

20 S KING STREET, LEESBURG, VA 20175



BUILDING FOR SALE | 21,730 SF

Once-in-a-Generation Opportunity in the Heart of Downtown Leesburg



20 S King Street
Leesburg, VA 20175

ADDRESS



21,730

SQUARE FEET



Leesburg, VA
Washington, DC Metro

MARKET



LB-B1 - Community
(Downtown) Business District

ZONING



Town of Leesburg
Loudoun County

COUNTY/TOWN



LOT SIZE



/48/A//24//12/

TAX MAP



21 Spaces

ON-SITE PARKING

PROPERTY HIGHLIGHTS

- ◆ Owner/User Opportunity
- ◆ Retail/Office Friendly Zoning
- ◆ Dedicated Garage + Surface Parking - 21 Onsite Spaces
- ◆ In the epicenter of Historic Leesburg within Walking Distance to Many Shops and Restaurants
- ◆ Unmatched Window Line with Views of Downtown
- ◆ Modern Office Finishes
- ◆ Four-Floor Building + Finished Basement with Conference Facility
- ◆ Easy Conversion for Multi-Tenancy
- ◆ Half a Block to Public Parking
- ◆ 5 Minutes to Dulles Greenway and 18 Minutes to Dulles Airport

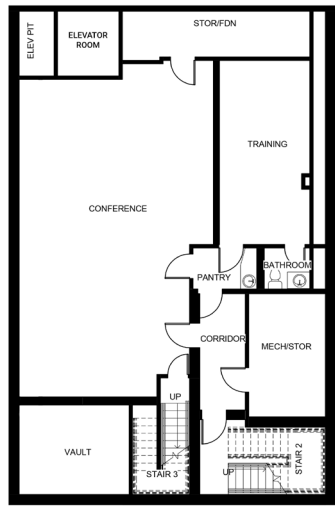
LB-B1 ZONING POTENTIAL USES

HIGHLY FLEXIBLE ZONING - OPTIONS INCLUDE:

- ◆ Retail
- ◆ Office
- ◆ Financial Services
- ◆ Personal Services
- ◆ Upper Floor Residential

Note: For a full list of permitted by-right and special exception uses, see [Section 6.3.2 of the Leesburg, VA Zoning Ordinance](#).

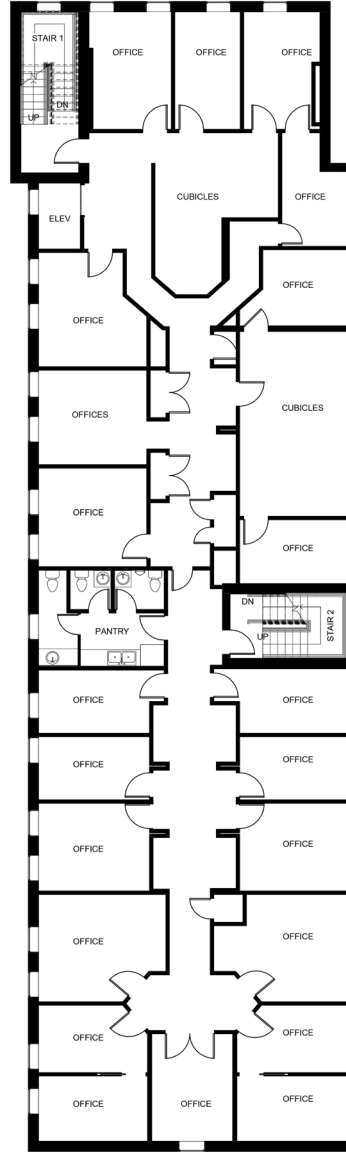
FLOOR PLANS



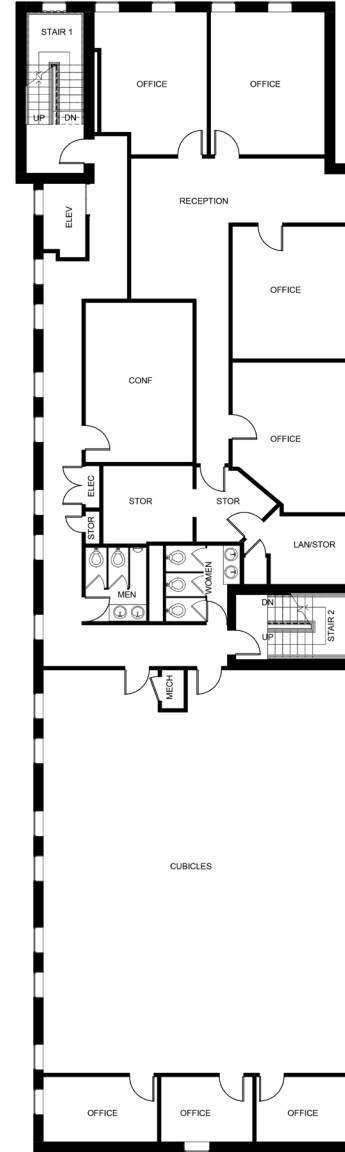
BASEMENT



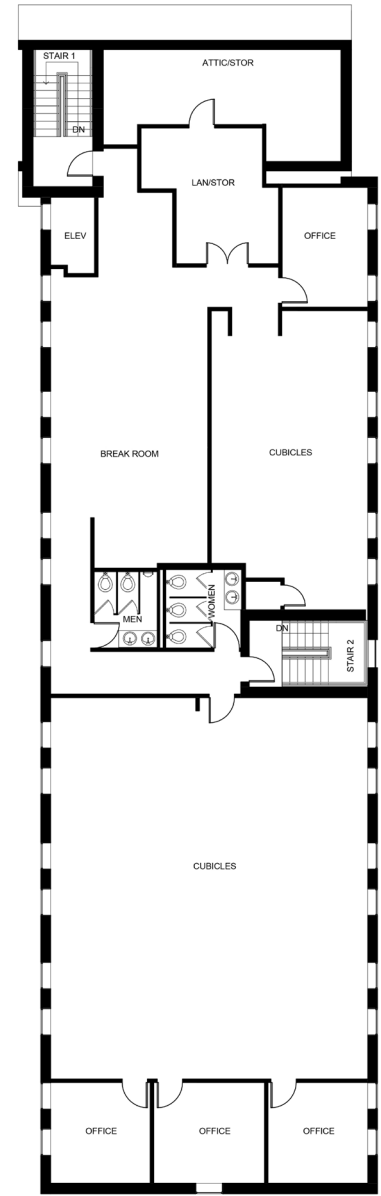
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

VIEW AND EXTERIOR PHOTOS



VIEW OF KING STREET



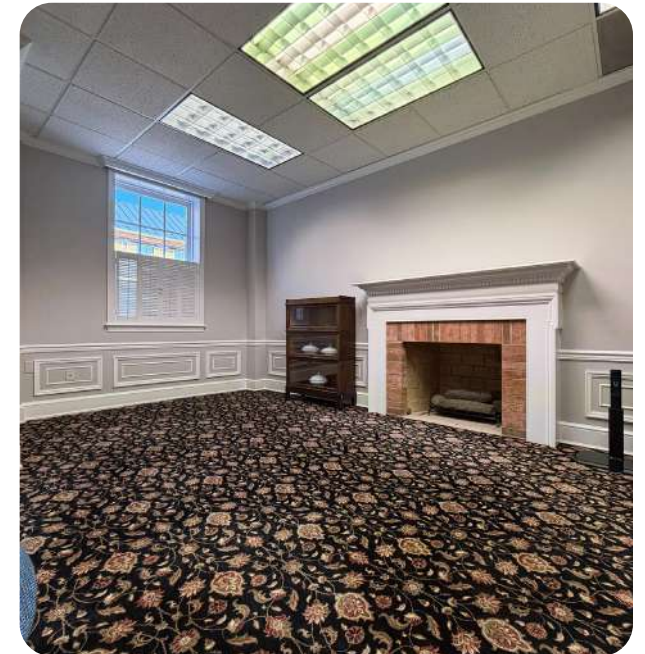
AERIAL AND INTERIOR PHOTOS



AERIAL VIEW



INTERIOR PHOTOS





Living Community

Pendington Lot

Leesburg
Town Hall

Tally Ho
Theater

W Market St

The Wine Kitchen

Shoe's
Cup and Cork

Lightfoot Restaurant

Loudoun County
Courthouse

E Market St

King Street Oyster Bar

SideBar

Subject Site
20 S King Street
Leesburg, VA 20175

Shutters on King

Soko Butcher

Loudoun County
Government Center

Edwards Ferry Rd NE

Royal St SW

The Backlot - Affordable Parking

Goosecup

Footplate Aly

Railtie Aly

Church St SE

FireWorks Pizza - Leesburg

Mom's
Apple Pie

Tuscarora Mill Restaurant

Royal St SE

South St SE

Harrison St SE

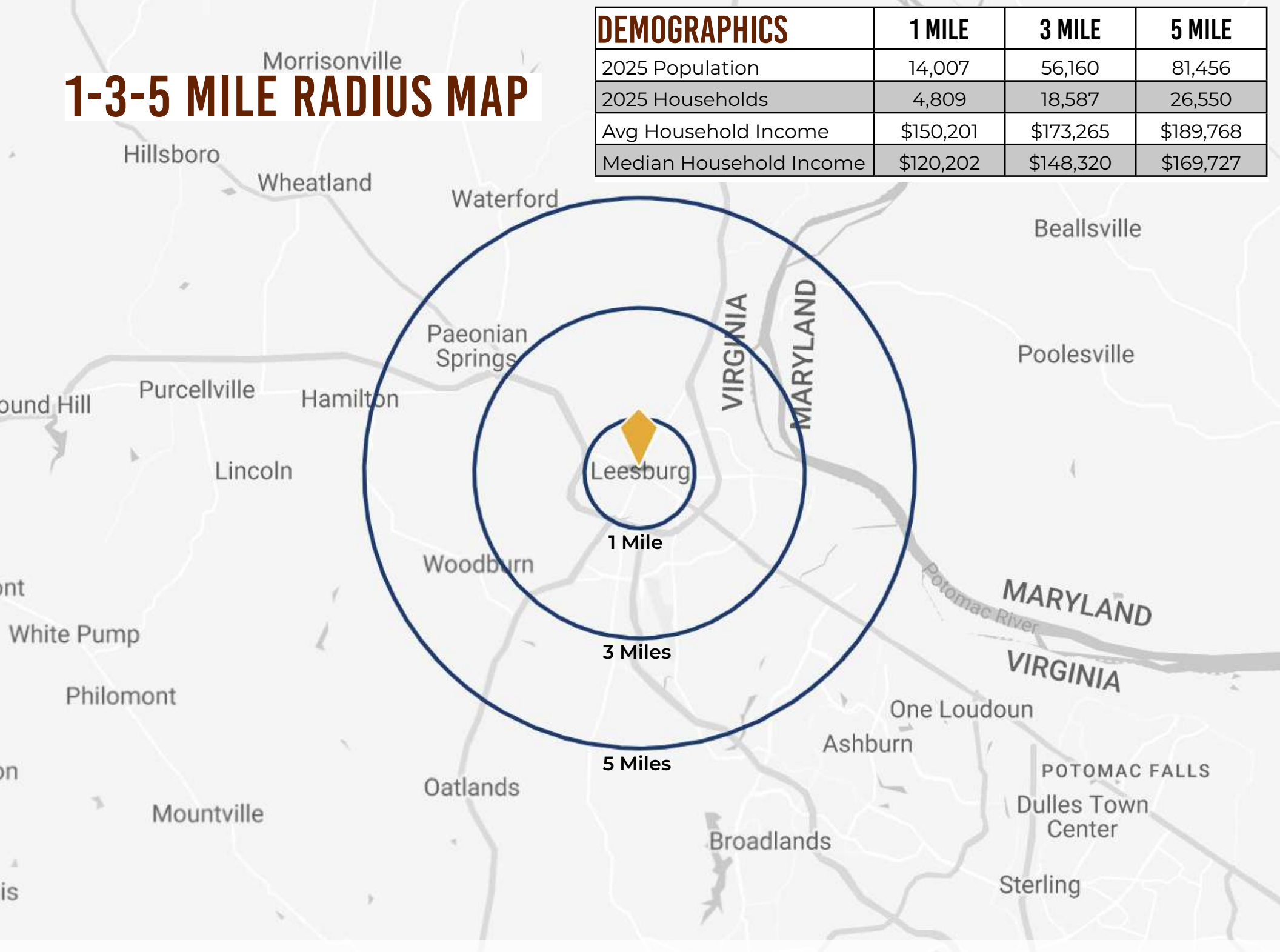
South St SE

Washington and Old Dominion Trail

Monroe St SE

1-3-5 MILE RADIUS MAP

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	14,007	56,160	81,456
2025 Households	4,809	18,587	26,550
Avg Household Income	\$150,201	\$173,265	\$189,768
Median Household Income	\$120,202	\$148,320	\$169,727



EXCLUSIVELY LISTED BY:

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