

FOR SALE

\$5,000,000

6,563 SF Retail Storefront

RYAN CENTER

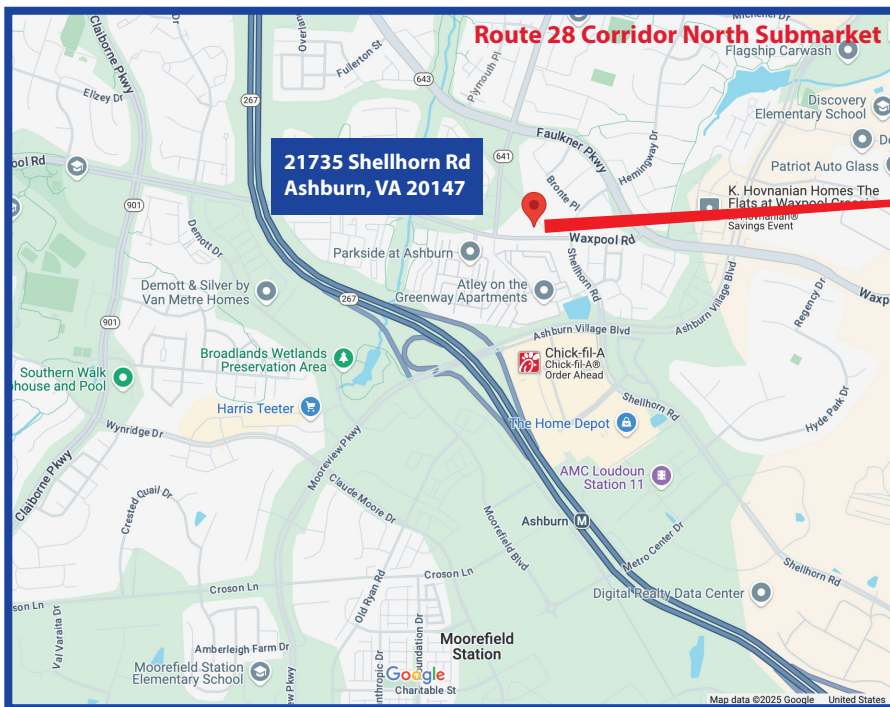
21735 Shellhorn Rd

Ashburn, VA 20147

RE/MAX RE/MAX
ALLEGIANCE COMMERCIAL



RYAN CENTER - 6,563 SF Retail Storefront



- Route 28 Corridor North Submarket.
- 6,563 SF Retail Storefront; 0.58 AC.
- 100% Occupied Strip Center in one of the most coveted counties in the country!
- Loudoun is the 5th fastest growing county in the United States with 84% growth rate since 2000 (U.S. Census Bureau).
- The population within five miles is 144,954 with a median household income of \$181,345.
- Offered at 6% Capitalization.
- Long term leases with credit tenant.
- 29 Surface Parking Spaces.



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For further inquiries a signed Confidentiality Agreement is required.