



# LIBERTY CHAPEL

Lorton, VA

**ARCHITECTURALLY STUNNING  
20,000 +/- REFURBISHED HISTORICAL  
CHAPEL BUILDING FOR LEASE!**



### 2023 DEMOGRAPHICS (3 MILE)



67,403  
Population



22,919  
Households

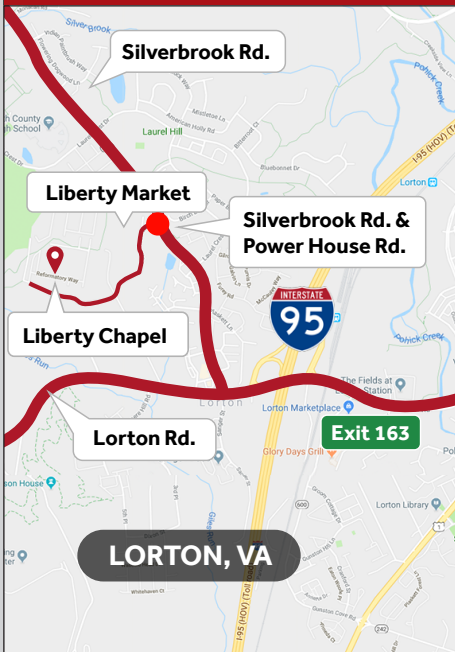


\$160,666  
Avg. Household  
Income

Quick Access to I-95 and VA-123

**ACTIVELY SEEKING CREATIVE FLEX  
USERS & RELIGIOUS GROUPS**

### WHERE WE ARE



### ADDRESS

**8475 Reformatory Way,  
Lorton, Virginia 22079**

### PROPERTY HIGHLIGHTS

- **NV Retail Brokerage, LLC** has been retained as an exclusive agent for the lease of the Liberty Chapel in Lorton, Virginia.
- This beautifully refurbished multi-level, **19,686-square-foot educational/religious facility** offers 13,851 square feet on the main level, 650 square feet of mezzanine space, and 5,185 square feet in the basement level.
- The building is zoned CDP/FDP and PDH (Planned Development Housing), which allows for a range of industrial, office, and flex uses - church chapels, temples, child care centers, nursery schools, and many others!
- The chapel site is part of a highly-appealing mixed-use PUD featuring 110,000 SF of Class A retail and 352 new upscale residential units.

### QUICK FACTS

|                         |  |                         |  |
|-------------------------|--|-------------------------|--|
| <b>LOCATION:</b>        | 8475 Reformatory Way,<br>Lorton, Virginia                                    | <b>STRUCTURE:</b>       | Multi-level brick building with<br>concrete floors                     |
| <b>YEAR:</b>            | Shell Renovation in 2017   | <b>RESTROOMS:</b>       | New men's and women's<br>restroom on main level                        |
| <b>TAX MAP NUMBERS:</b> | Fairfax County,<br>1064-01-0058  | <b>HVAC:</b>            | At grade package units<br>serving main level and lobby<br>areas        |
| <b>BUILDING AREA:</b>   | 19,686 rentable sq ft  | <b>FIRE SYSTEM:</b>     | Fully sprinklered  |
| <b>ZONING:</b>          | CDP/FDP and PDH  | <b>CEILING HEIGHTS:</b> | Main level- varies from 20'-2"<br>Mezzanine- 12'-0"<br>Basement 11'-8" |
| <b>POWER:</b>           | Natural gas service, Dominion<br>Energy, 1200 amp, 208/120 V.<br>three phase | <b>PARKING:</b>         | Up to 98 parking spaces by<br>landlord                                 |
| <b>ROOF:</b>            | Single ply EPDM  |                         |  |

## SITE PLAN



**EXTERIOR PHOTOS**



**CONTACT INFO**

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## INTERIOR PHOTOS



**MAIN FLOOR  
(PULPIT AREA)**



**MAIN FLOOR  
AUDITORIUM**



**MAIN FLOOR &  
MEZZANINE**

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