

FOR SALE

Dodona Terrace

1507 DODONA TER STE 100
LEESBURG, VA 20175



CO-LISTED BY:

NANCY WYATT

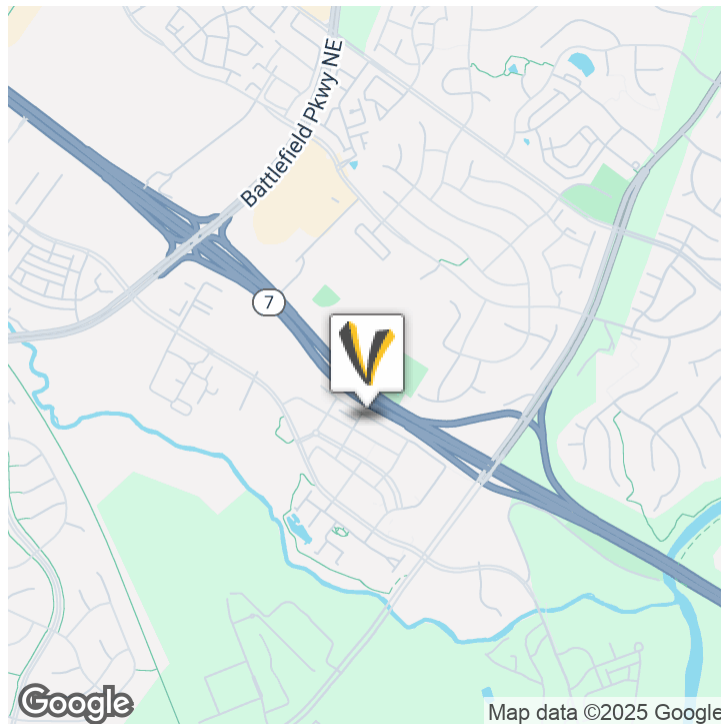
Vice President Sales and Leasing
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RICH VAALER

Principal Broker
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EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|------------------|-----------|
| Sale Price: | \$700,000 |
| Building Size: | 1,690 SF |
| Available SF: | 1,690 SF |
| Number of Units: | 1 |
| Price / SF: | \$414.20 |
| Year Built: | 2010 |
| Renovated: | 2018 |
| Zoning: | B-4 |

PROPERTY OVERVIEW

Introducing 1507 Dodona Ter Ste 100, Leesburg, VA, 20175 - a prime investment opportunity for office building investors. This meticulously maintained 1,690 SF building, featuring 1 unit, is sure to impress. Built in 2010 and thoughtfully renovated in 2018, it boasts modern amenities and a fresh, appealing aesthetic. Zoned B-4, the property offers flexibility and potential for various commercial uses. Located in the vibrant Leesburg area, this property presents a compelling investment in a thriving market.

PROPERTY HIGHLIGHTS

- 1,690 SF modern office building condo
- Single unit for streamlined management
- Built in 2010, updated in 2018
- Versatile B-4 zoning for various business uses



OFFICE LOCATION

211 Gibson St NW
Suite 103
Leesburg, VA 20176

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ADDITIONAL PHOTOS



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AERIAL MAP



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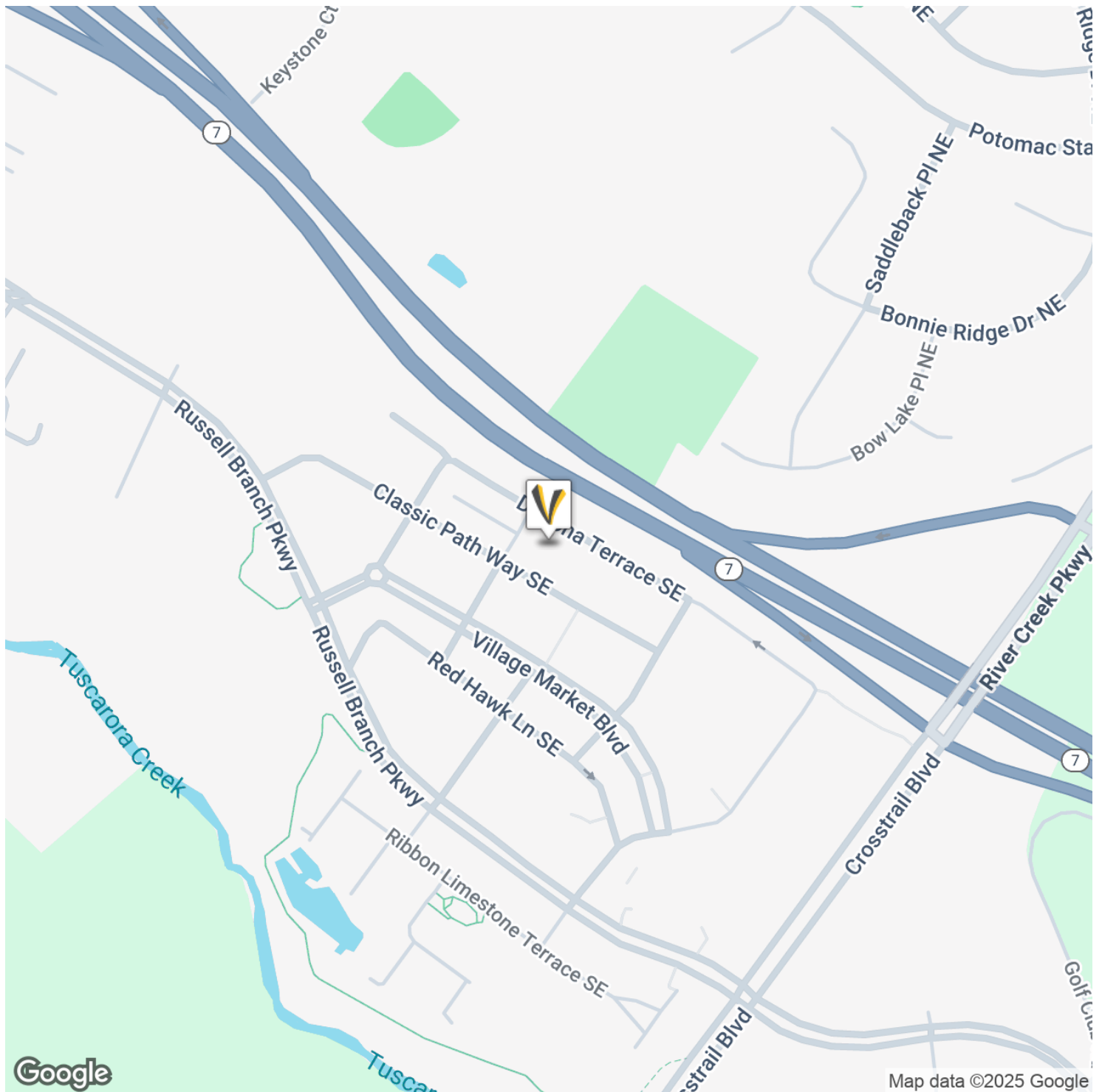
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LOCATION MAP



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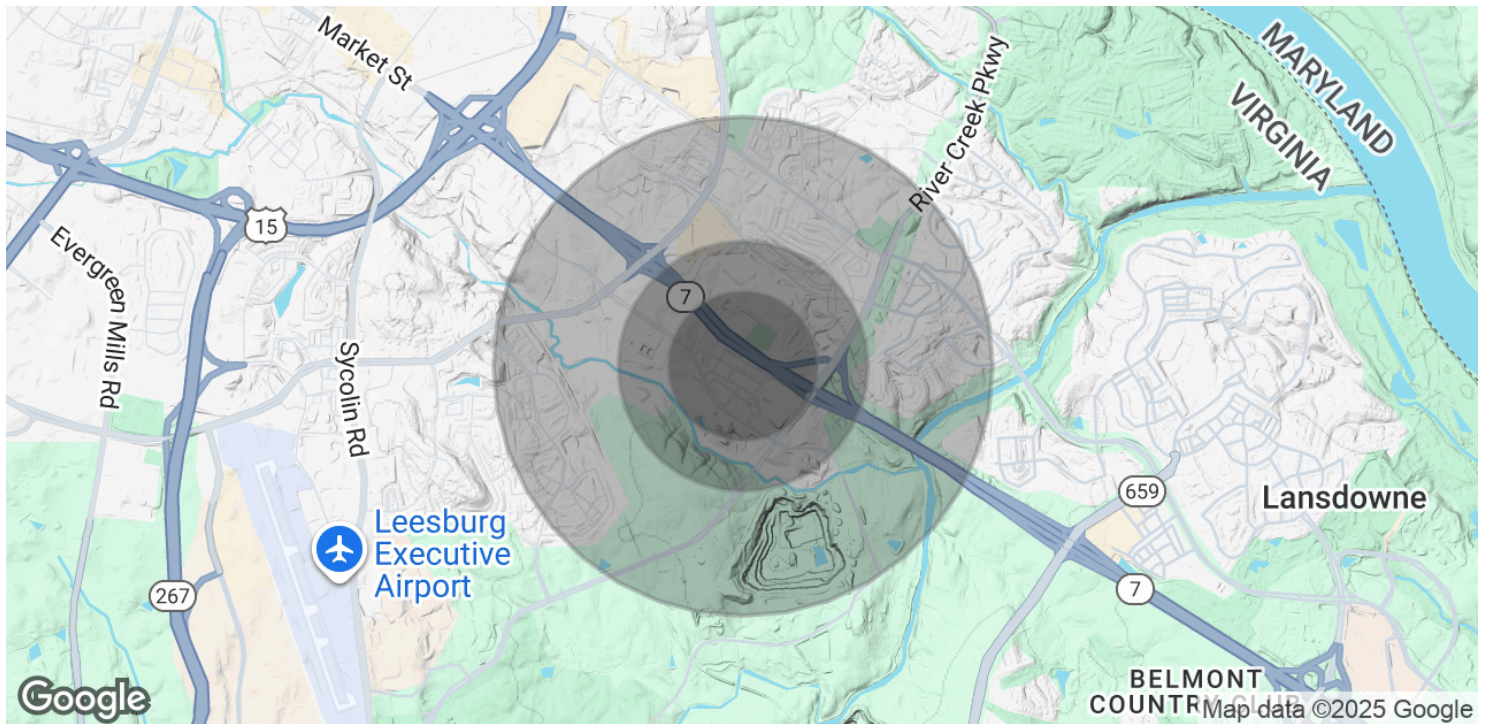
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DEMOGRAPHICS MAP & REPORT

**POPULATION**

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 694 | 1,598 | 9,992 |
| Average Age | 41 | 39 | 36 |
| Average Age (Male) | 40 | 38 | 35 |
| Average Age (Female) | 42 | 39 | 37 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 350 | 646 | 3,155 |
| # of Persons per HH | 2 | 2.5 | 3.2 |
| Average HH Income | \$171,698 | \$196,205 | \$218,939 |
| Average House Value | \$843,638 | \$817,650 | \$760,660 |

Demographics data derived from AlphaMap

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