



BridgeWater Real Estate Brokerage is pleased to exclusively present...

52-unit Beacon Hill Senior Living development site

EXECUTIVE SUMMARY

BridgeWater Real Estate Brokerage is proud to exclusively present Beacon Hill for sale and/or JV (joint venture) offers.

Located at 6858 Richmond Highway in Alexandria, VA, Beacon Hill is 0.63 acres of vacant land in the southeast corner of the existing 290-unit market-rate multifamily community called Beacon at Groveton.

Beacon Hill was formerly approved for a 70,000 SF office building but has been rezoned and entitled to develop 52 one and two bedroom units of affordable independent living in a 55,751 SF LEED Silver building housing tenants restricted to earning between 30% and 60% of AMI and at least 60 years of age.



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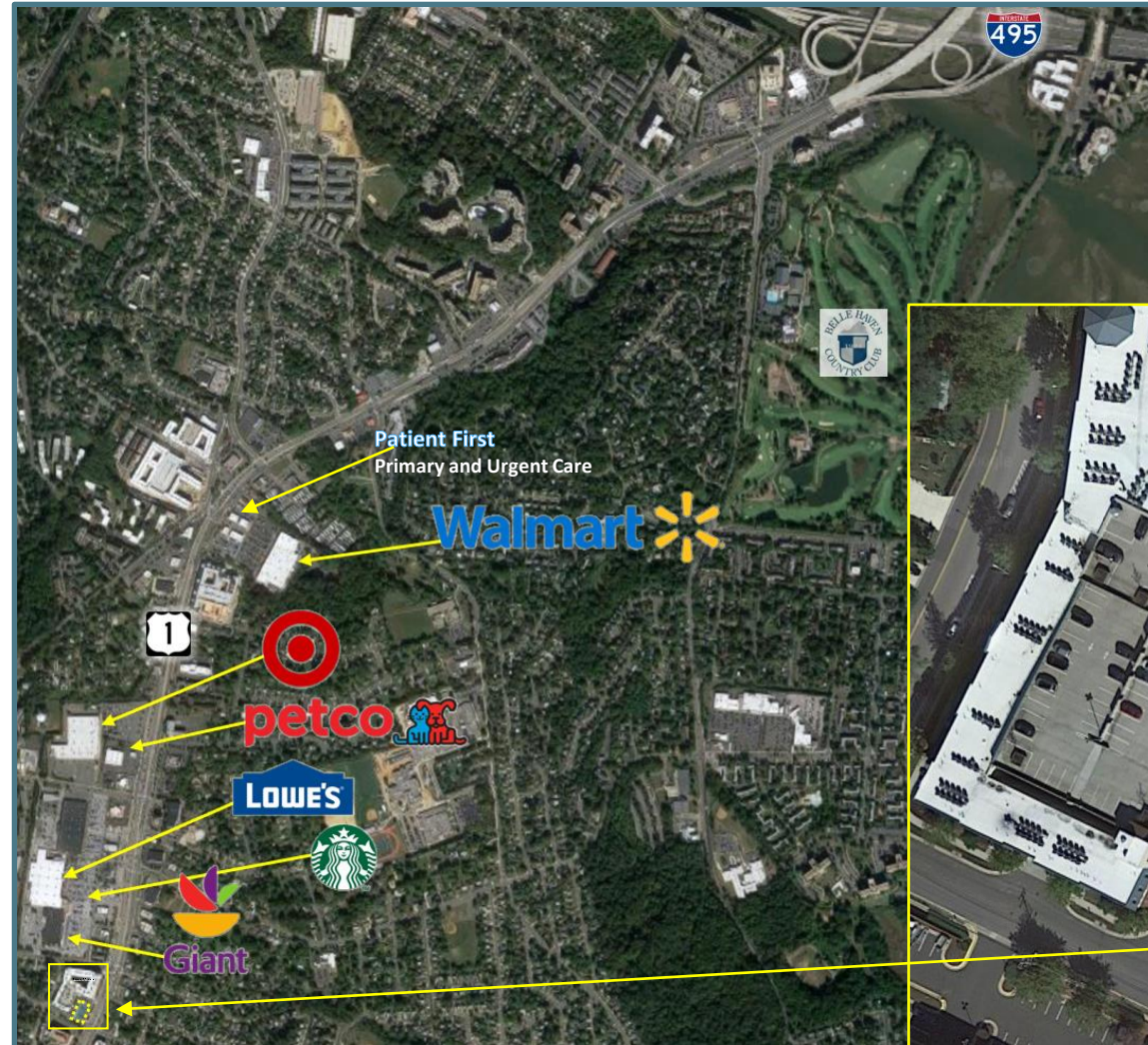
LOCATION

The site is located at **6858 Richmond Hwy, Alexandria, VA** and is the vacant land located in the southeast corner of the 290-unit existing multifamily building known as the Beacon at Groveton.

The site is located in the Beacon/Groveton Community Business Center (CBC) and in the CRD (Commercial Revitalization District). The property is zoned PRM (Planned Residential Mixed-Use District).

It is located:

- 0.18 miles to Giant Food & Pharmacy
- 0.84 miles to Patient First of Alexandria
- 1.75 miles to Huntington Metro Station
- 2.06 miles to Inova Mt. Vernon Hospital
- 6.11 miles to Reagan National (DCA)



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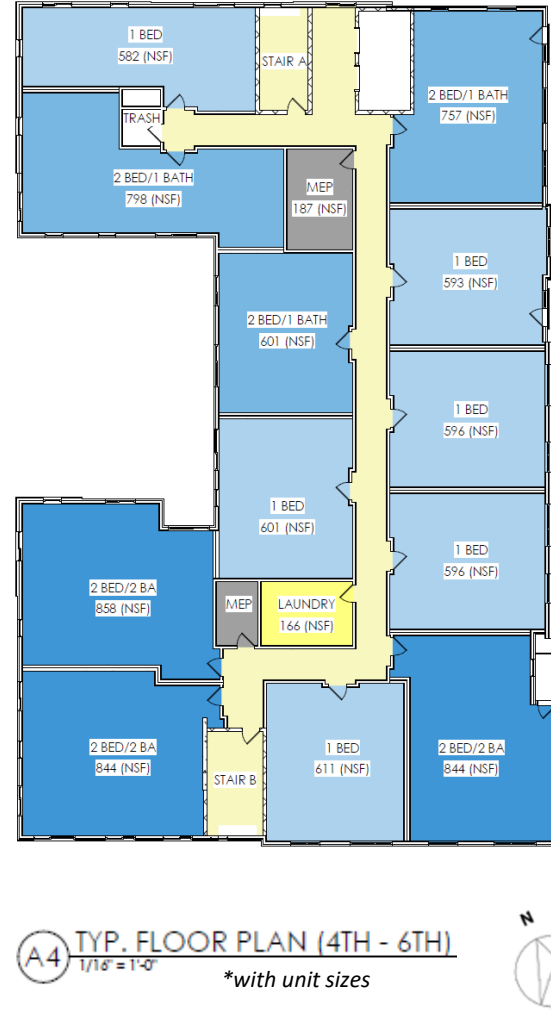
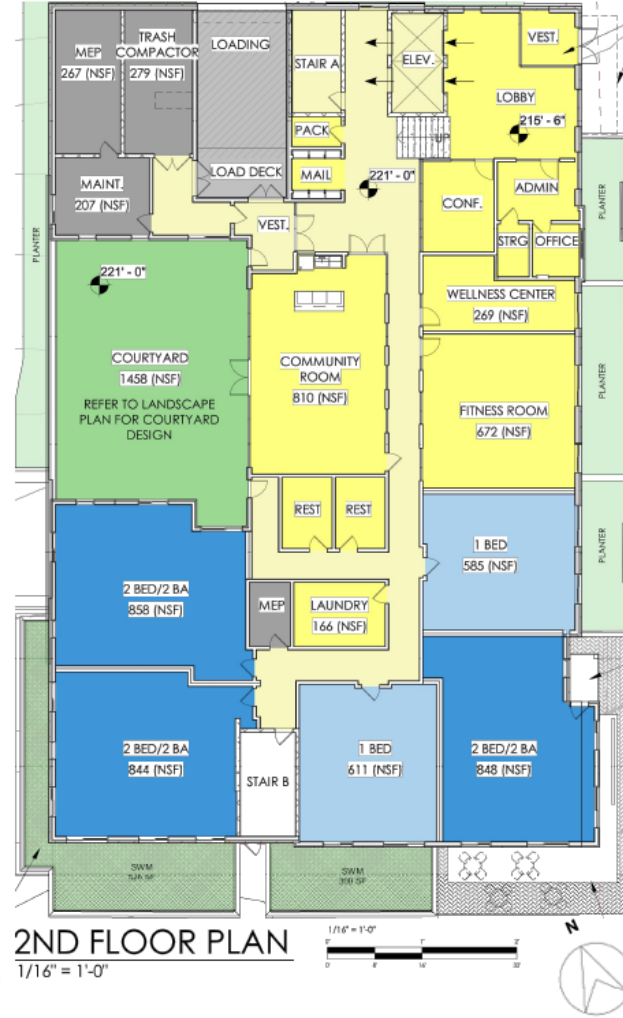
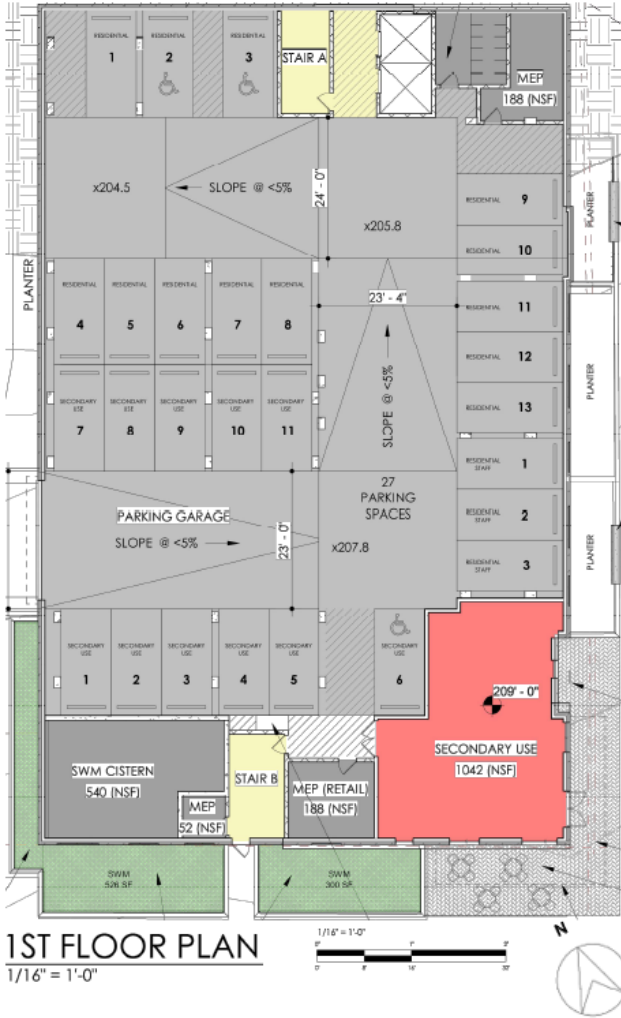
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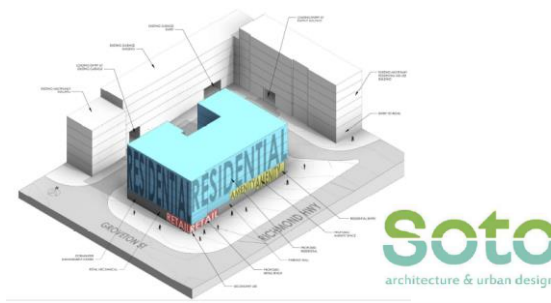
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PLANS

Status: Approved
Height: 5-stories (65 feet)
Building Size: 55,751 SF
Units: 52 units
Type: Independent Living
Age: 60 years old and over
Affordability: 30%-60% AMI
Total parking: 30 spaces
Garage parking: 27 spaces
Retail / Secondary: 1,042 SF
LEED: Silver



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D6 SOUTH ELEVATION
1/8" = 1'-0"



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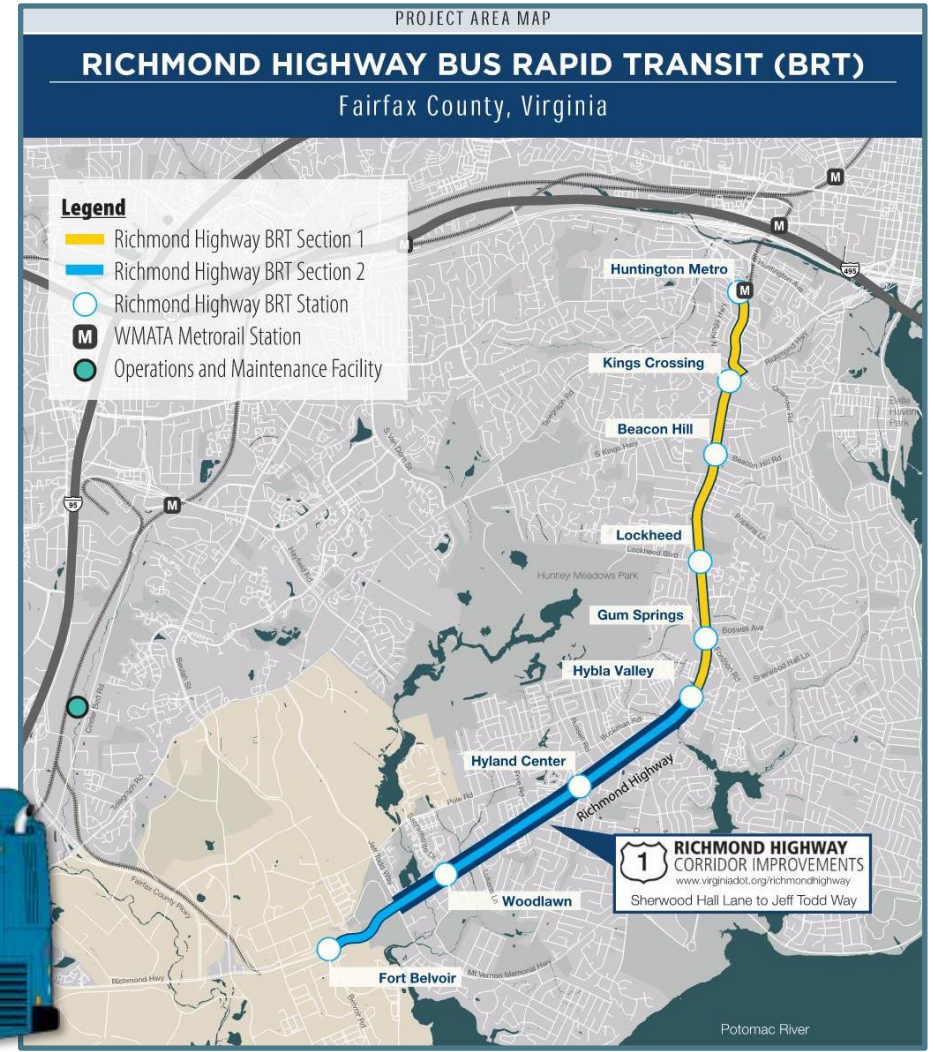
A6 WEST ELEVATION
1/8" = 1'-0"

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PUBLIC TRANSPORTATION

The site is served by the Fairfax Connector Bus Route 151 and 171 and the proposed BRT. Route 151 northbound provides connections to the Huntington Metro Station and nearby shopping centers (such as the Beacon Center), while Route 151 southbound provides connections to Woodlawn Park and shopping centers such as Mt. Vernon Square and Mt. Vernon Plaza. Route 171 northbound provides connections to the Huntington Metro Station and provides access to the INOVA Mt. Vernon Hospital and the Mt. Vernon Plaza southbound. The developer will provide funding for a bus shelter at a location and construction of FCDOT's choosing. The property is located 1.75 miles from the Huntington Metro Station and 6.11 miles to Reagan National (DCA).

Richmond Highway BRT: After three years of community input, County Officials officially named the Richmond Hwy BRT "The One." BRT is a high-quality public transportation system designed to be fast, reliable, and more convenient than traditional bus routes. It operates much like rail service, with a dedicated transitway, but uses bus vehicles. The County has designated a Station to be developed at Beacon Hill.



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AMENITIES

On the main floor, a 1,458 SF secure outdoor amenity will face the existing multifamily building and will include an outdoor garden area with outdoor kitchen. It will be adjacent to an internal 810 SF community room, which will allow the two spaces to work in concert. Additionally on the main floor, the building will feature a wellness center, fitness room, and conference center. The wellness center will provide a space for residents to meet with medical professionals while the meeting area space will allow residents to hold meetings for various clubs and activities. Finally, the 1,042 SF retail / secondary use will be located on the first floor of the building area with outdoor seating for residents and the public. Tenants will be able to enjoy an underground parking facility for 27 parking spaces.



E3 RENDERING 7 - RICHMOND HWY STREETScape
NTS



A3 RENDERING 9 - COMMUNITY ROOM
NTS



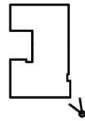
C3 RENDERING 8 - COURTYARD VIEW
NTS



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C8 RENDERING 2 - SE CORNER - SIDEWALK VIEW
NTS



E8 RENDERING 1 - NE CORNER - SIDEWALK VIEW
NTS



E6 RENDERING 4 - NE CORNER - STREET VIEW
NTS



E3 RENDERING 7 - RICHMOND HWY STREETSCAPE
NTS



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