



# Lord Of Life Lutheran Church - Fairfax

5114 Twinbrook Rd, Fairfax, VA 22032

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$5,650,000
<b>BUILDING SIZE:</b>	21,340 SF
<b>LOT SIZE:</b>	3.2 Acres
<b>PRICE / SF:</b>	\$264.76
<b>YEAR BUILT:</b>	1969
<b>RENOVATED:</b>	1991
<b>ZONING:</b>	R-1

## PROPERTY OVERVIEW

Located on 3.2 acres in Fairfax, VA, this expansive 21,000+ square foot property presents a remarkable opportunity for a church or religious organization seeking a space to flourish. With its spacious sanctuaries, versatile rooms, and abundant amenities, this property is poised to become a vibrant hub for faith, fellowship, and community engagement. The sanctuary provides comfortable seating for 334, provides a sacred space for worship and reflection. Beyond the sanctuary lies a large fellowship hall, perfect for hosting congregational gatherings, community events, or joyous celebrations. A well-equipped kitchen with food-warming capabilities facilitates effortless catering for events. Seven private offices offer designated workspaces for clergy, staff, and administrative personnel. A well-appointed reception/admin area ensures a professional first impression and efficient daily operations.

For the younger members of the congregation, a dedicated youth room provides a fun and engaging space for learning, socializing, and spiritual growth. A well-equipped preschool area, featuring nine classrooms and a large outdoor playground, fosters a nurturing environment for the youngest minds to flourish. Stepping outside, the expansive 3.2-acre grounds offer ample space for outdoor activities, play, and quiet contemplation. 118 dedicated parking spaces ensure convenient access for all members and visitors.

# PROPERTY DETAILS

**SALE PRICE**

**\$5,650,000**

## LOCATION INFORMATION

**BUILDING NAME** Lord of Life Lutheran Church - Fairfax  
**STREET ADDRESS** 5114 Twinbrook Rd  
**CITY, STATE, ZIP** Fairfax, VA 22032  
**COUNTY** Fairfax  
**MARKET** Washington DC Metro

## BUILDING INFORMATION

**BUILDING SIZE** 21,340 SF  
**NUMBER OF FLOORS** 1  
**YEAR BUILT** 1969  
**YEAR LAST RENOVATED** 1991  
**CONSTRUCTION STATUS** Existing  
**ROOF** Tar/Gravel  
**FREE STANDING** Yes  
**NUMBER OF BUILDINGS** 1  
**EXTERIOR WALLS** Brick  
**OFFICE BUILDOUT** 7 offices

## PROPERTY INFORMATION

**PROPERTY TYPE** Special Purpose  
**PROPERTY SUBTYPE** Church  
**ZONING** R-1  
**LOT SIZE** 3.2 Acres  
**APN #** 0693 01 0017

## AMENITIES

2 entrances with 4 sets of double doors  
Office entrance with small reception space and 2 storage closets  
Space for choir, band, AV booth  
2 emergency exits inside the sanctuary, 1 with ramp  
Food warming kitchen (not commercial)  
7 offices with a pantry room  
Large youth room, emergency exit, small side storage room  
1 office preschool space (9 classrooms) with capacity of 75 students  
5 restrooms between the main and lower levels  
Large Playground with limited sprinkler system

## PARKING & TRANSPORTATION

**PARKING TYPE** Surface  
**NUMBER OF PARKING SPACES** 118

## UTILITIES & AMENITIES

**RESTROOMS** 5

# INVESTMENT HIGHLIGHTS

- Expansive 21,000+ square feet on 3.2 acres: Plenty of space for worship, fellowship, and community events.
- 334-capacity sanctuary: A sacred space for worship and reflection.
- Large fellowship hall: Perfect for hosting gatherings, events, and celebrations.
- Well-equipped kitchen: Cater to any event with ease.
- 7 private offices and 2-person reception/admin area: Efficiently manage church operations.
- Dedicated youth room and preschool space: Nurture the minds and spirits of young people.
- 9 preschool classrooms and large outdoor playground: Provide a safe and stimulating environment for learning and play.
- 118 dedicated parking spaces: Convenient access for all members and visitors.
- Prime location: Easily accessible from major roads and public transportation.
- Well-maintained grounds with mature landscaping: A peaceful and inviting outdoor space.



# ADDITIONAL PHOTOS



Exterior



Sanctuary



Sanctuary



Sanctuary



Sanctuary

# ADDITIONAL PHOTOS



Exterior



Preschool Classroom



Fellowship Hall



Entrance

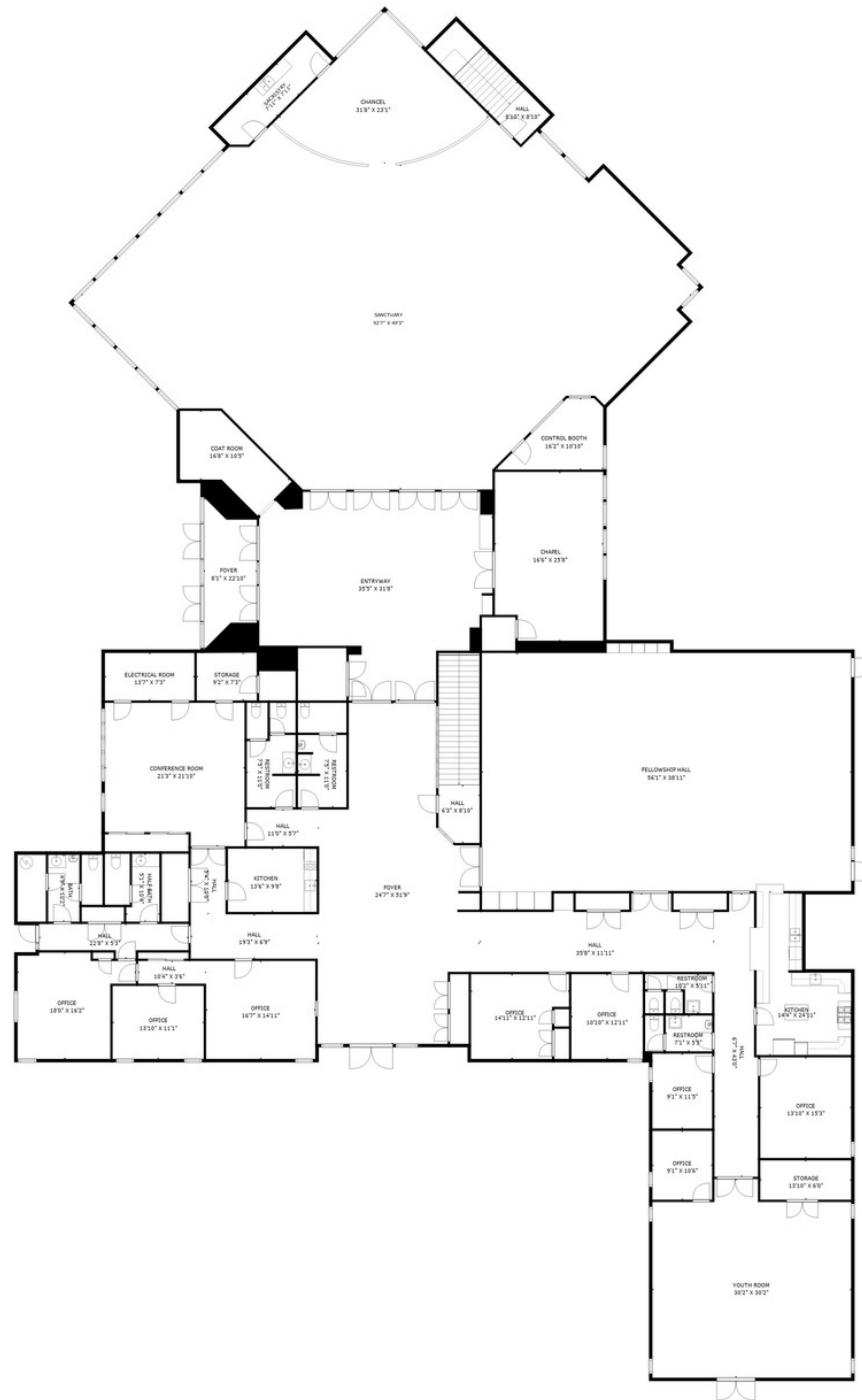


Sanctuary

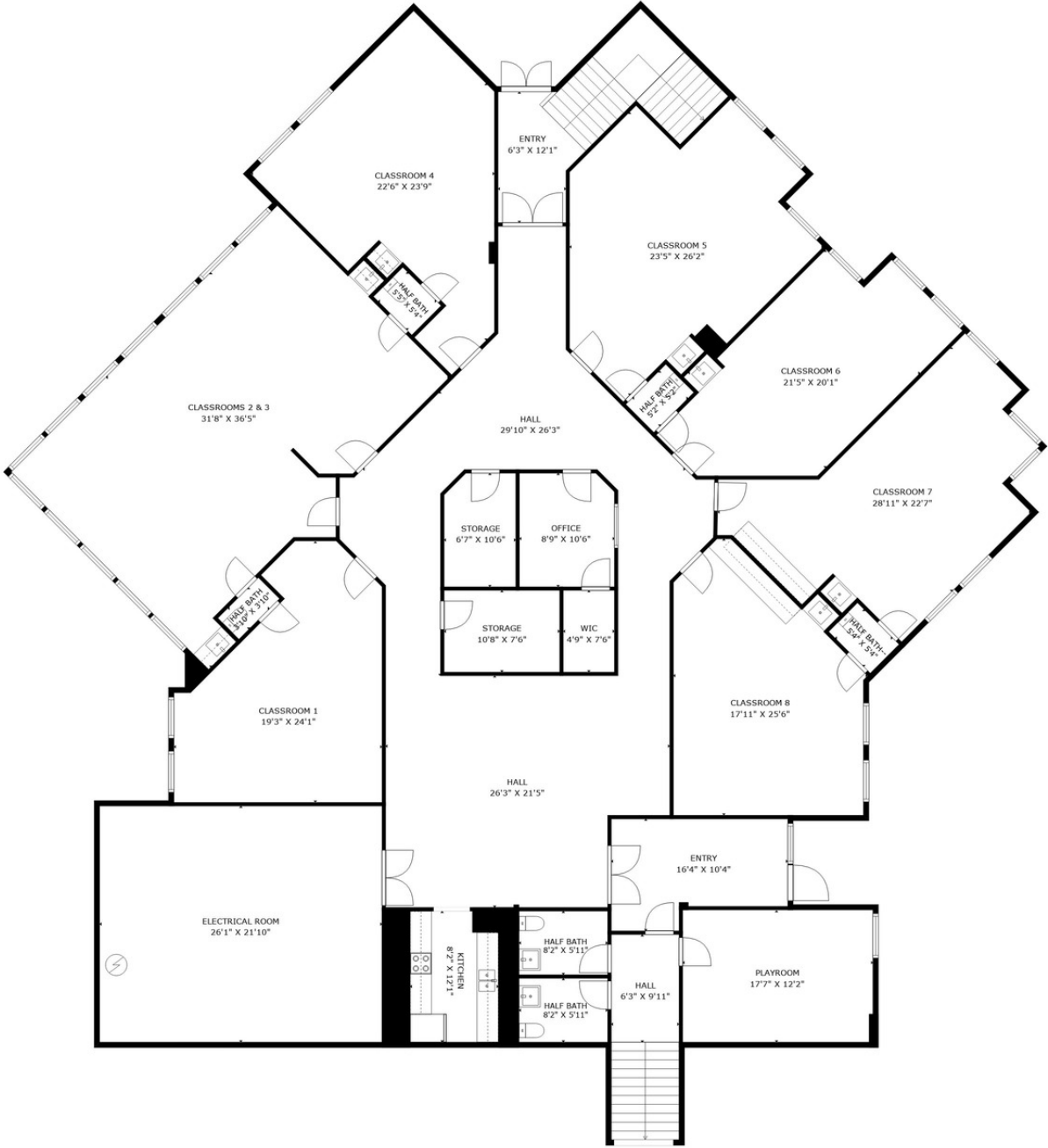




# FLOOR PLANS



# FLOOR PLANS

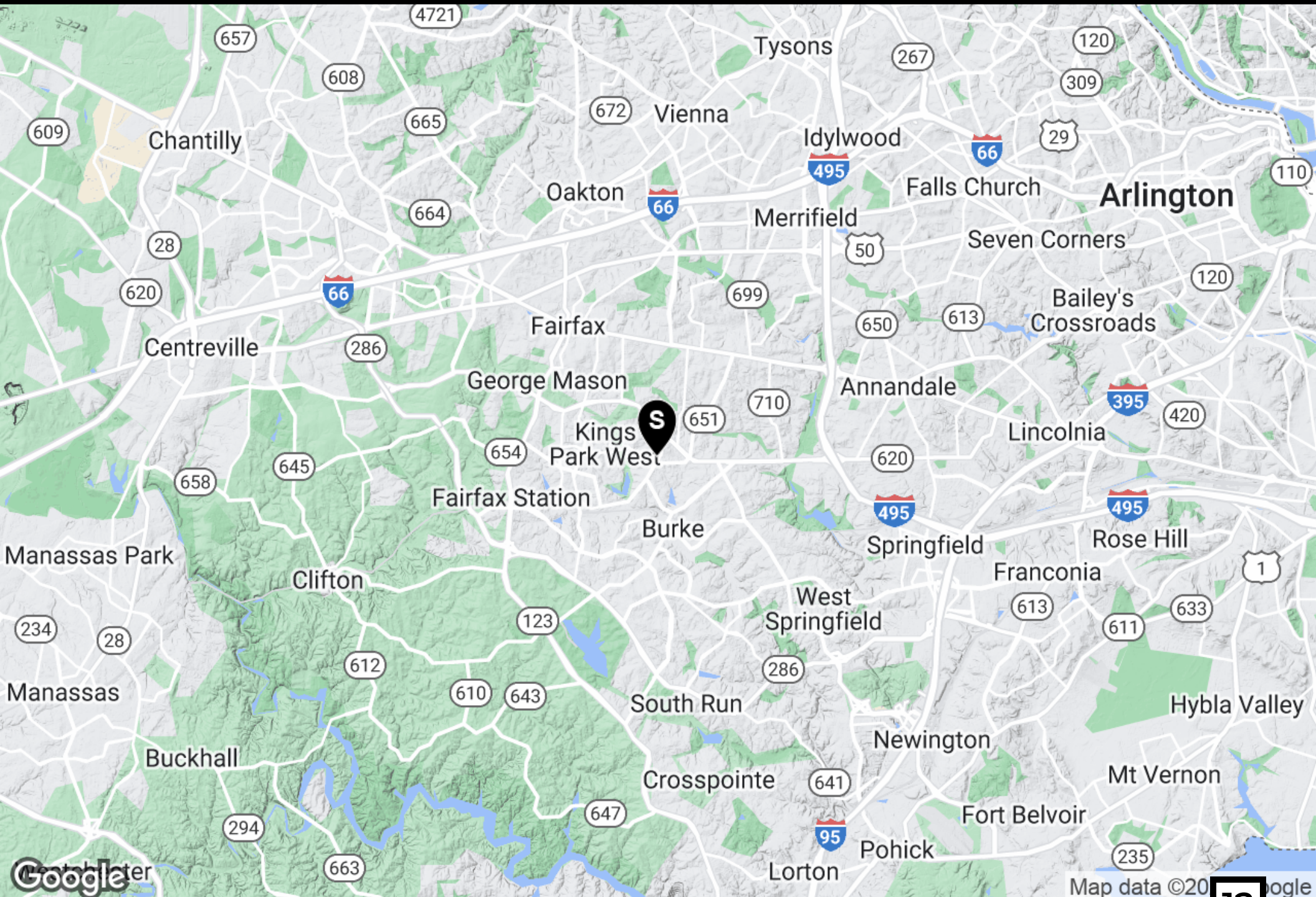




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# MAPS

# REGIONAL MAP



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Kings Park West

Arlington

Google

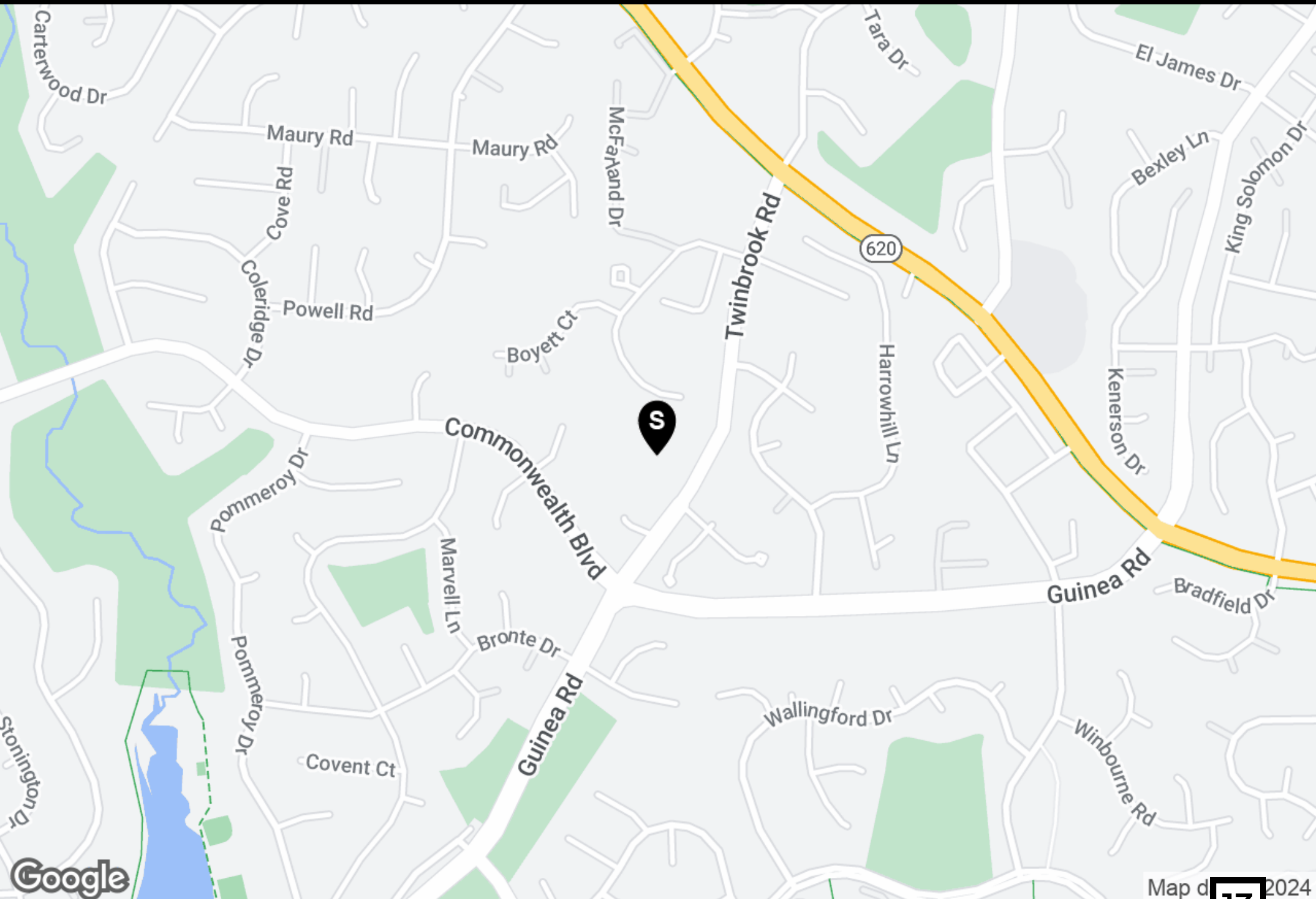
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# LOCATION MAP



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# AERIAL MAP



Google

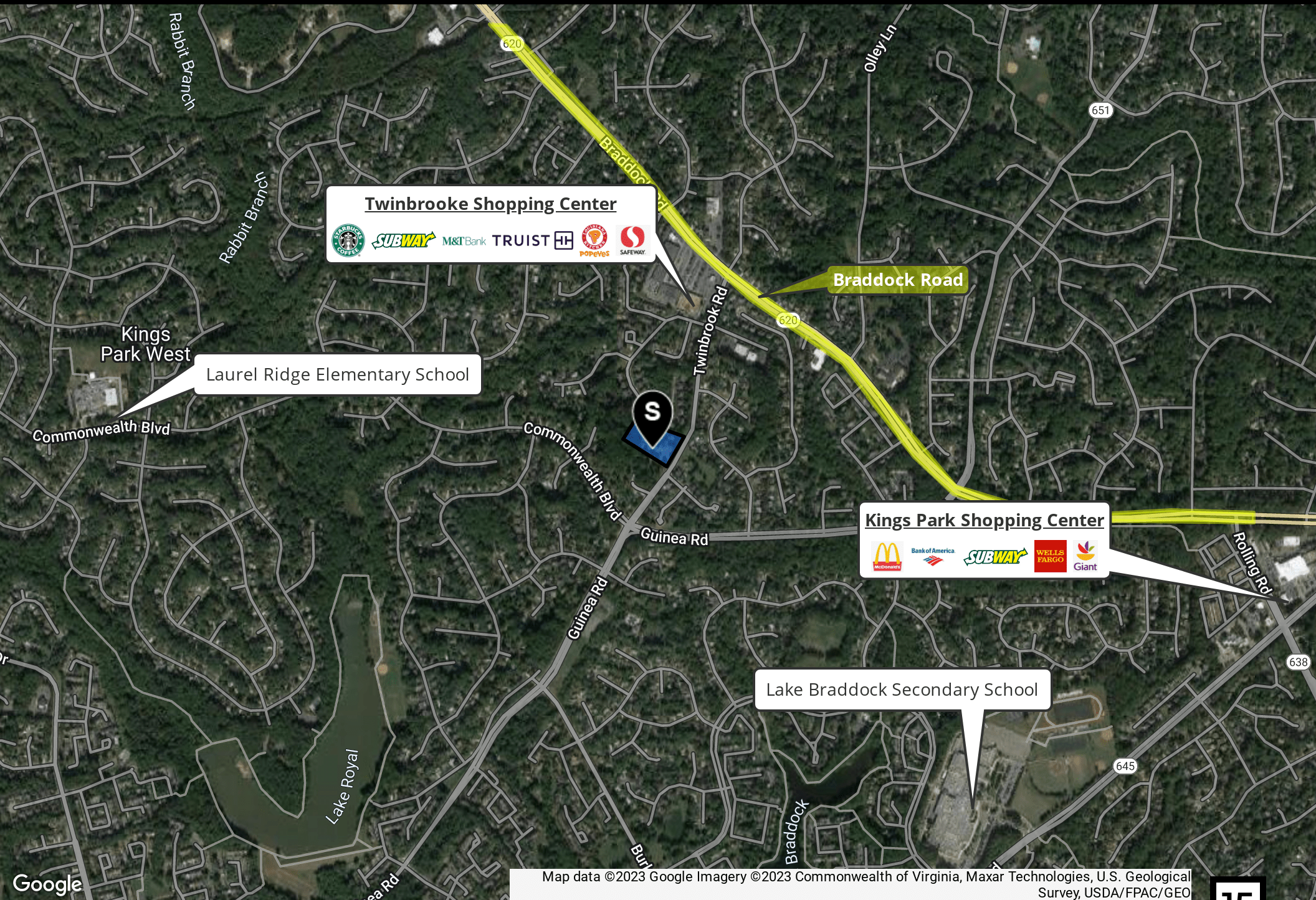
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# RETAILER MAP



**Twinbrooke Shopping Center**

Starbucks, SUBWAY, M&T Bank, TRUIST, Popeyes, Safeway

**Kings Park Shopping Center**

McDonald's, Bank of America, SUBWAY, WELLS FARGO, Giant

Laurel Ridge Elementary School

Lake Braddock Secondary School

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AREA  
INFORMATION



# ABOUT FAIRFAX COUNTY

## FAIRFAX COUNTY

- Fairfax County is a U.S. home to more than 430 companies from 49 nations. And those companies have brought with them the best ideas from throughout the world. They're companies with vision and they're attracted to Fairfax County because:
- We're home to one of the world's largest clusters of technology firms and related services;
- We have a state-of-the-art technology infrastructure;
- Ours is one of the largest commercial office markets in the U.S.;
- From here, businesses have access to a regional market of more than 6 million people;
- Our proximity to the U.S. federal government creates unparalleled opportunities;
- Our proximity to international financial institutions, the diplomatic community and embassies makes it easier to do business here; and,
- There are direct links to global markets through Washington Dulles International Airport. On a typical day, Dulles has flights to almost 150 destinations around the world



# CITY INFORMATION

## ABOUT FAIRFAX, VA

Fairfax County, Virginia, stands out as a dynamic and diverse business environment, offering fertile ground for ventures across various sectors. Here's a snapshot of its business landscape:

**Booming GDP:** Fairfax boasts the second-highest GDP in Virginia and ranks among the top 50 wealthiest counties in the U.S. (Forbes 2023).

**Established Businesses:** Home to over 100,000 businesses, including Fortune 500 giants like Microsoft and Capital One, anchoring a stable and diverse economy.

**Tech Innovation:** A hub for tech startups and established players, with a concentration in cybersecurity, aerospace, and software development.

**Thriving Ecosystem:**

**Skilled Workforce:** Fairfax boasts a highly educated and diverse workforce, with over 50% holding a bachelor's degree or higher.

**Entrepreneurial Support:** Dedicated government and non-profit programs like the Virginia Small Business Development Center offer extensive support, resources, and guidance for aspiring entrepreneurs.

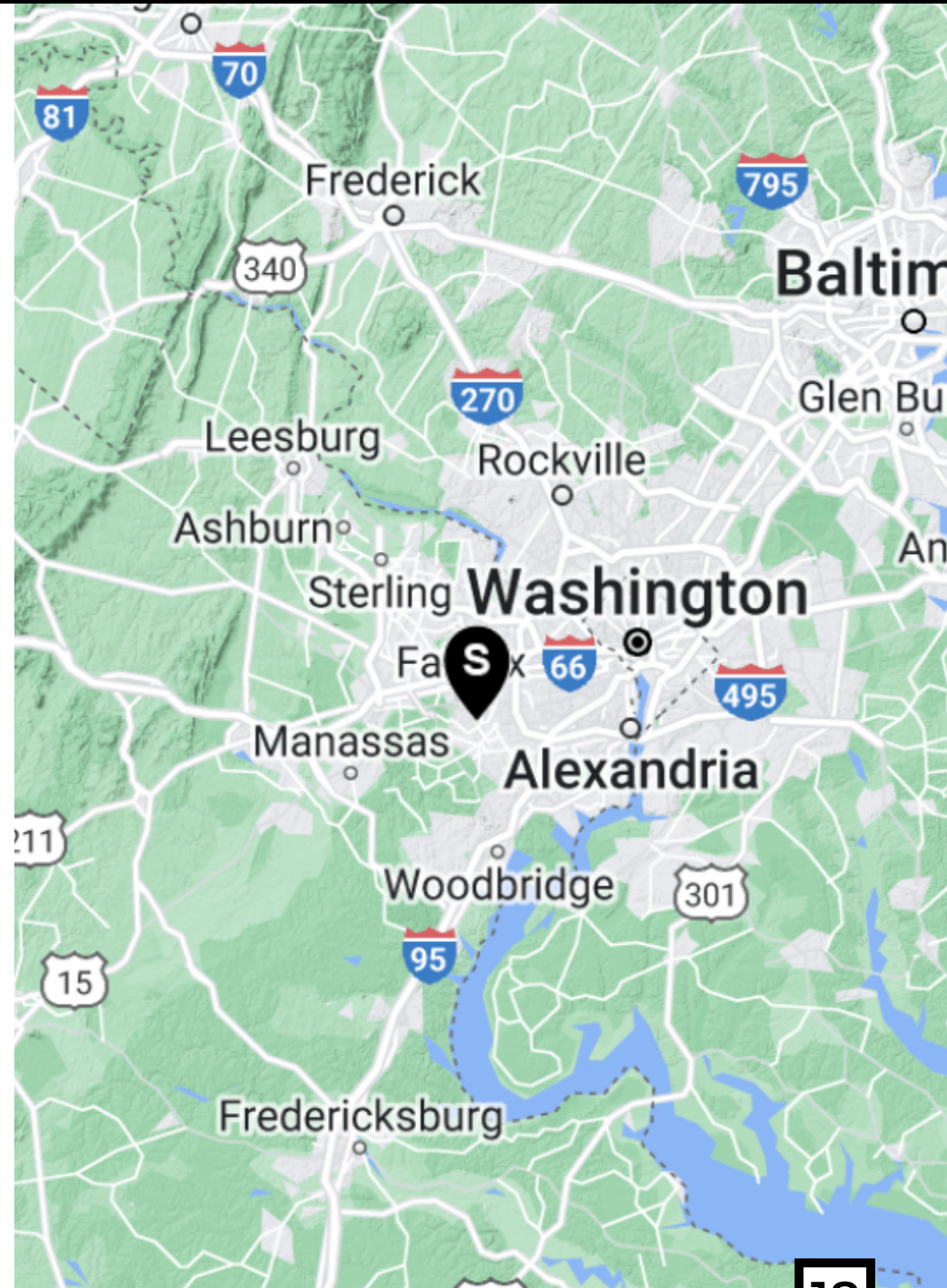
**Accessibility:** Ideally located near Washington D.C., offering excellent air, rail, and highway connections, facilitating trade and collaboration.

**Professional Services:** A stronghold for legal, accounting, and consulting firms, capitalizing on the needs of established businesses and government agencies.

**Aerospace & Defense:** Home to Dulles International Airport and significant government contracts, Fairfax attracts major players in aircraft and defense technology.

**Biotechnology & Healthcare:** A growing sector with research institutions and pharmaceutical companies driving innovation and attracting healthcare providers.

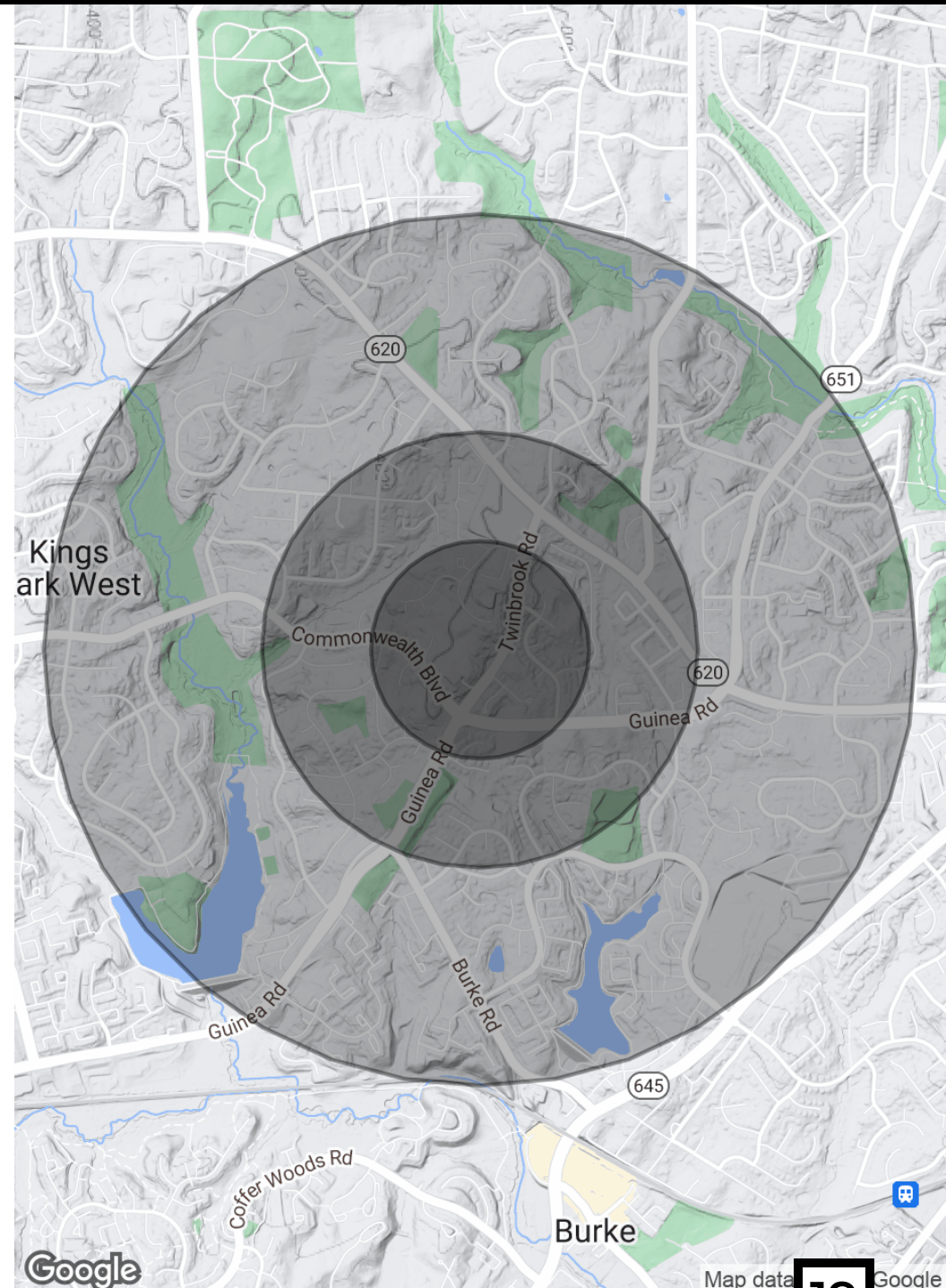
**Retail & Hospitality:** Thriving retail and hospitality sectors cater to the large and affluent resident population and tourist traffic.



# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	1,258	4,232	14,732
<b>AVERAGE AGE</b>	41.5	42.1	41.1
<b>AVERAGE AGE (MALE)</b>	39.0	39.1	37.6
<b>AVERAGE AGE (FEMALE)</b>	42.0	43.2	43.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	359	1,278	4,715
<b># OF PERSONS PER HH</b>	3.5	3.3	3.1
<b>AVERAGE HH INCOME</b>	\$176,486	\$177,319	\$168,046
<b>AVERAGE HOUSE VALUE</b>	\$555,994	\$576,701	\$569,721

\* Demographic data derived from 2020 ACS - US Census



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# A B O U T U S

# SRE

## SERAFIN

### REAL ESTATE

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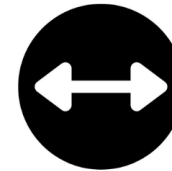
#### ABOUT SERAFIN REAL ESTATE

Serafin Real Estate is a licensed commercial real estate brokerage firm located in Loudoun County, VA. We help investors and business owners with their commercial property needs. We strive to provide high-level services to our clients and deliver the best solutions and opportunities in commercial real estate. Serafin Real Estate Inc. 40834 Graydon Manor Lane, Leesburg, VA 20175. 703.261.4809. info@serafinre.com www.serafinre.com. Licensed in the State of Virginia.



**\$533M**

SOLD TRANSACTIONS



**\$3M - \$30M**

AVG TRANSACTION SIZE



**\$100M**

LISTING INVENTORY



**\$53.8M**

SCHOOLS SOLD



## JOE SERAFIN

Owner & Principal Broker

[jserafin@serafinre.com](mailto:jserafin@serafinre.com)

Direct: **703.261.4809** | Cell: **703.994.7510**

### PROFESSIONAL BACKGROUND

Joe is a 17-year real estate industry veteran and owner of Serafin Real Estate, specializing in investment sales, acquisitions, brokerage, and property investment consultation in Loudoun, Fairfax, and Prince William County.

Joe has built a solid foundation through his representation of many developers, private equity firms, and individual investors throughout the years and has successfully closed over \$500M of transactions since his start in the industry. His specific areas of expertise include strategic planning, financial investment analysis, and financial structuring ensuring solid and transparent property investments for his clients.

By applying this expertise and market knowledge, Joe consistently exceeds the investment goals for his clients and has earned their trust as a reliable resource, creating life-long business and personal relationships. Joe is an active member of many professional networking real estate groups and graduated from Virginia Tech with a Bachelor of Business Administration degree.

#### Serafin Real Estate

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## SEAN KLINE

Chief Executive Officer

skline@serafinre.com

Direct: **703.261.4809** | Cell: **703.963.0608**

## PROFESSIONAL BACKGROUND

Sean has over 20 years of experience in real estate acquisition and investment. He graduated from the United States Merchant Marine Academy at Kings Point, and bought his first investment property in Falls Church after returning from sea tours in Operations Enduring Freedom and Iraqi Freedom.

Sean's firm grip of the acquisition market and local geography are attributed to deep roots in Virginia where he lives, invests and seeks opportunities for our clients. He is accomplished in negotiations and dedicated to client immersion providing the best solutions for any investment portfolio.

### Serafin Real Estate

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## GRANT WETMORE

Sales & Acquisitions

gwetmore@serafinre.com

Direct: **703.261.4809** | Cell: **703.727.2542**

### PROFESSIONAL BACKGROUND

Grant Wetmore is a Sales and Acquisition Advisor at Serafin Real Estate. He is also the owner of GGWetmore Consulting. Grant has valuable knowledge in commercial real estate. His prior experience is backed by 20 years in the Banking industry including 10 years within the commercial real estate lending, financial analysis, management and disposition of distressed and foreclosed properties. He takes pride in providing the best consultation to bring sound financial decisions and highest profits to his real estate investors and clients driven by personal relationships.

Grant worked for BCT The Community's Bank as Vice President, Market Executive in Loudoun County, Virginia. Previously, he worked for Middleburg Bank and Guarantee Bank. Grant is a graduate of Marshall University in Business Administration and the Paul W. Barret, Jr. Graduate School of Banking. He currently holds a Virginia Real Estate license.

Grant serves as President of the Purcellville Business Association. He previously served as treasurer of Seven Loaves and Vice President of Discover Charles Town.

He resides in Round Hill, Virginia with his wife, Tansy and their three boys.

#### Serafin Real Estate

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# PREFERRED CONTACTS

## TITLE COMPANIES

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(703)737-3800  
john@loudouncommercialtitle.com

Title 1 LLC  
Jane Lee  
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Manassas, VA 20109  
Telephone: (703) 881-7765  
jlee@title1dmv.com

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dward@bankofclarke.com

FVC Bank  
Sharon Ricciardi  
(571) 970-7324  
sricciardi@fvcbank.com

BCT Bank  
Lance Nobles  
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Lnobles@mybct.bank

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www.tuckerlawpllc.com  
ltucker@tuckerlawpllc.com

Realty Exchange Corporation (1031 QI)  
Bill Horan  
7400 Heritage Village Plaza #101  
Gainesville, VA 20155  
(703) 754-9411  
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brad@avenuewealth.com

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FAX:703-368-7916  
email: adeel@taxwisecorp.com  
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Email: jimmy@brocknorton.com