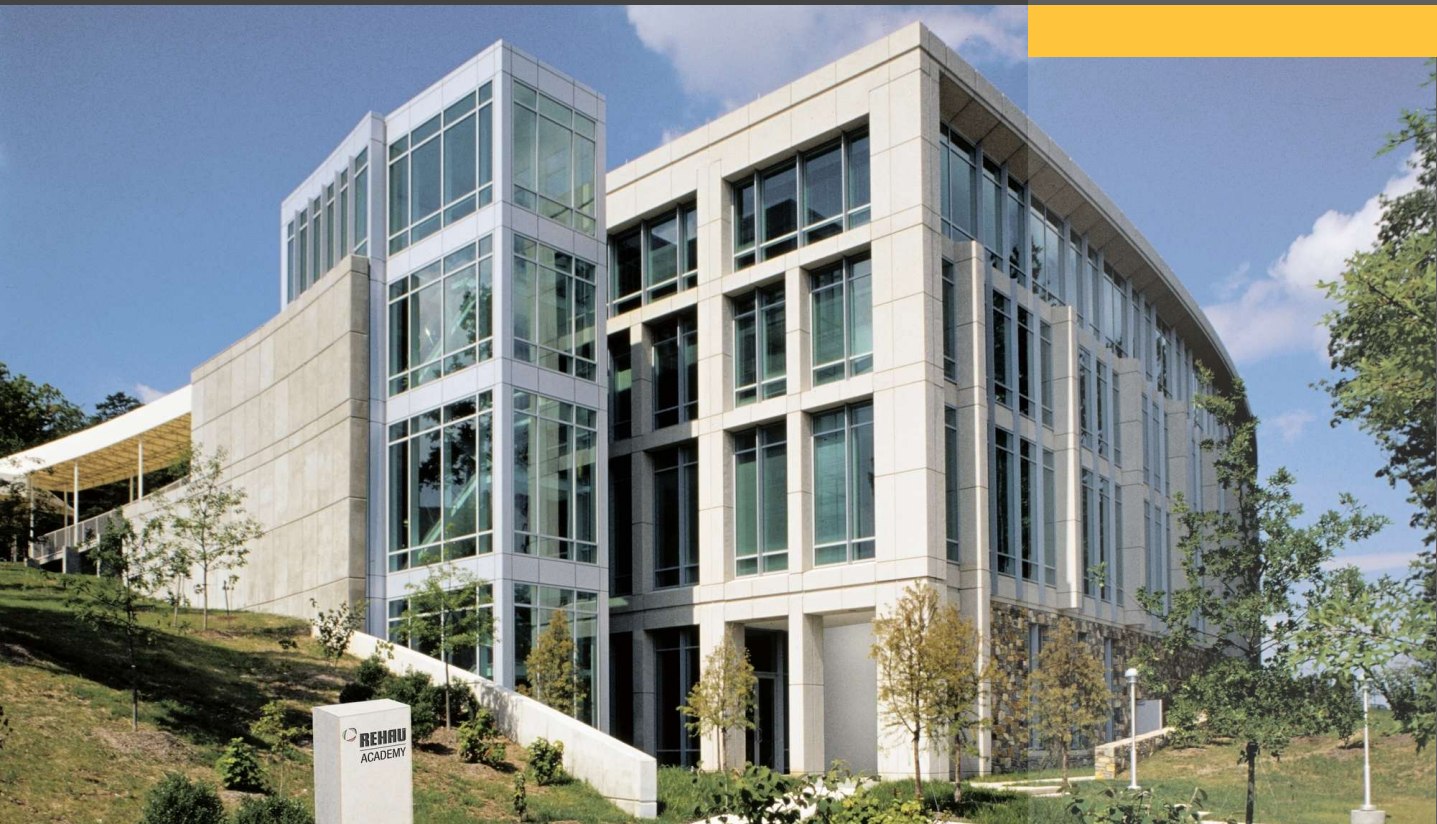


# FOR LEASE

1503 EDWARDS FERRY RD  
LEESBURG, VA 20176



CO-LISTED BY:

**RICH VAALER**

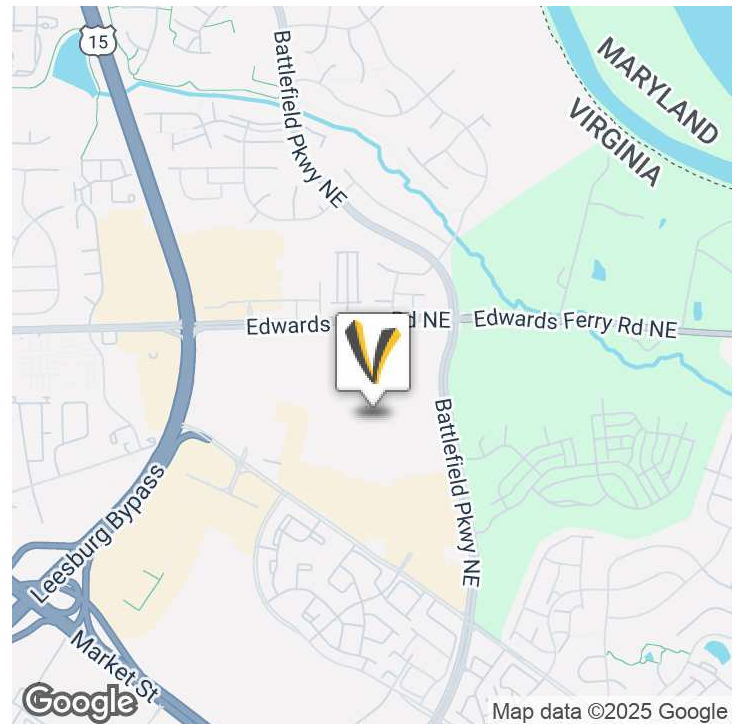
Principal Broker  
772.266.9065  
rich@vaaler.us

**NANCY WYATT**

Vice President Sales and Leasing  
703.771.1162  
nancy@vaaler.us



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$26.00 - 35.00 SF/yr (Gross; Full Service)
Building Size:	80,000 SF
Available SF:	5,688 - 6,700 SF
Year Built:	2001
Market:	DC Burbs
Submarket:	Leesburg

### PROPERTY OVERVIEW

Introducing a premier leasing opportunity at 1503 Edwards Ferry Rd, Leesburg, VA, 20175. Nestled within a serene 70-acre wooded campus, this property offers a picturesque and tranquil setting for your business. With ample parking and convenient access to major roads, this location ensures ease of accessibility for clients and employees alike. The spacious, natural surroundings provide an ideal environment for productivity and creativity. Don't miss the chance to secure your place in this sought-after commercial space. Near Target, Costco, Kohls, Wal-Mart, and Chik-Fil-A

### PROPERTY HIGHLIGHTS

- Serene 30-acre wooded campus setting
- Ample parking for tenants and visitors
- Convenient access to major roads
- Spacious and tranquil environment
- Modern and well-maintained facilities
- Flexible lease options available
- Professional property management on-site
- High-speed internet and tech infrastructure



#### OFFICE LOCATIONS

211 Gibson St NW  
Suite 103  
Leesburg, VA 20175

1 E Ocean Blvd  
Stuart, FL 34994

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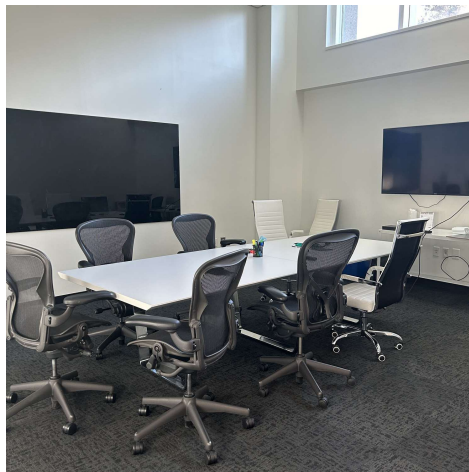
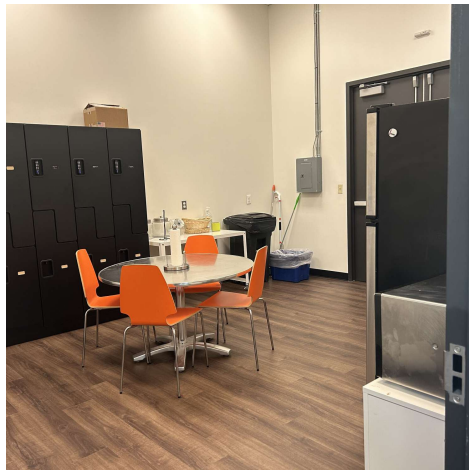
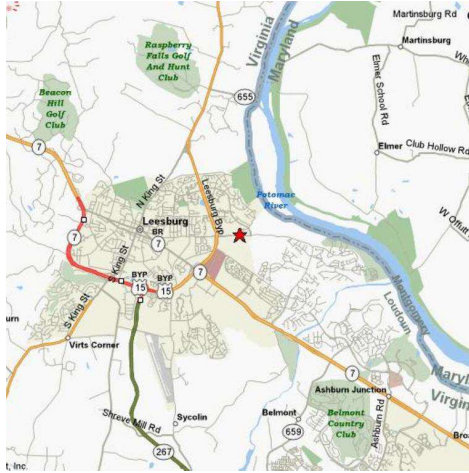
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## ADDITIONAL PHOTOS



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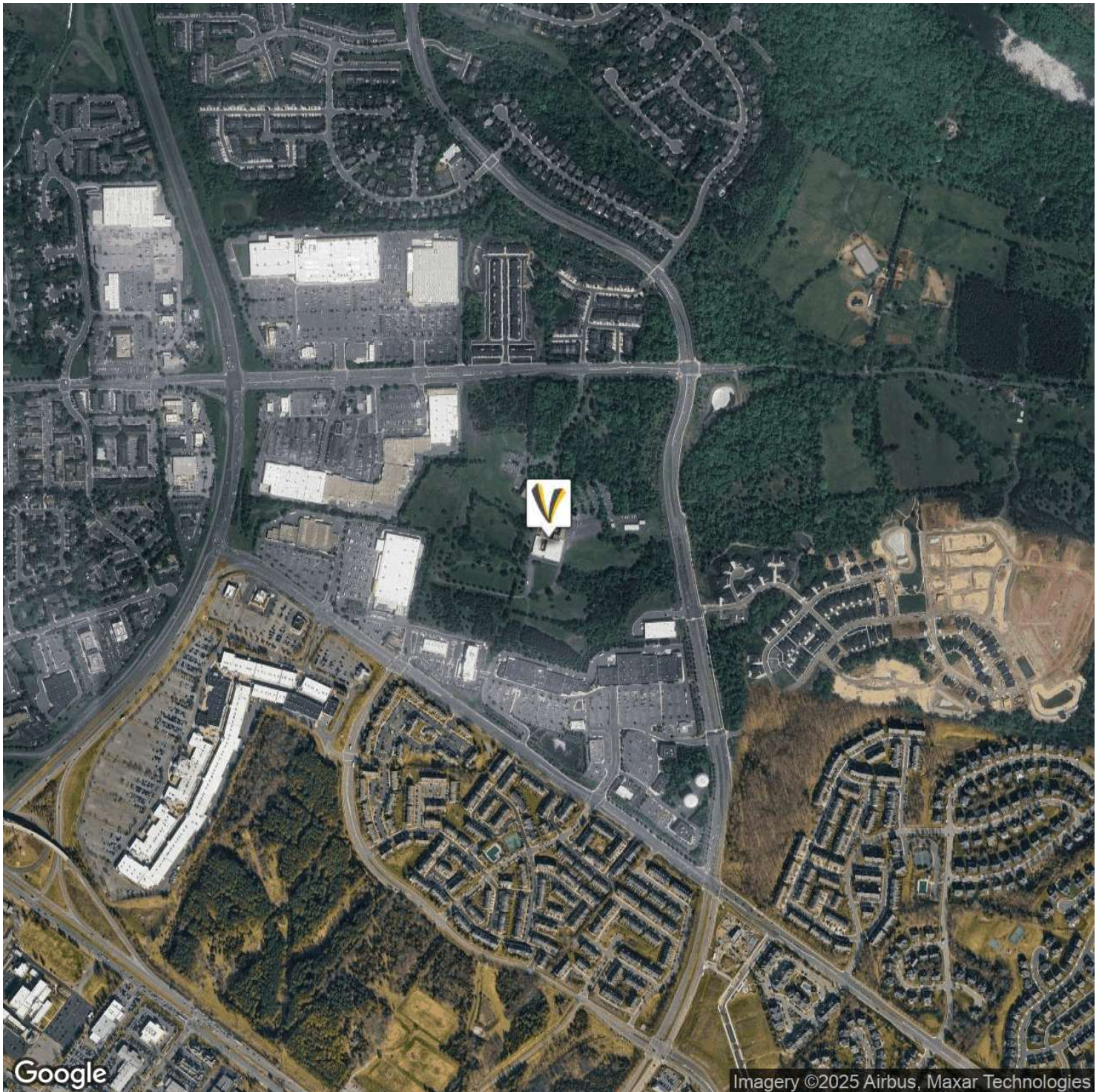
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## AERIAL MAP



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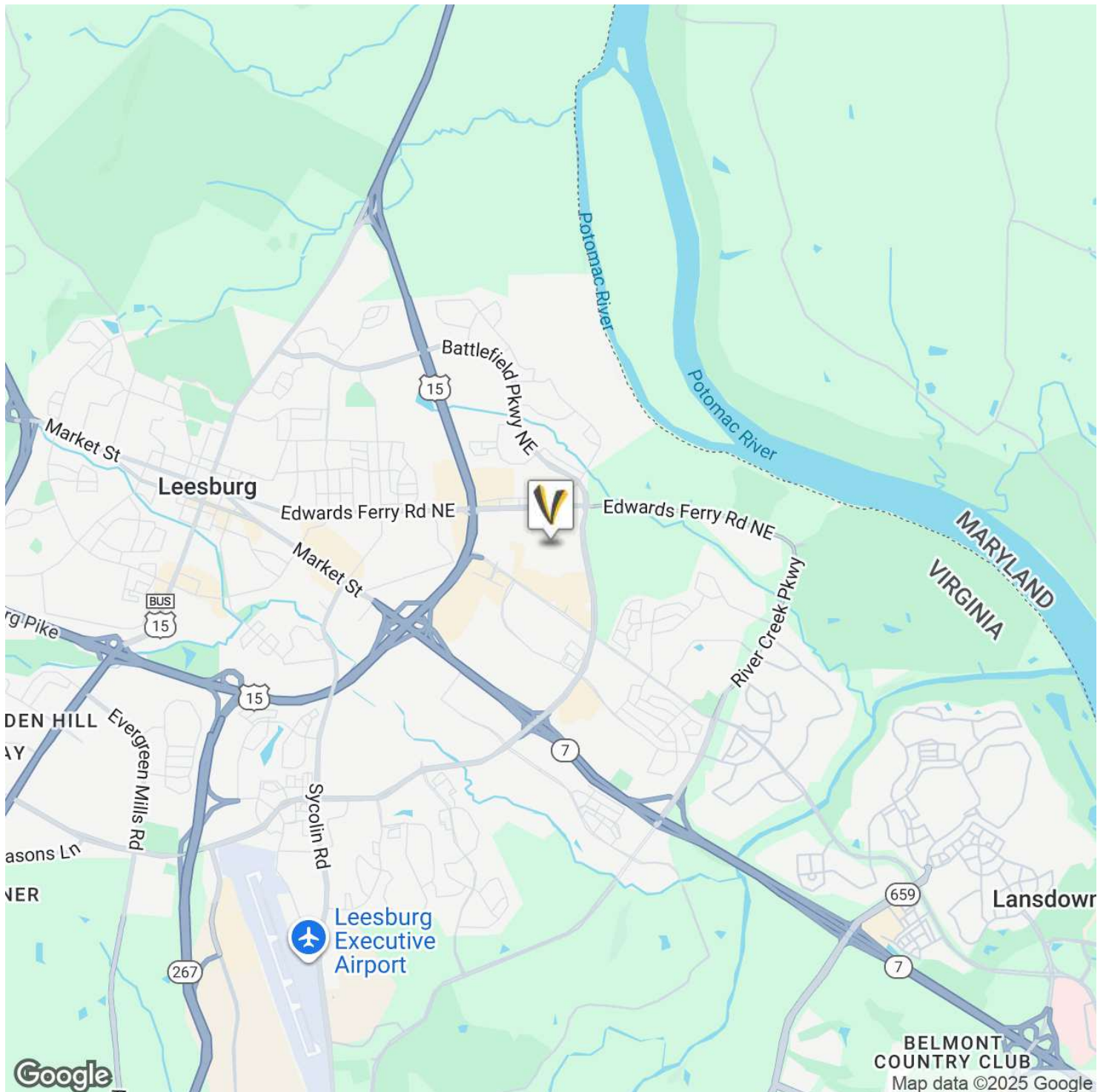
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## LOCATION MAP



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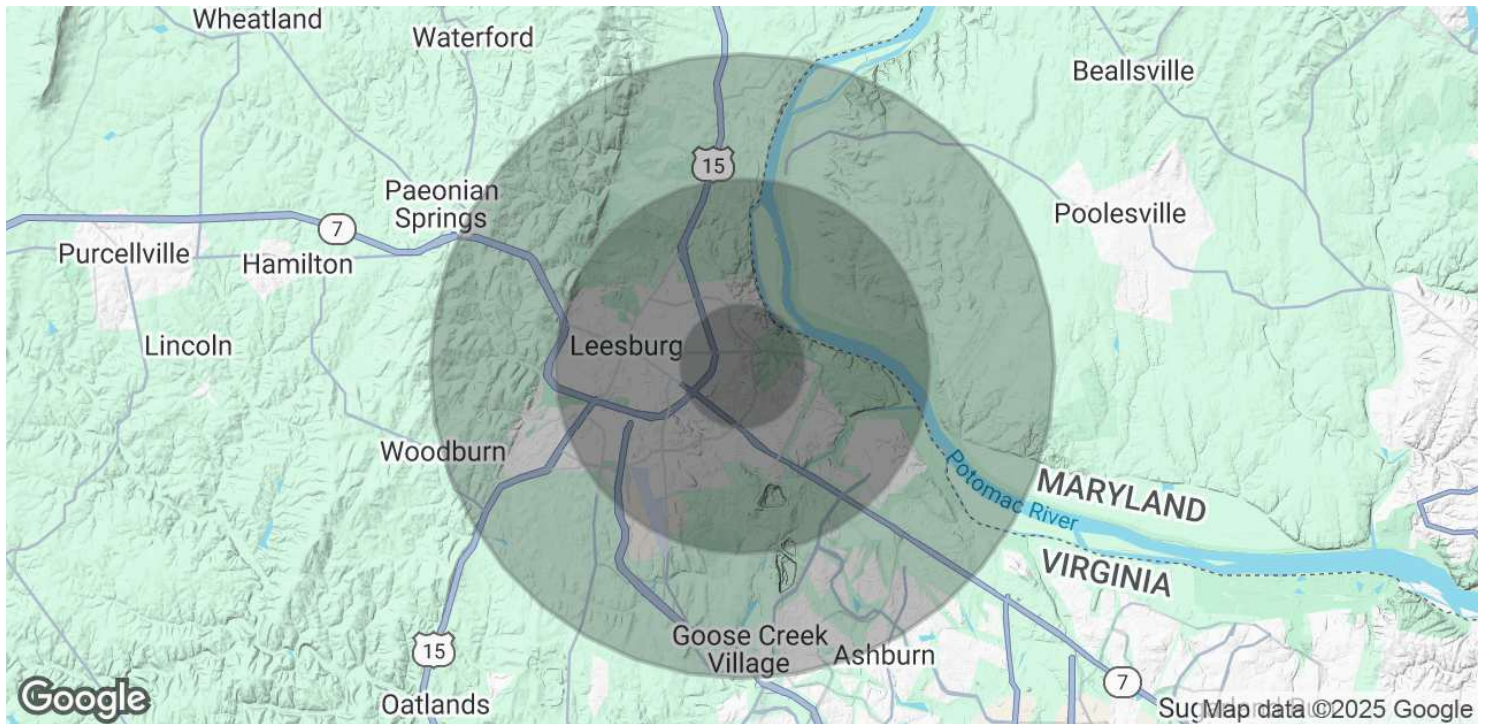
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## DEMOGRAPHICS MAP &amp; REPORT

**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,362	52,832	97,742
Average Age	32.3	33.0	34.7
Average Age (Male)	33.1	33.3	34.4
Average Age (Female)	31.5	33.0	34.7

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,014	17,356	32,332
# of Persons per HH	3.2	3.0	3.0
Average HH Income	\$108,282	\$118,954	\$130,866
Average House Value	\$439,509	\$483,931	\$567,731

2020 American Community Survey (ACS)

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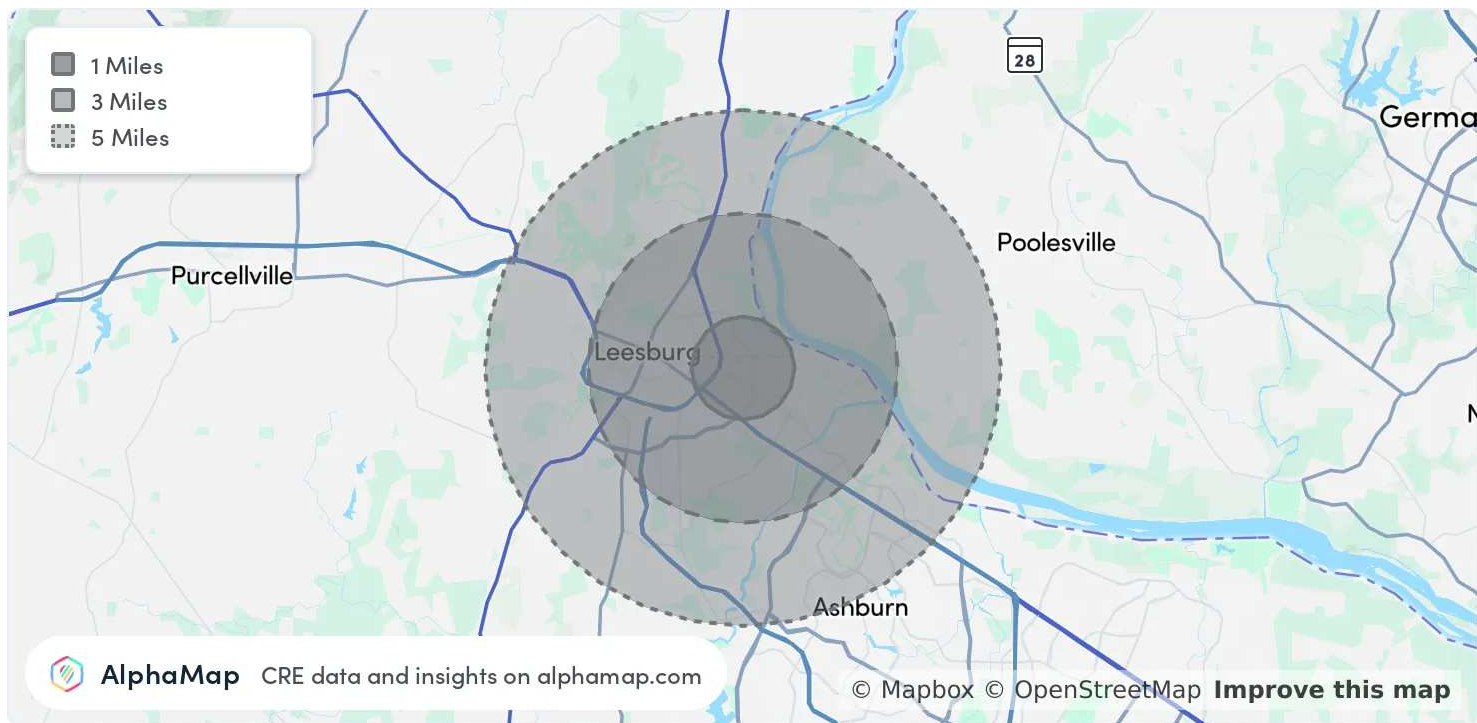
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## AREA ANALYTICS



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,491	60,780	101,935
Average Age	34	37	38
Average Age (Male)	33	37	37
Average Age (Female)	34	38	39

## HOUSEHOLD &amp; INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,394	20,128	34,503
Persons per HH	3.3	3	3
Average HH Income	\$157,411	\$196,420	\$216,511
Average House Value	\$597,044	\$710,998	\$761,691
Per Capita Income	\$47,700	\$65,473	\$72,170



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