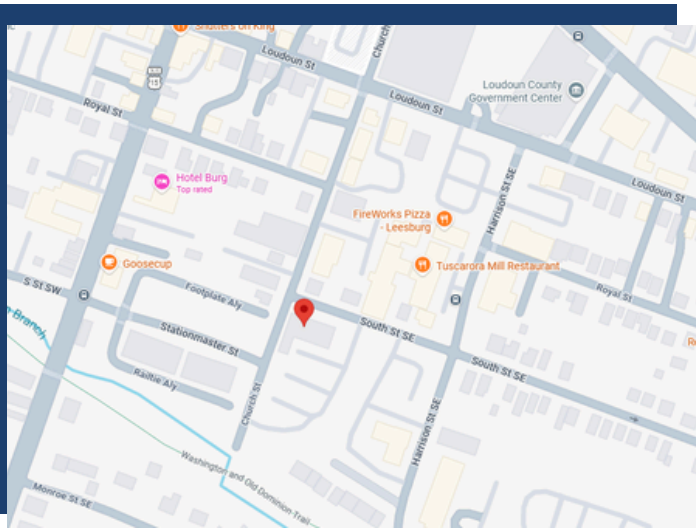
Standalone Building For Lease
Retail or Office Use

101 South St SE,
Leesburg, VA 20175

4,768 SF $27.00 psf + NNN

Located in the heart of Leesburg, the property has a prominent presence at the corner of South Street SE and Church Street with reserved parking behind the building. The building offers the tenant a rare opportunity, for the Town of Leesburg, to occupy approximately 9,000 sf in a building that offers exterior signage. Please note that the rental rate does not include operating expenses and real estate taxes which are estimated to be $10.50 psf.



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Licensed in VA | MD | D.C.

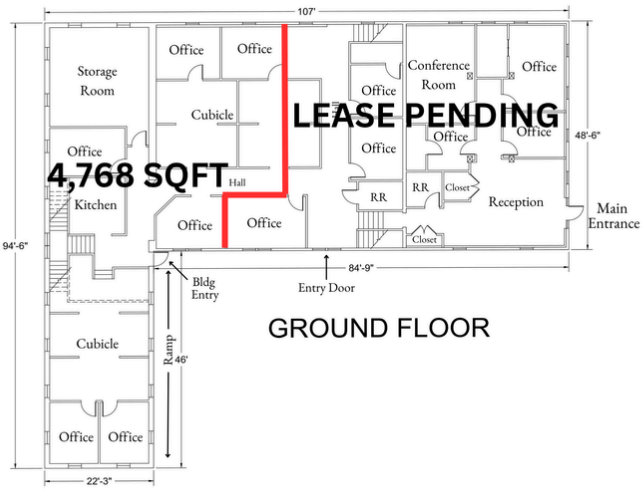
Standalone Building For Lease
Retail or Office Use

4,768 SF

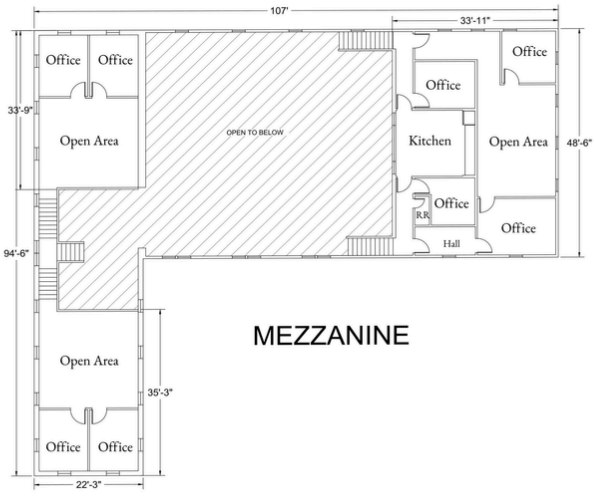
$27.00 PSF + NNN

Additional Info

- Standalone building
- Exterior signage
- Numerous walkable amenities
- Easy access
- Wheelchair accessible
- Reserved parking adjacent to building
- Zoning Town of Leesburg B-1



GROUND FLOOR



MEZZANINE

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B-1 Uses			
Use		**Use Standards**	**Definition**
Exercise Studio	P		Sec.
Funeral home	S		18.1.59.2
Crematorium (Accessory to a Funeral Home)	S	Sec. 9.3.6.1	Sec. 18.1.69
Home occupation	P		Sec. 18.1.69
Hotel/motel	S		Sec. 18.1.80
Mailing Services	P		Sec. 18.1.83
Office	P		Sec.
Parking lot	P		18.1.102
Parking structure, private	S	Sec. 9.3.18	Sec.
Pharmacy	P		18.1.121
Printing and/or publication	P		Sec.
Recreation facility	P	Sec. 9.3.21	18.1.132
Retail centers under 100,000square feet and/or retail uses	P		Sec. 18.1.135
School, special instruction	P	Sec. 9.3.23	Sec.
Service station	S	Sec. 9.3.24	18.1.139
Services, personal	P	Sec. 9.3.19	Sec.
Telecommunications Facility: Antenna	P	Sec. 9.3.26.A	18.1.148
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems	P/S	Sec. 9.3.26.F	Sec. 18.1.156 Sec. 18.1.39.3
Temporary Mobile Land-Based Telecommunications Testing Facility	P	Sec. 9.3.26.E	Sec. 18.1.158, Sec.
Theater, indoor	P		18.1.159 Sec.
Veterinary Hospital	S	Sec. 9.3.30	Sec. 18.1.189
Institutional and Community Service Uses			Sec. 18.1.164
Cemetery	P		Sec. 18.1.28
Club	P		Sec. 18.1.30
Fire and/or rescue facility	P		Sec. 18.1.64
Library	P		Sec. 18.1.89
Museum	P		18.1.168 Sec. 18.1.111
Park, public	P		Sec. 18.1.7
Parking structure, public	P	Sec. 9.3.18	Sec. 18.1.134
Place of worship	P		Sec. 18.1.141
Recreation facility	P	Sec. 9.3.21	Sec. 18.1.156
School, general education	S		Sec. 18.1.162
U.S. Postal Service	P		Sec. 18.1.146
Research & Development, Production and Warehousing Uses			
Production	P/S	Sec. 9.3.22	Sec. 18.1.150.1
Research & Development	P/S	Sec. 9.3.22	Sec. 18.1.157
Residential Uses			
Accessory dwelling unit	S	Sec. 9.4.1	Sec. 18.1.5
Duplex	P		Sec. 18.1.49, Sec. 18.1.50

B-1 Uses			
Use		**Use Standards**	**Definition**
Group home	P		Sec. 18.1.74
Multiple-family (6 or more dwelling units)	S	Sec. 9.3.15	Sec. 18.1.110
Multiple-family (up to 5 dwelling units) [8]	P	Sec. 9.3.15	Sec. 18.1.110
Single-family attached (townhouse)	P	Sec. 9.3.31	Sec. 18.1.154
Single-family detached dwelling	P	Sec. 9.3.15	Sec. 18.1.172
Utility Uses		Sec. 9.3.15	Sec. 18.1.171
Public utility, minor	P	Sec. 9.3.31	

6.3.3 Density/Intensity and Dimensional Standards

AlldevelopmentintheB-1Districtshallbesubjecttothefollowing standards (See also Article 10):

B-1 District Standards	
A. Minimum Lot Area (square feet)	
Single-Family Detached	4,000
Single-Family Attached (Interior Lots)	2,000
Single-Family Attached (Corner and End Lots)	3,000
Duplex, Vertical	3,000
Duplex Horizontal	6,000
Multi-Family	10,000 [8]
All Other Development	None
B. Minimum Lot Width (feet)	
Single-Family Detached	40
Single-Family Attached (Interior Lots)	20
Single-Family Attached (Corner and End Lots)	30
Duplex, Vertical	30
Duplex, Horizontal	60
Multi-Family	100
All Other Development	20
C. Maximum Floor Area Ratio	None
D. Minimum Yards/Setbacks (feet)	
Front	[1]
Side	5[2][3]
Rear	20[4][5]
E. Maximum Building Height (feet)	
Residential	35[6]
Nonresidential	[7]

[1] Minimum Front Setback: One (1) foot; Maximum front setback: twenty (20) feet. Actual setback determined in accordance with Sec. 10.4.5.D.

[2] No side yards/setbacks are required for lots fronting on Market Street, Loudoun Street, King Street, Wirt Street or Liberty Street.

[3] Side yard setback shall be zero (0) feet for an interior townhouse lot.

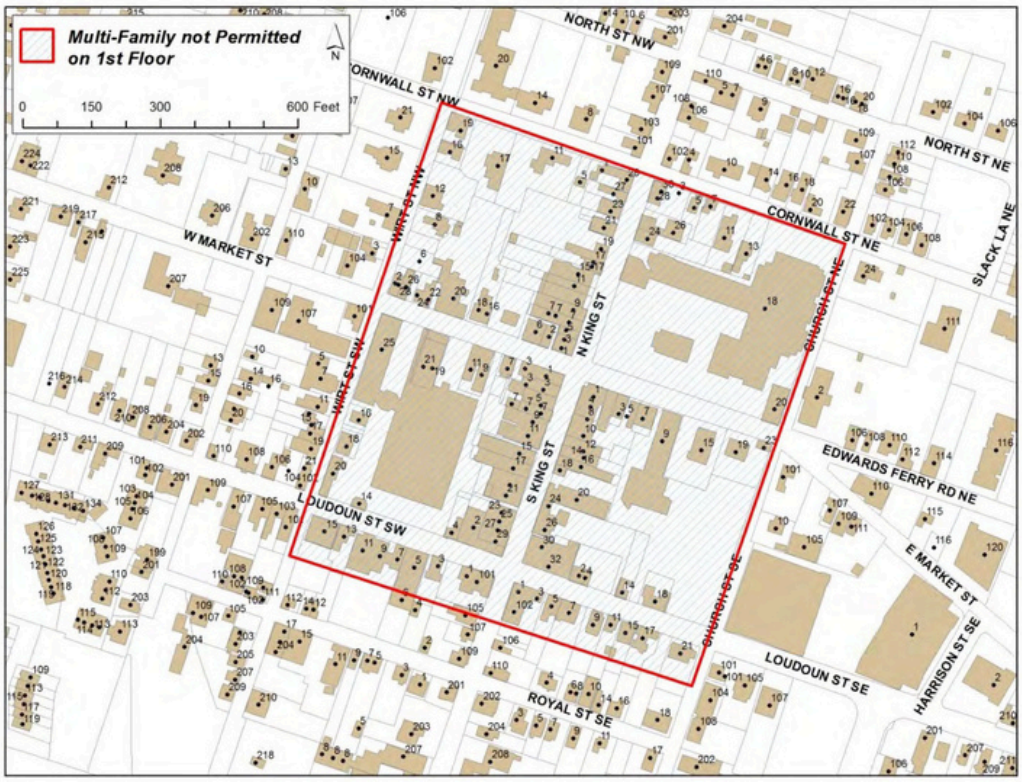
[4] Rear yard setbacks for a commercial use or mixed use may be reduced or be provided as a zero-yard setback if all of the following criteria are met: (a) the property fronts on Market Street or Loudoun Street between Liberty and Church Streets; or on King Street between Cornwall and Loudoun Streets; (b) the property contains four thousand (4,000) square feet or less; (c) the rear yard is adjacent to non-residential uses; and (d) the applicant can demonstrate to the satisfaction of the Board of Architectural Review and Zoning Administrator that the proposed setback will facilitate a structure that is harmonious and compatible with surrounding properties.

[5] Rear yard setbacks for residential uses may be reduced to fifteen feet (15') if all of the following criteria are met: (a) the property fronts on Market Street, Loudoun Street or Royal Street between Liberty and Church Streets; or on King Street, Wirt Street or Liberty Street between Market Street and Royal Street; and (b) the applicant can demonstrate to the satisfaction of the Board of Architectural Review and Zoning Administrator that the proposed setback will facilitate a structure that is harmonious and compatible with surrounding properties.

[6] Maximum height may be increased up to sixty-five (65) feet in the following specified area due to its low mean elevation above sea level and low topographical relationship to the rest of the H-1 District if an applicant can demonstrate that all of the following criteria have been met: (a) the property lies within 250 feet of the centerline of Town Branch between Wirt Street and Harrison Street; (b) where a property fronts on Wirt, South, King or Harrison Streets, the elevations adjacent to the street shall not exceed forty-five (45) feet. for a depth of at least forty feet back from the property line subject to the Board of Architectural Review in accordance with the H-1 Old and Historic District Design Guidelines

[7] Maximum height may be increased up to 65 feet in the following specified areas (Map Graphic), due to its low mean elevation above sea level and low topographical relationship to the rest of the B-1 District if an applicant can demonstrate that all of the following criteria have been met: (a) the property must front on the designated areas of Market, Loudoun, Harrison, South or Church Streets not otherwise covered by [6] above; (b) height elevations adjacent to the street shall not exceed forty-five (45) feet for a depth of at least forty-five (45) feet back from the right-of-way line, except on Church Street between Market and Loudoun Streets; (c) beyond forty-five (45) feet a one-to-one height to setback ratio may be permitted up to sixty-five (65) feet in maximum subject to BAR approval in accordance with the Old & Historic District Design Guidelines; (d) height shall be measured based upon the average mean elevation above sea level prior to site disturbance and/or issuance of a grading permit; and (e) all other applicable B-1 setbacks shall be met.

[8] Multi-Family dwellings shall be permitted by-right in the B-1 District, up to a maximum of five (5) units. However, residential units can only be located above the first floor of a building that fronts on a public street in the following area: between the east side of Wirt Street to the west side of Church Street, and between the south side of Cornwall Street to the south side of Loudoun Street. For purposes of height measurement and lot size limitations such buildings shall be considered nonresidential uses.



Map showing thearea where first floor non-residential is required in the B-1 District as described in revised Section6.3.3. Note [8] above.

Sec. 6.4 B-2, Established Corridor Commercial District

6.4.1 Description

TheB-2, Established Corridor Commercial District is established solely to accommodate previously approved corridor commercial development and to permit reasonable development of lands within existing B-2 zoning Districts. The district is not intended to be available for future rezonings, nor as a means of expanding the boundaries of existing B-2 Districts.

6.4.2 Use Regulations

Usesareallowed in the B-2 District in accordance with the following table. A “P” in the second column of the table indicates that the use is permitted by-right, subject to compliance with all applicable standards of this Zoning Ordinance. An “S” in the second column of the table indicates that the use may be allowed if reviewed and approved in accordance with the Special Exception procedures of Sec. 3.4. For a summary of uses permitted in all zoning districts, see the Use Table in Sec. 9.2.

B-2 Uses			
Use		**Use Standards**	**Definition**
Commercial Uses			
Bank with drive-in facility	S		Sec. 18.1.14
Bank without drive-in facility	P		Sec. 18.1.14