



FORTUNE REALTY ADVISORS
Commercial Real Estate Services

TURNING REAL ESTATE INTO A REAL FORTUNE

INVESTMENT OPPORTUNITY

FORTUNE REALTY ADVISORS

615 DIVISION AVENUE NE | WASHINGTON, DC 20019



OFFERING MEMORANDUM

CONTACT

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www.Fortunerealtyadvisors.com

VIRGINIA MARYLAND WASHINGTON D.C.



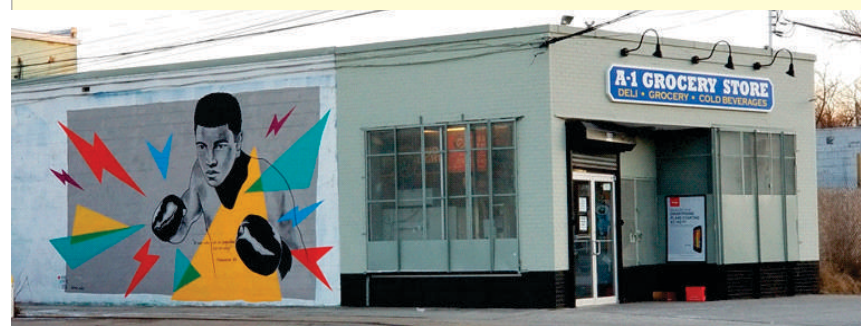
ASKING PRICE \$998,000

615 Division Avenue NE Wasington DC 20019

Propety Type	Retail / Free Standing
Ownership Type	Fee Simple Estate
Tenancy	Single
Price SQ FT	\$327
Year Built	1961
Building Area	3,050 +/- SF
Lot Size SQ FT	2,863 +/- SF
Legal Subdivision	Deanwood
Zoning Code	Commercial
APN / Parcel ID	5220-0016
Parking spaces	Street parking
Store Open	2000
Year Renovated	2017
Structure Description	Brick
Sewer Septic	Public Sewer
Water	Public

INVESTMENT HIGHLIGHTS

- Former CVS Pharmacy single tenant asset in rapidly developing area of deanwood
- Washington DC MSA
- Population of 110,000+ within a 5 mile radius
- Located on a block that is udergoing significant redevelopment with multifamily projects and Retails
- Corner storefront with unlimited possibilities . Steps from Metro Bus Stop
- Property is located on Corner of Signalized Intersection of Division Avenue and Nannie Helen Burroughs Ave NE
- Owner-user property, opened in early 2000 as a Grocery known as A-1 Grocery
- Owner will convey ABRA Class B License
- Ideal for owner/user/Value add project/developers





REGIONAL DATA

Given the region's significant federal presence, Greater Washington has a remarkably resilient economy, a vibrant and innovative private sector, the country's most educated workforce, and extensive global connectivity. While other communities continue to recover from the economic downturn, Greater Washington is one of the country's most economically successful regions. However, the sustained vibrancy of Greater Washington's success. During the past decade, tremendous growth in the business and professional services sector has helped fuel phenomenal employment increase throughout the region. The Greater Washington area is aggressively embracing industries that promise to fuel continued diversity and prosperity.

174,392

 2017 Total Population
 within a 3 mile

\$23.39

 Northeast Average
 Rent per SF

\$51,345

 Median HH Income
 within a 3 mile

8.35%

 Population Growth 2017-2022
 within a mile


Greater Washington is very international, foreign-born residents represent more than 20% of the total population. During the past decade, the local foreign-born population has grown by 47%, a faster rate of growth than the overall national average of 28%. Since 2000, the 391,000 new foreign-born residents accounted for more than half of the region's net population increase. Among all major metropolitan regions in the United States, Greater Washington's immigrant workforce is the most highly educated: 41% hold a bachelor's degree, and 20% possess a graduate or professional degree.

Greater Washington is one of the only metropolitan regions in the United States with 3 world-class airports: Washington Dulles International Airport (IAD), Baltimore/Washington International Airport (BWI), and Ronald Reagan Washington National Airport (DCA). Private expenditures on expanded air service are backed by a significant public commitment to infrastructure investment. Since 2001, more than \$3 billion has been invested in regional airport improvements.

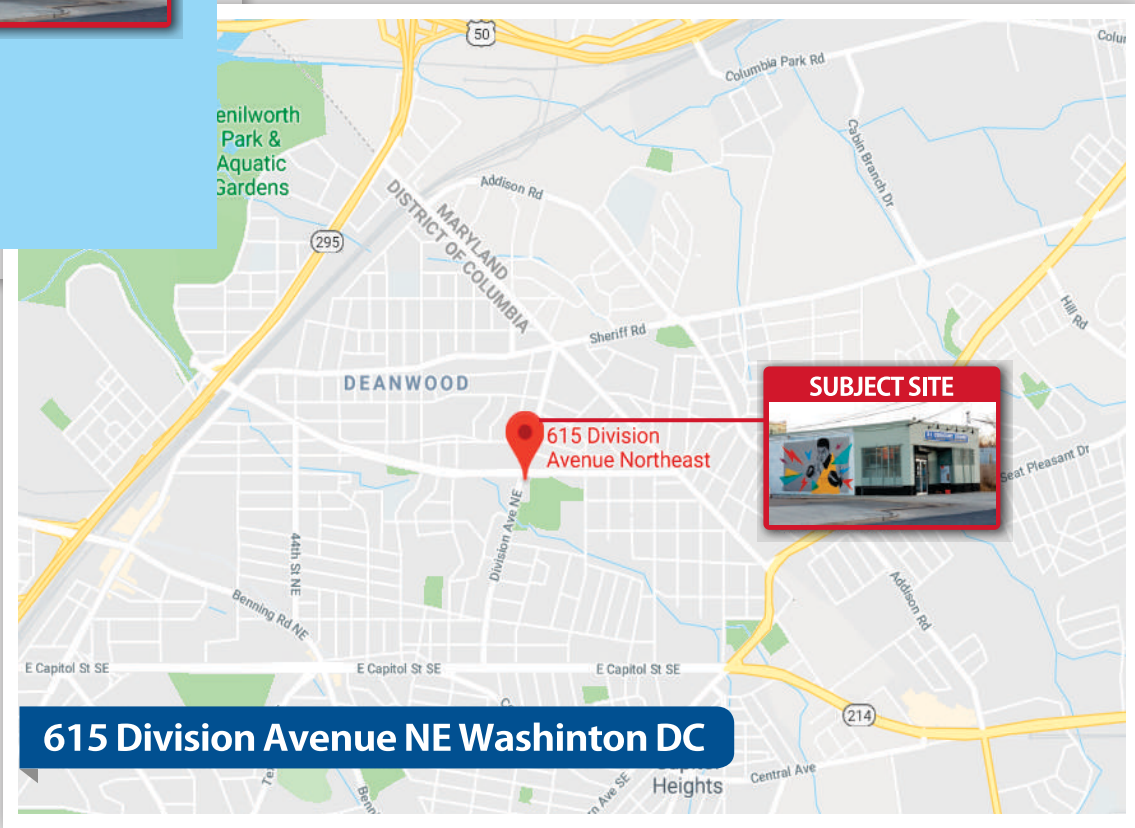


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DC Among United States metropolitan areas with at least 500,000 workers, Greater Washington has the country's highest concentration of Business & Financial, Legal, and Management occupations. Greater Washington ranks second in the proportion of Computer & Mathematical Sciences and Arts, Design, Entertainment, and Sports & Media occupations.



LOCATION OVERVIEW



615 DIVISION AVENUE NE / WASHINGTON DC



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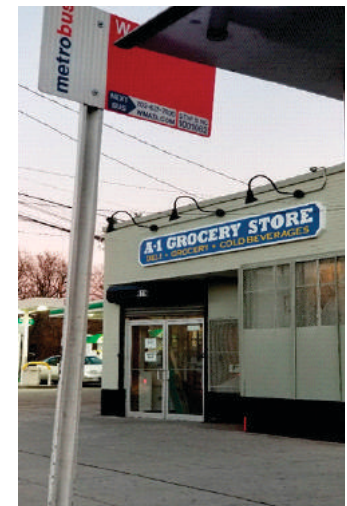
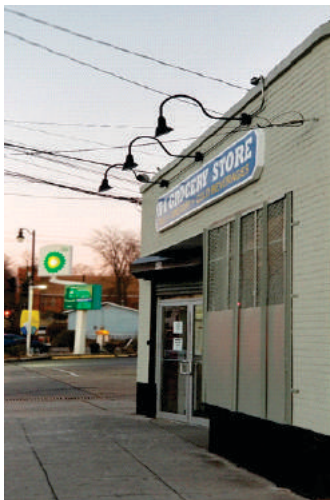
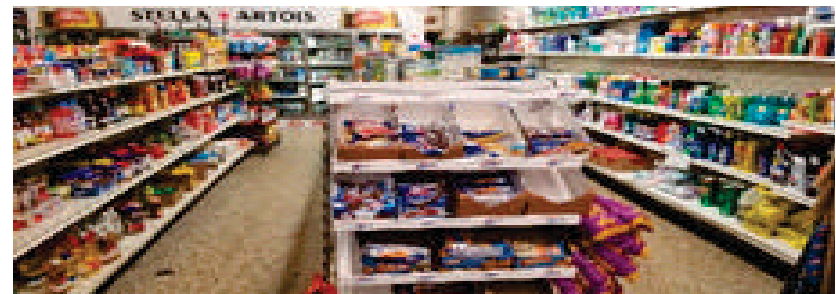
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SITE PHOTOS


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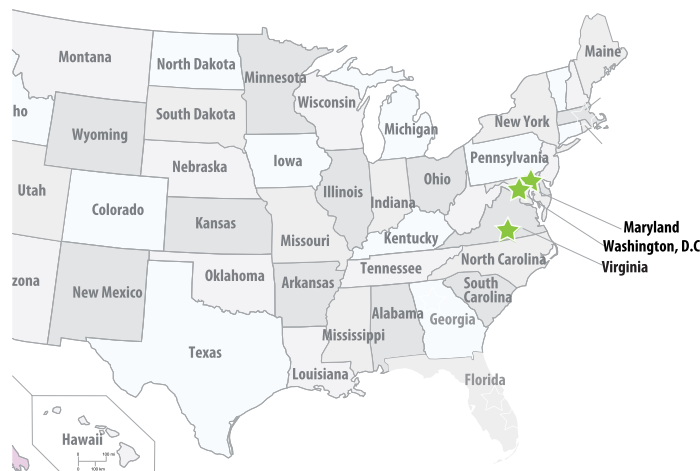
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COMPANY OVERVIEW

Fortune Realty Advisors was founded on principle to assist our clients with level of service that is second to none no matter the size of the transaction. There is a big portion of underserved investors, property owners, and business owners who are not given the level of service they deserve by the larger commercial real estate firms. Simply because their transactions are not large enough. Whether transaction size is \$100 or \$100M, our clients will be given the same level of attention and service they deserve.

Kevin Shin is the President of Fortune Realty Advisors, exclusively contracted by Fairfax Realty. His expertise is in disposition and acquisition of Business Properties and single tenant properties. Kevin started his career as a retail specialist with Marcus and Millichap, had experience as a shopping center owner and as a restaurant owner/operator. Born and raised in Seoul, Korea, familiar with the Asian cultures, traditions and the regions. He utilizes his bicultural skills and he has ability to engage Asian/American relations through facilitating cross-cultural commercial real estate transaction in VA, MD and Washington D.C. markets.



"I asked myself is this how I'd like to be treated if I was a client? I fight for my clients, I don't sit behind a desk. Every day, I am out hitting the pavement, talking with tenants, landlords, business owners and gathering market knowledge."

CONTACT A BROKER



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