



Lord Of Life Lutheran Church - Clifton
13421 Twin Lakes Drive, Clifton, VA 20124

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PROPERTY
INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$7,650,000
BUILDING SIZE:	34,000 SF
LOT SIZE:	3.7 Acres
PRICE / SF:	\$225.00
YEAR BUILT:	2008
ZONING:	RC

PROPERTY OVERVIEW

Located amidst the vibrant community of Clifton, Virginia, the Lord of Life Lutheran Church stands as a testament to faith, fellowship, and growth. This expansive 34,000+ square foot property, resting on 3.7 picturesque acres, offers a welcoming haven for spiritual exploration, community engagement, and boundless potential. The spacious sanctuary, bathed in natural light, comfortably accommodates up to 300 worshippers, fostering a sacred space for reflection and shared devotion.

Beyond the sanctuary lies a large fellowship hall, ideal for hosting joyous gatherings, community events, or intimate celebrations. A permitted commercial kitchen boasting top-of-the-line equipment is ideal for events. Three private offices provide designated workspaces for clergy, staff, and administrative personnel, ensuring smooth operations and dedicated spaces for pastoral care. A well-appointed reception/admin area creates a professional first impression and facilitates efficient workflow.

For the younger members of the congregation, a dedicated youth room offers a vibrant space for learning, socializing, and spiritual growth. A well-equipped preschool area, featuring five classrooms and an expansive outdoor playground, provides a nurturing environment for little minds to blossom. Stepping outside, the sprawling 3.7-acre grounds unfold like a verdant canvas for outdoor activities, quiet contemplation, or joyous play. 94 dedicated parking spaces ensure convenient access for all members and visitors.

PROPERTY DETAILS

SALE PRICE

\$7,650,000

LOCATION INFORMATION

BUILDING NAME Lord of Life Lutheran Church - Clifton
STREET ADDRESS 13421 Twin Lakes Drive
CITY, STATE, ZIP Clifton, VA 20124
COUNTY Fairfax
MARKET Washington DC Metro

BUILDING INFORMATION

BUILDING SIZE 34,000 SF
NUMBER OF FLOORS 2
AVERAGE FLOOR SIZE 17,000 SF
YEAR BUILT 2008
CONSTRUCTION STATUS Existing
FREE STANDING Yes
NUMBER OF BUILDINGS 1
EXTERIOR WALLS Brick

PROPERTY INFORMATION

PROPERTY TYPE Special Purpose
PROPERTY SUBTYPE Church
ZONING RC
LOT SIZE 3.7 Acres
APN # 0663 01 0039A

AMENITIES

1 entrance with reception area, cathedral ceiling, and 3 sets of double doors
Coat room
Space for choir, band, AV booth
2 emergency exits inside the sanctuary, 1 with ramp
Permitted commercial kitchen
3 offices
youth room
1 office preschool space (5 classrooms) with capacity of 55 students
1 large restroom on the main level
Playground with a picnic table area

PARKING & TRANSPORTATION

PARKING TYPE Surface
NUMBER OF PARKING SPACES 94

UTILITIES & AMENITIES

CENTRAL HVAC Yes

INVESTMENT HIGHLIGHTS

- 34K SF on 3.7 Acres
- 300 Sanctuary Capacity
- One entrance with reception area, cathedral ceiling, and 3 sets of double doors
- Coat room
- Space for choir, band, AV booth
- 2 emergency exits inside the sanctuary, 1 with ramp
- Permitted commercial kitchen
- 3 offices
- youth room
- 1 office preschool space (5 classrooms) with capacity of 55 students
- 1 large restroom on the main level
- Playground with a picnic table area



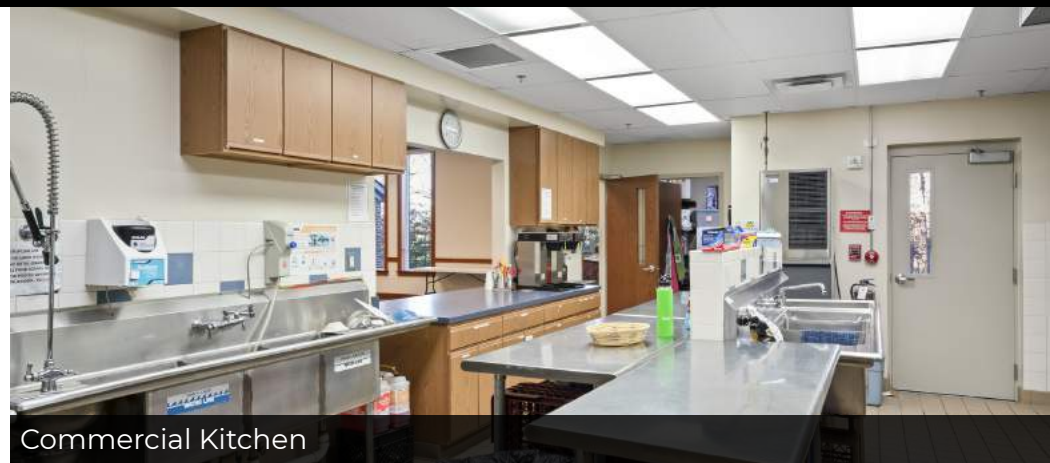
ADDITIONAL PHOTOS



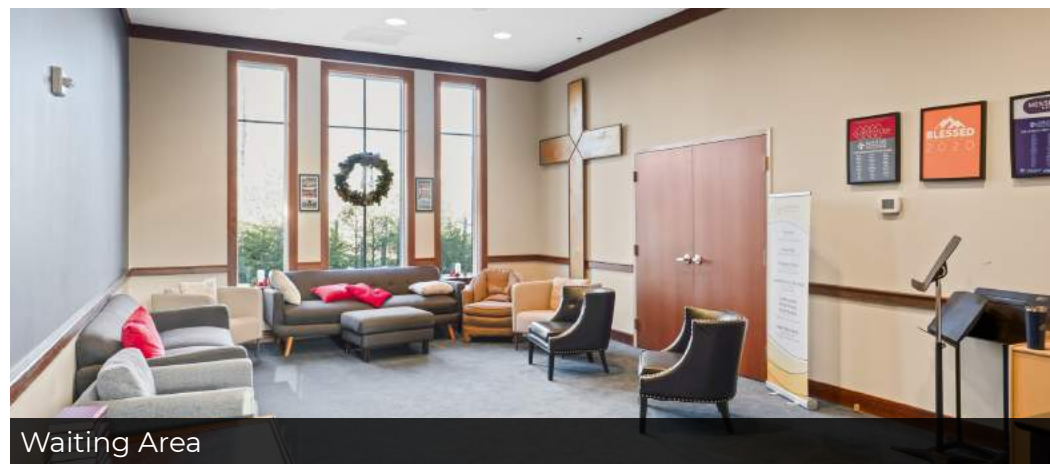
ADDITIONAL PHOTOS



Preschool Classroom



Commercial Kitchen



Waiting Area

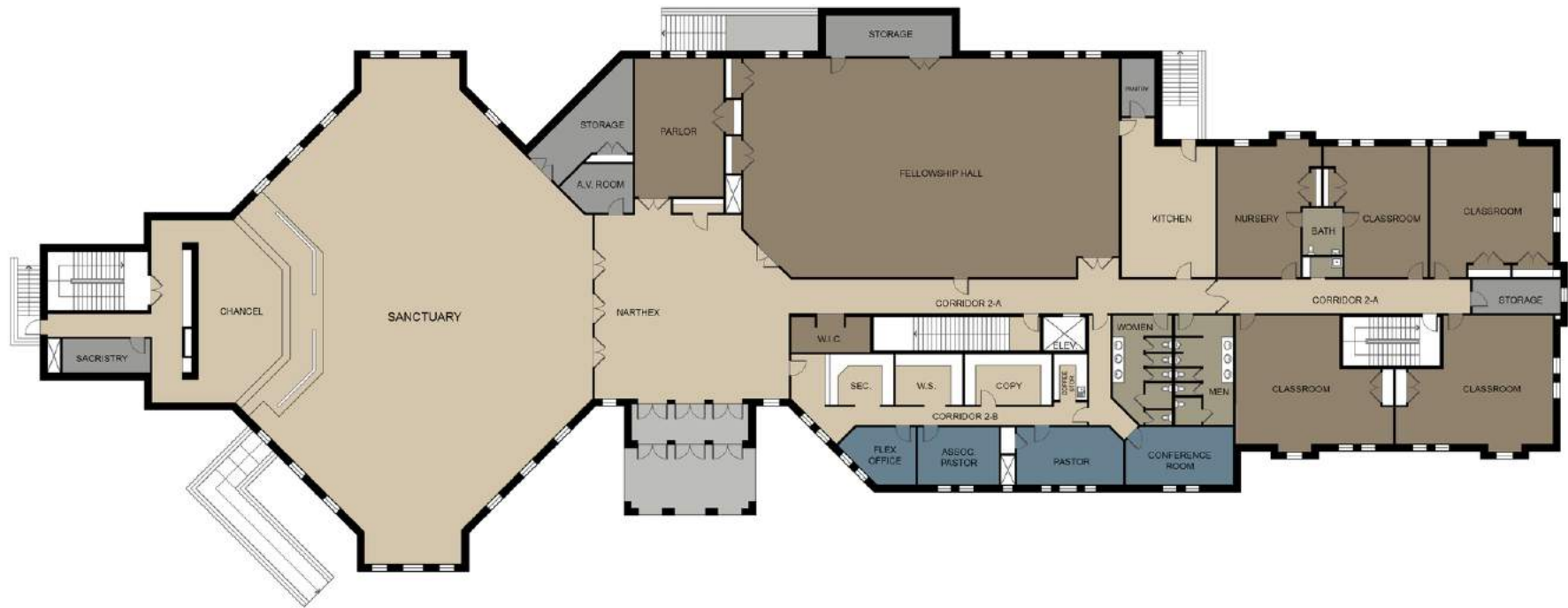


Fellowship Hall



Preschool Classroom

FLOOR PLANS

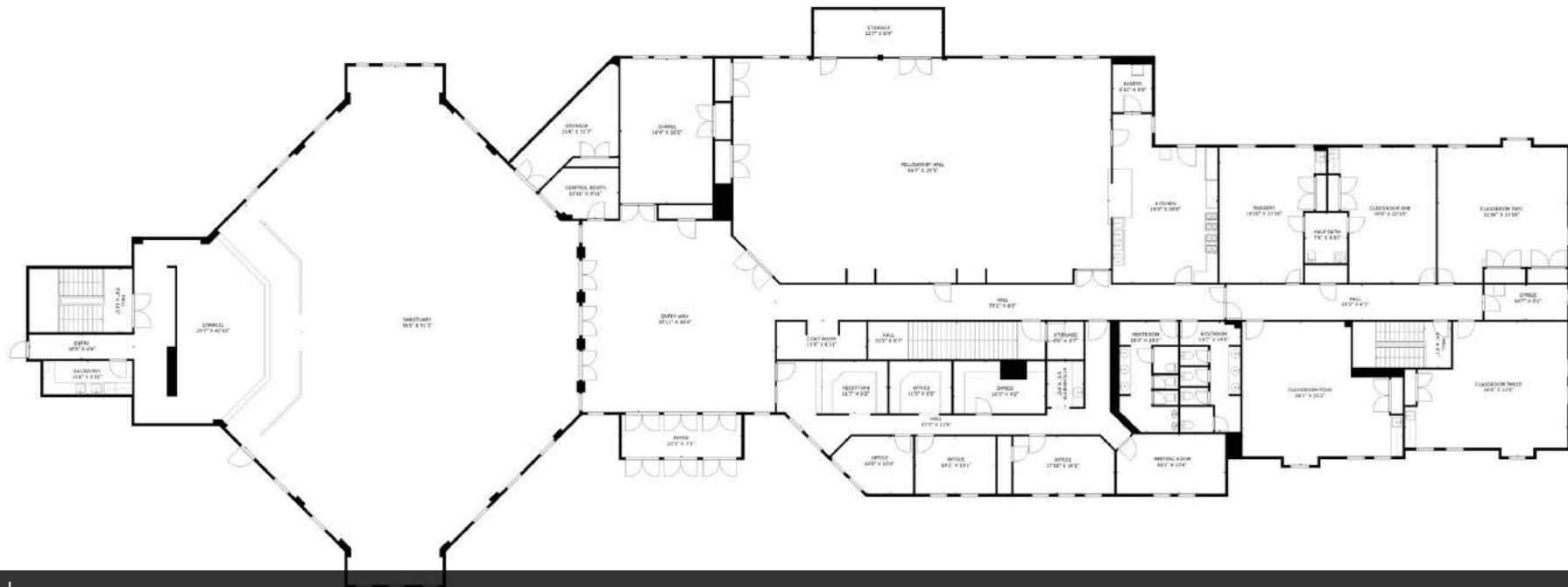


FLOOR PLAN

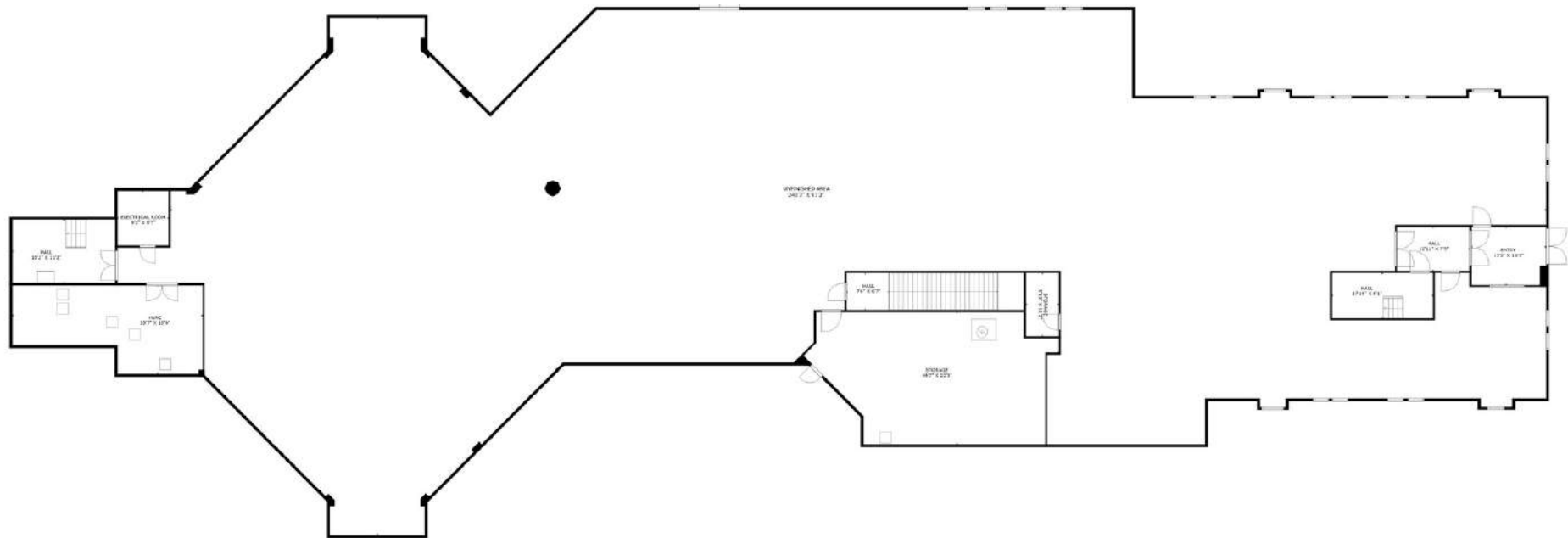
This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Lord of Life Clifton

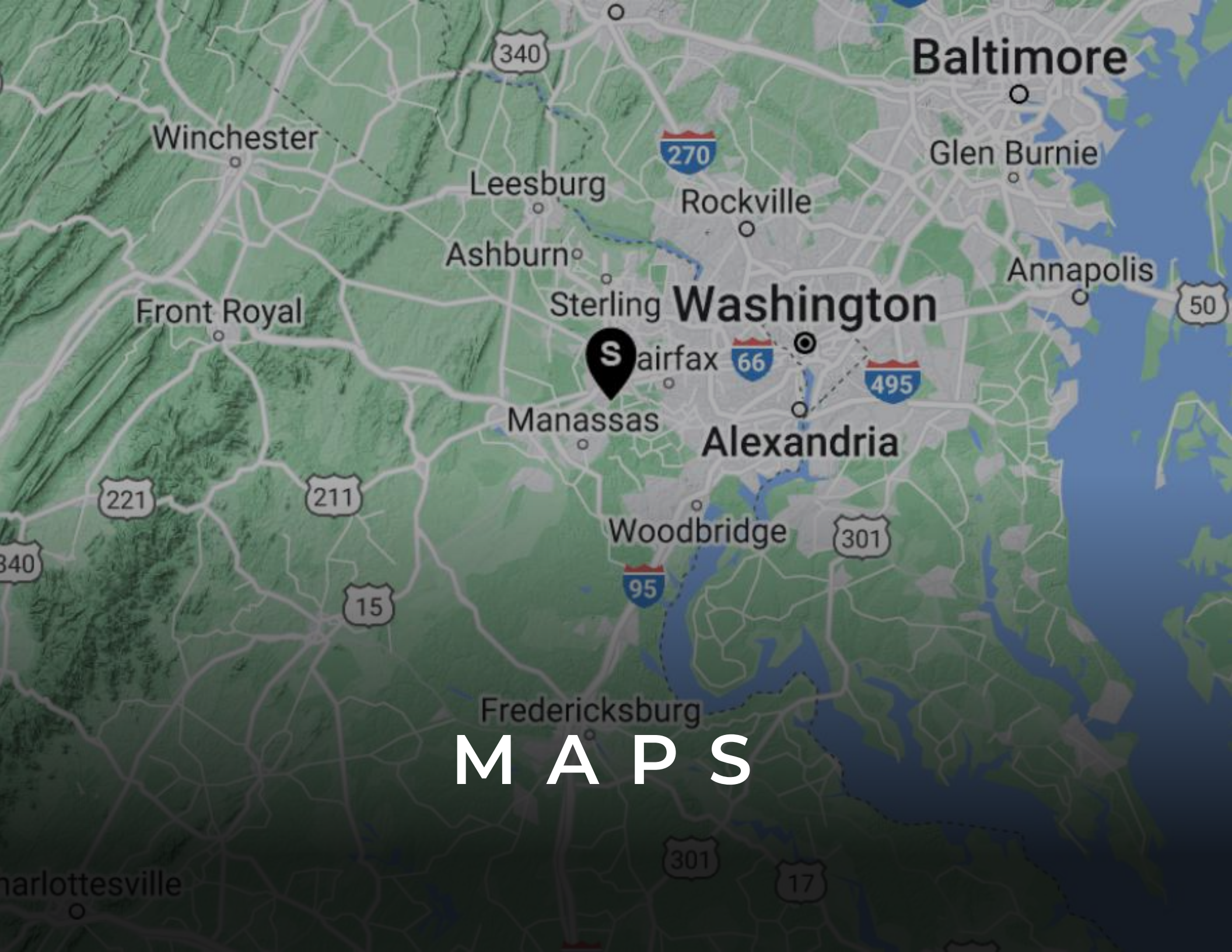
FLOOR PLANS



Main Level



Lower Level (Unfinished)



Baltimore

Winchester

Leesburg

270

Glen Burnie

Rockville

Ashburn

Annapolis

Front Royal

Sterling

Washington

50

S Fairfax

66

495

Manassas

Alexandria

221

211

Woodbridge

301

340

15

95

Fredericksburg

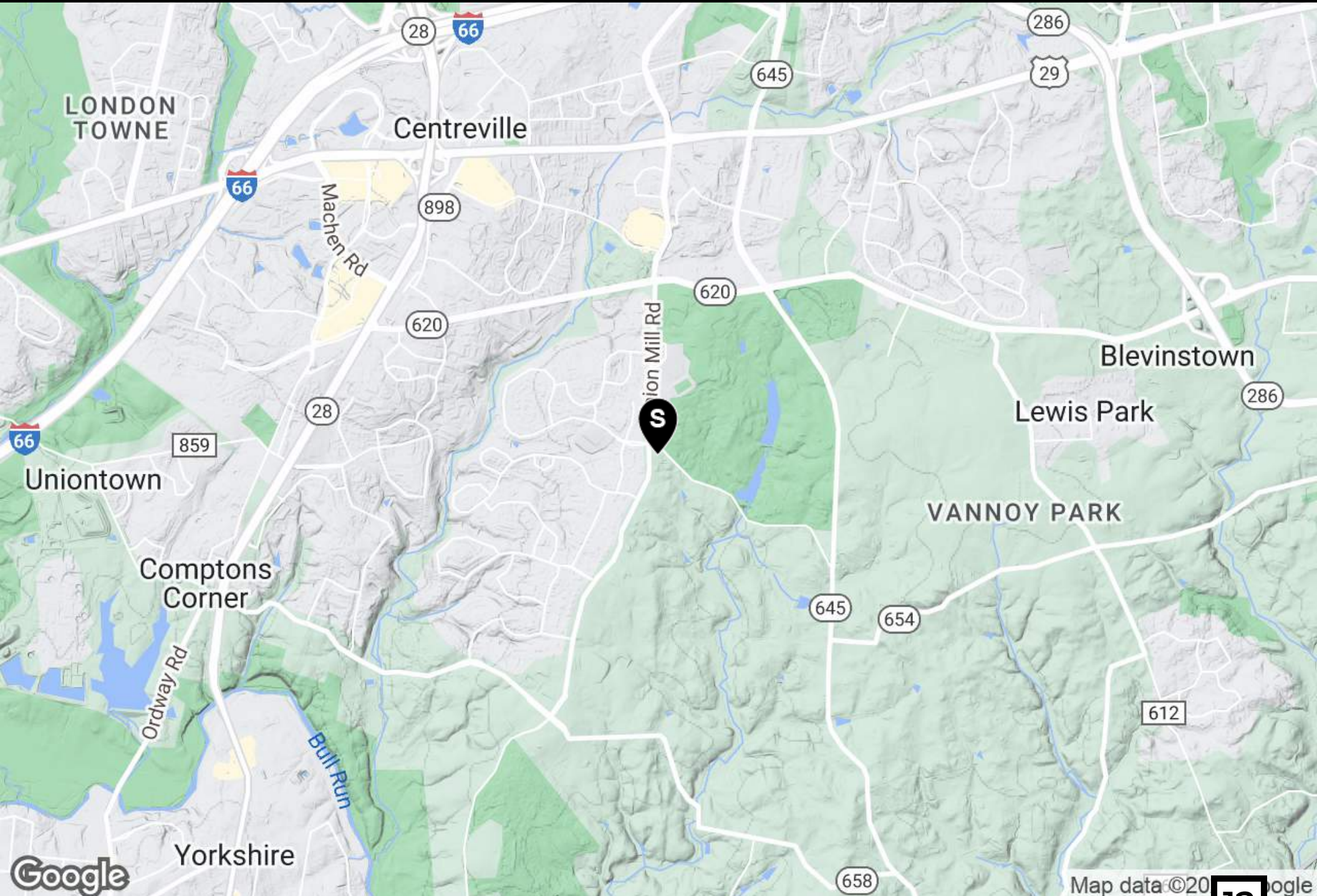
MAPS

Charlottesville

301

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REGIONAL MAP



Google

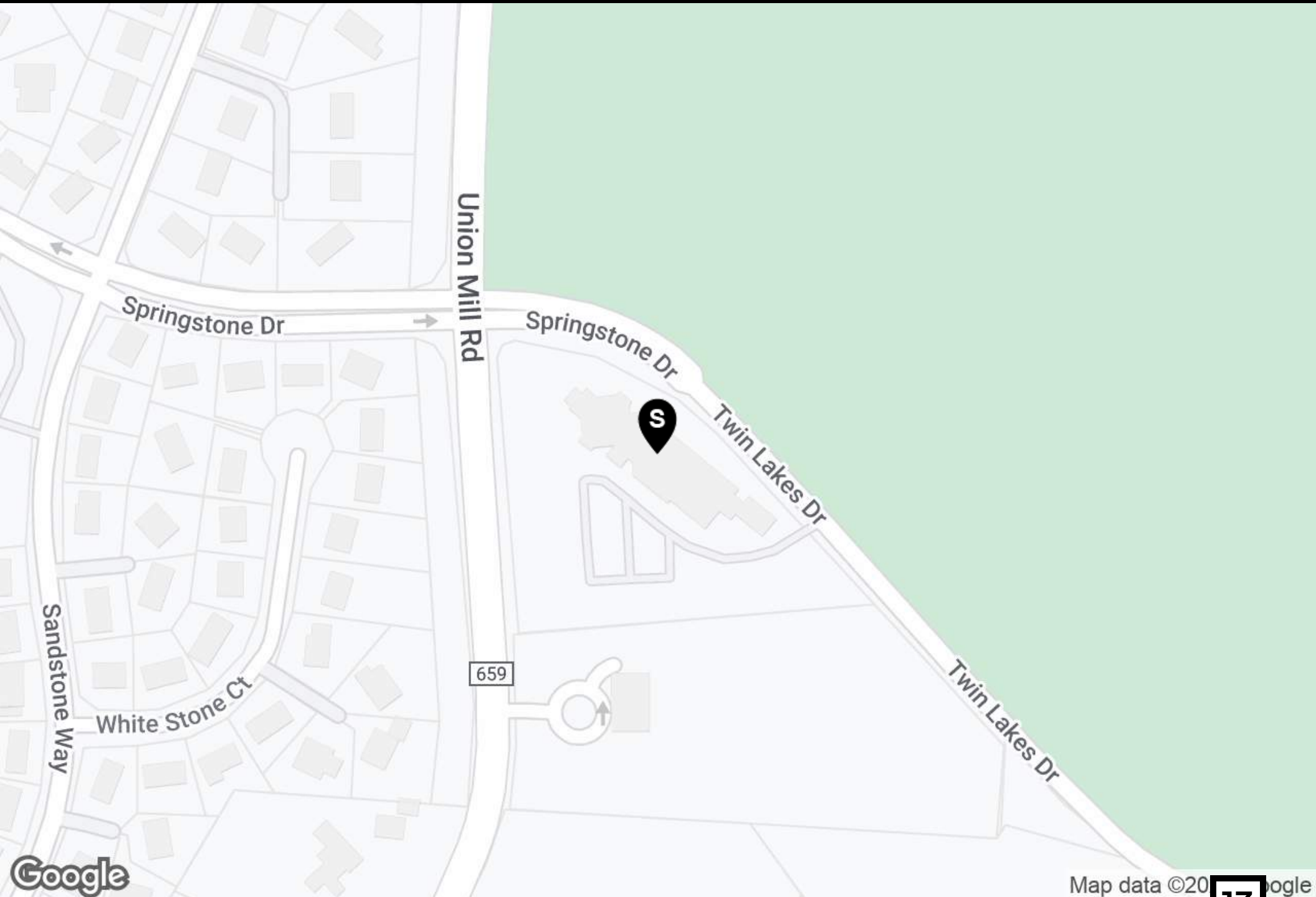
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LOCATION MAP



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AERIAL MAP



0.22 Acres

3.48 Acres

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RETAILER MAP



Twin Lakes Golf Course

S

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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

LOCATION DESCRIPTION

Clifton, Virginia, is a small town in Fairfax County. Despite its size, Clifton has a lot to offer businesses and residents alike. The town is home to a number of historic homes and businesses, as well as a variety of parks and recreation opportunities.

Clifton was founded in the 18th century and was originally known as Devereux Station. The town was renamed Clifton in 1868, after the Clifton House, a popular hotel that was located in the town. Clifton is a National Historic District, and many of the town's homes and businesses are listed on the National Register of Historic Places.

Clifton is a great place to do business. The town has a low cost of living and a variety of tax breaks for businesses. Clifton is also home to a number of successful businesses, including a winery, a brewery, and a distillery.

There are plenty of things to do in Clifton, both for residents and visitors. The town is home to a number of parks and recreation areas, including Bull Run Regional Park and the Clifton Park and Playground. Clifton is also a great place to go hiking, biking, and fishing.

Clifton hosts a number of events throughout the year, including the Clifton Fall Festival, the Clifton Christmas Tree Lighting Ceremony, and the Clifton Fourth of July Parade.

Here are some additional things that make Clifton a great place to do business:

The town is located just outside of Washington, D.C., which gives businesses access to a large pool of potential customers and employees.

Clifton has a strong sense of community, which makes it a great place to network and build relationships.

The town is committed to sustainable development, which makes it a great place to do business if you're looking for a green and eco-friendly environment.

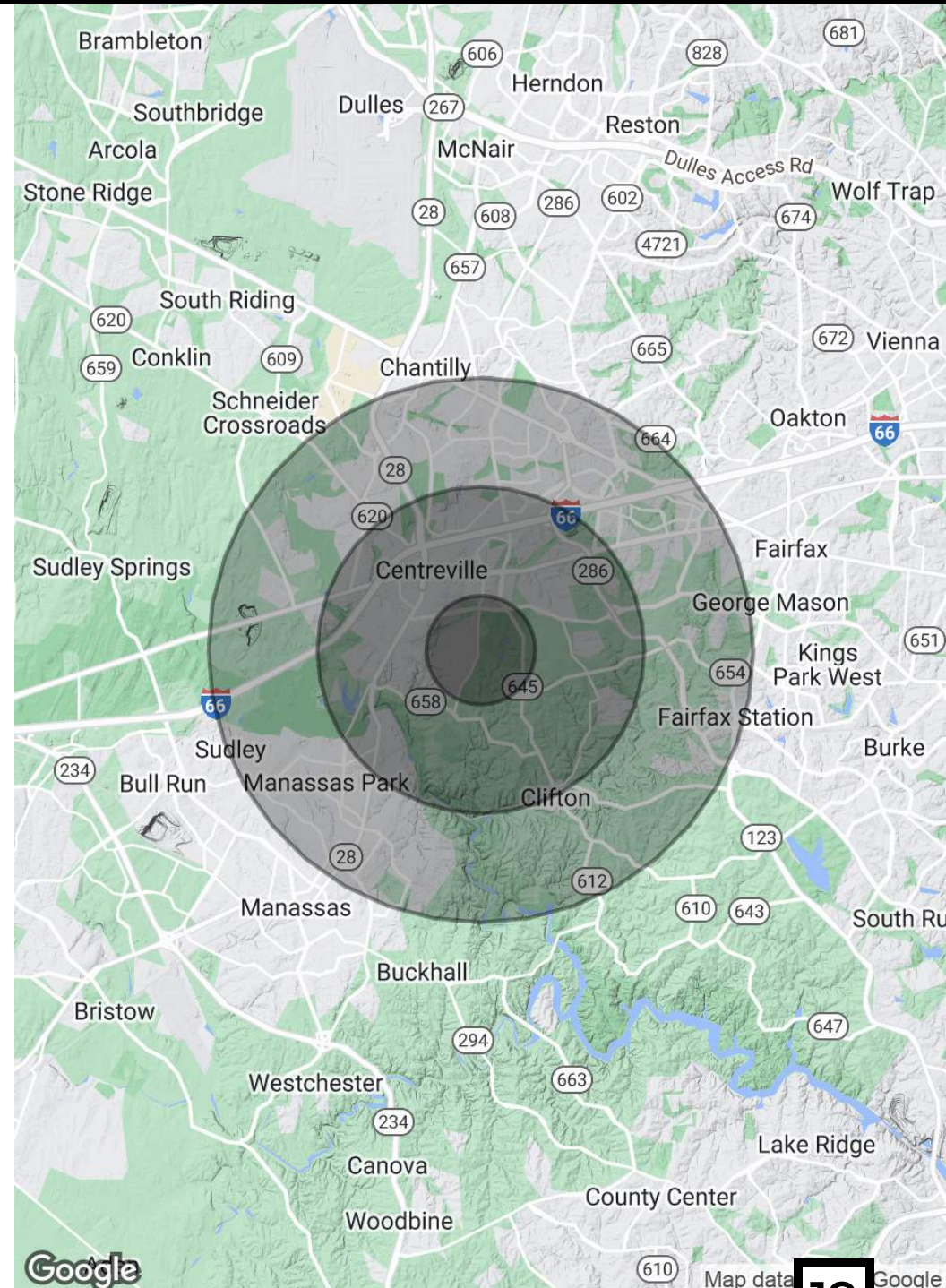


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,485	79,322	216,768
AVERAGE AGE	41.6	37.5	37.6
AVERAGE AGE (MALE)	37.4	36.0	36.7
AVERAGE AGE (FEMALE)	45.5	38.7	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,839	26,311	73,590
# OF PERSONS PER HH	3.3	3.0	2.9
AVERAGE HH INCOME	\$192,236	\$143,471	\$138,596
AVERAGE HOUSE VALUE	\$554,046	\$470,311	\$447,481

* Demographic data derived from 2020 ACS - US Census



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A B O U T U S



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ABOUT SRE

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.

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Licensed in the State of Virginia

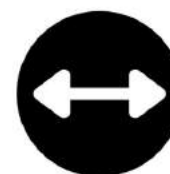


#1 CRE BROKERAGE FOR TOTAL VOLUME
SOLD IN LOUDOUN COUNTY



\$648M

SOLD TRANSACTIONS



\$3M - \$30M

AVG TRANSACTION SIZE



\$100M

LISTING INVENTORY



JOE SERAFIN

Owner & Principal Broker

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.

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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.

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GRANT WETMORE

Sales & Acquisitions

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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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