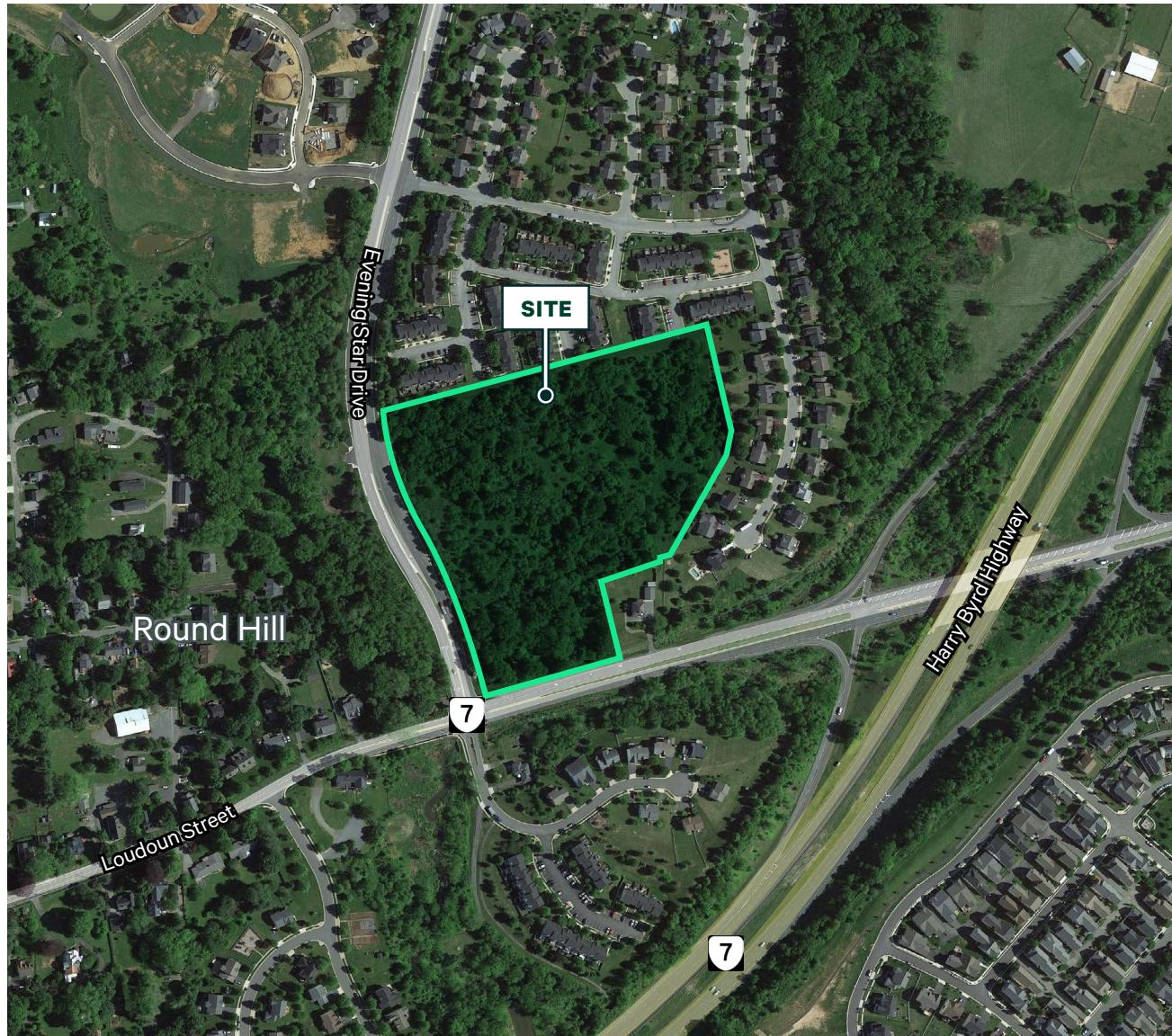


For Sale

12.16 ACRES

Commercial Land

ROUND HILL, LOUDOUN COUNTY, VA



Highlights

- Zoned PD-CC, Town of Round Hill
- Zoning allows a wide variety of commercial uses, including child and adult day care, convenience store, office, medical uses, pharmacy, restaurant, fitness center, retail, indoor recreation, boutique hotel, brewery, nursing home, assisted living, bowling, dental care, bank, and sports training facility
- Developable up to a 0.40 FAR or about 212,000 SF of density
- Fronting Route 7 (32,000 ADT) and Evening Star Drive
- Utilities existing to site and approved curb cuts
- Survey and wetlands studies available
- Sold "As-Is"

CBRE

For More Information Please Visit Website:
www.roundhillcommercialland.com

FOR MORE
INFORMATION,
PLEASE CONTACT:

JOHN RYAN
703.288.2541
john.r.ryan@cbre.com

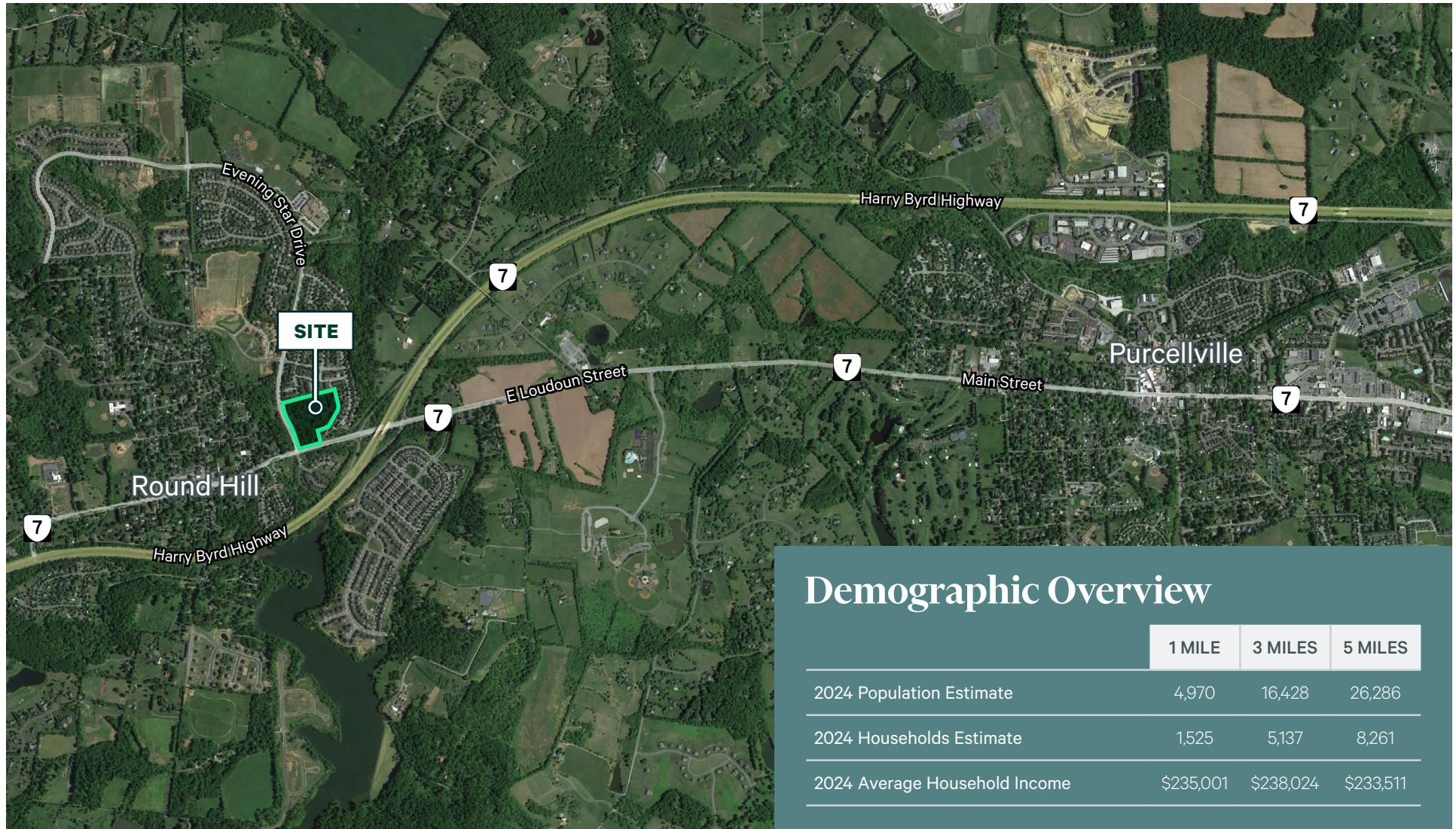
JOE MCDONNELL
703.288.2547
joe.mcdonnell@cbre.com

For Sale

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Demographic Overview

	1 MILE	3 MILES	5 MILES
2024 Population Estimate	4,970	16,428	26,286
2024 Households Estimate	1,525	5,137	8,261
2024 Average Household Income	\$235,001	\$238,024	\$233,511

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