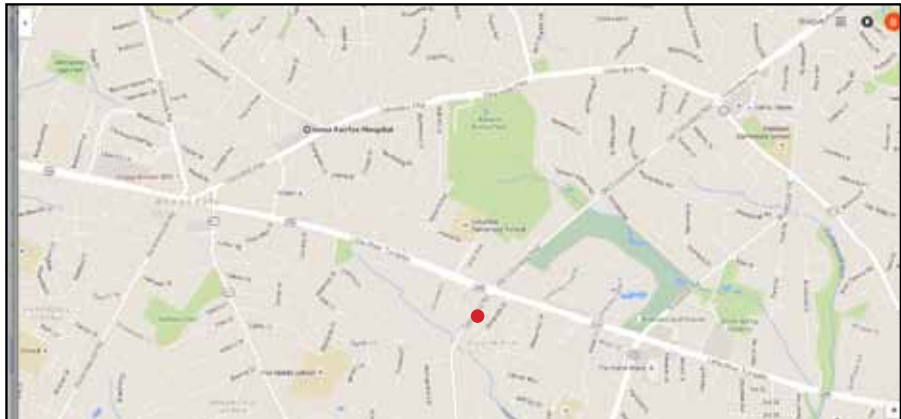


# LAND FOR SALE

## Premium 2-Acre Lot Inside the Beltway!

*Excellent Access • Excellent Visibility*

<b>Addresses:</b>
<ul style="list-style-type: none"> <li>6675 Little River Turnpike</li> <li>4605 Columbia Road</li> </ul>
Prime location in Annandale, Fairfax County, VA 22003
<b>Current Zoning:</b>
<ul style="list-style-type: none"> <li>C-2, Limited Office, Fairfax County</li> </ul>
<b>Traffic Count:</b>
<ul style="list-style-type: none"> <li>32,000-41,000 vehicles per day, according to Virginia Department of Transportation</li> </ul>
<b>Vitals:</b>
<ul style="list-style-type: none"> <li>3.6 miles to INOVA Fairfax Hospital, the largest employer in Fairfax County</li> <li>6 traffic lights from Interstate 95, Shirley Highway</li> <li>7 traffic lights from Interstate 495, Capital Beltway</li> <li>1.25 miles from "downtown" Annandale</li> </ul>
<b>Utilities:</b>
<ul style="list-style-type: none"> <li>All utilities accessible to site</li> </ul>
Dominion Virginia Power, Fairfax County Water and Sewer Authority, Washington Gas
<b>Purchase Price:</b>
<ul style="list-style-type: none"> <li>\$3,650,000 for 4 lots</li> <li>Ground lease available</li> </ul>
<b>Also available:</b>
<ul style="list-style-type: none"> <li>1 acre for \$1,850,000 each</li> <li>1 acre for \$1,850,000 each</li> </ul>



Not to Scale

**MAY BE DIVIDED INTO  
1 ACRE PARCELS**

MeridianProperty, Inc.



**Inquiries:**  
**Leonard Brown • 703-399-4161**  
**lb@meridianproperty.net**