



309 Parker Court SE
Leesburg, VA 20175

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PROPERTY OVERVIEW

EXECUTIVE SUMMARY



LEASE RATE

\$24.00 SF/YR

OFFERING SUMMARY

BUILDING SIZE: 4,000 SF

AVAILABLE SF: 4,000 SF

LOT SIZE: 0.46 Acres

YEAR BUILT: 1980

ZONING: LB:CDD - LB:CRESCENT
DESIGN DISTRICT

MARKET: Washington DC Metro

SUBMARKET: Town of Leesburg

TRAFFIC COUNT: 15,966

PROPERTY OVERVIEW

Located in the heart of Downtown Leesburg, **309 Parker Court SE** offers a rare **4,000 SF mixed-use space** ideal for businesses needing a high-visibility retail showroom with warehouse storage in the back. **Zoned LB:CDD (Crescent Design District)**, this property provides excellent flexibility for retail service sales, showroom display, or light industrial use. The front retail area is perfect for customer-facing operations, while the rear warehouse space allows for efficient storage. The property also features **ample outdoor storage and 10 dedicated parking spaces**, making it an ideal fit for businesses requiring both retail and operational space. Conveniently located just minutes from **Route 7 and the Dulles Toll Road**, this prime location ensures easy access to key transportation routes. Don't miss this exceptional leasing opportunity in one of Loudoun County's most dynamic commercial districts.

HIGHLIGHTS

- **4,000 SF mixed-use space** with retail showroom in front and warehouse storage in the back
- **Zoned LB:CDD (Crescent Design District)** – Ideal for showroom, retail service sales, or light industrial use
- Prime **Downtown Leesburg** location with excellent business potential
- **Ample outdoor storage** plus 10 dedicated parking spaces for convenience and flexibility
- Easy access to **Route 7 & Dulles Toll Road** for seamless transportation and distribution
- Located in one of Loudoun County's most dynamic commercial districts



ADDITIONAL PHOTOS



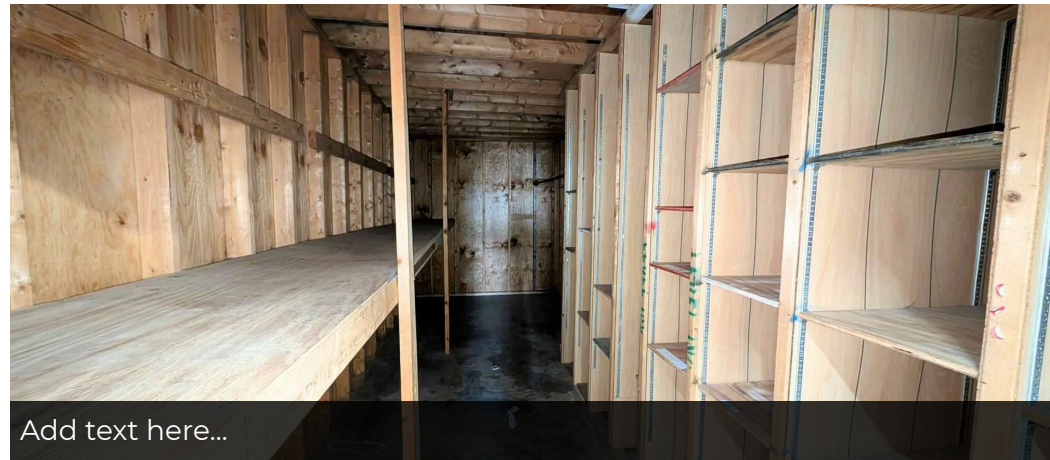
ADDITIONAL PHOTOS



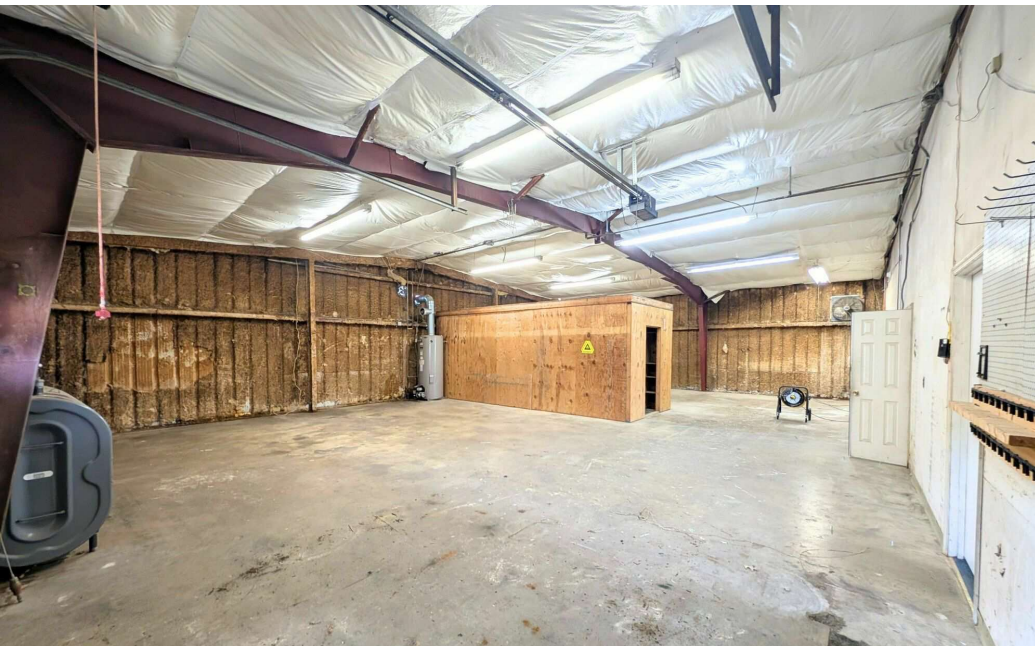
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PROPERTY DETAILS

LEASE RATE	\$24.00 SF/YR
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LOCATION INFORMATION	
STREET ADDRESS	309 Parker Court SE
CITY, STATE, ZIP	Leesburg, VA 20175
COUNTY	Loudoun
MARKET	Washington DC Metro
SUB-MARKET	Town of Leesburg
NEAREST HIGHWAY	Route 7 & Dulles Toll Road (267)
NEAREST AIRPORT	Leesburg Airport & Dulles International Airport

PROPERTY INFORMATION	
PROPERTY TYPE	Retail w/ Warehouse
PROPERTY SUBTYPE	Free Standing Building
ZONING	LB:CDD - LB:CRESCENT DESIGN DISTRICT
LOT SIZE	0.46 Acres
APN #	231101794000
LOT FRONTAGE	44 ft
TRAFFIC COUNT	15966
TRAFFIC COUNT STREET	Parker Ct & Catoctin Cir
POWER	Yes

BUILDING INFORMATION	
BUILDING SIZE	4,000 SF
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	1980
GROSS LEASABLE AREA	4,000 SF
CONSTRUCTION STATUS	Existing
ROOF	Metal
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
WALLS	14'
FOUNDATION	Concrete Slab

ZONING INFORMATION

The **LB:CDD (Leesburg Commercial Downtown District)** zoning district is designed to support a mix of commercial, retail, office, and limited residential uses to foster a pedestrian-friendly, vibrant downtown environment.

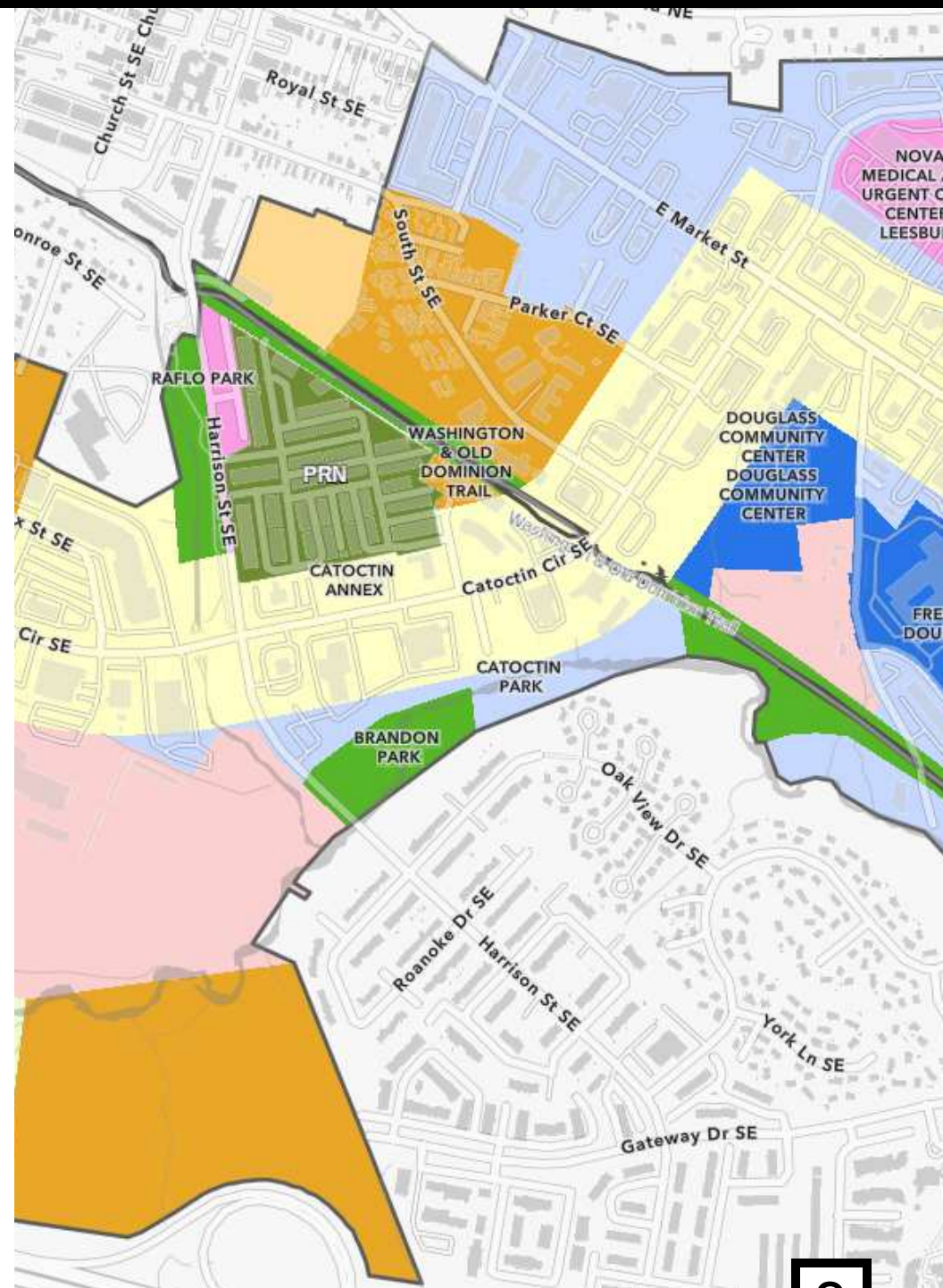
Permitted Uses in LB:CDD

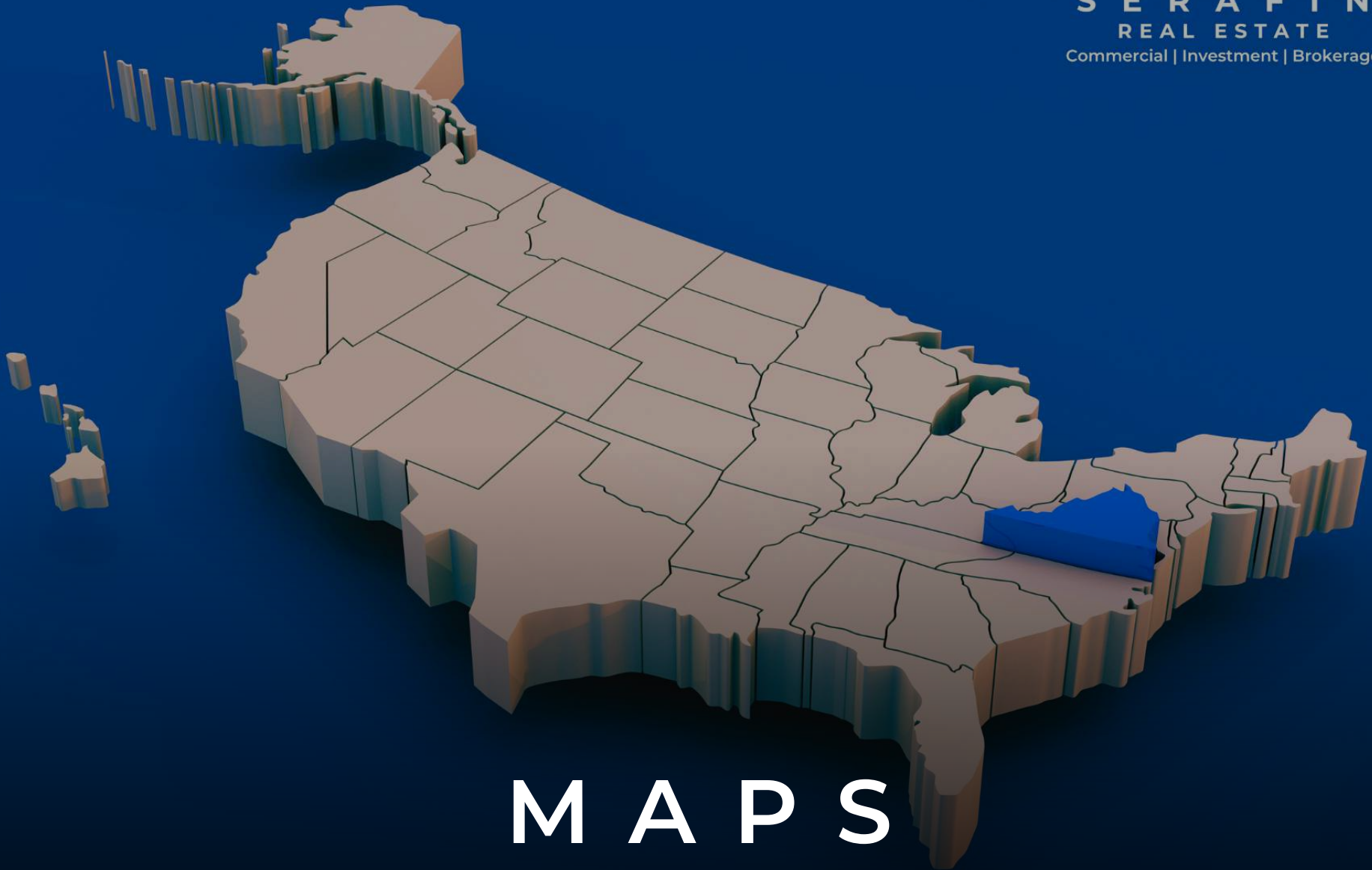
Commercial Uses (Permitted by Right [P])

- Banks without drive-in facilities
- Bed and Breakfast Inns
- Brewpubs
- Microbreweries
- Dance Studios
- Eating establishments (without drive-in)
- Exercise studios
- Home occupations
- Mailing services
- Offices (business, professional, and medical)
- Personal services (e.g., salons, barbershops)
- Pharmacies
- Printing and publication businesses
- Recreation facilities
- Retail stores and retail centers (under 100,000 sq. ft.)
- U.S. Postal Service (limited to retail use)
- Utility Uses (minor public utilities)

Uses Allowed with Special or Minor Special Exception

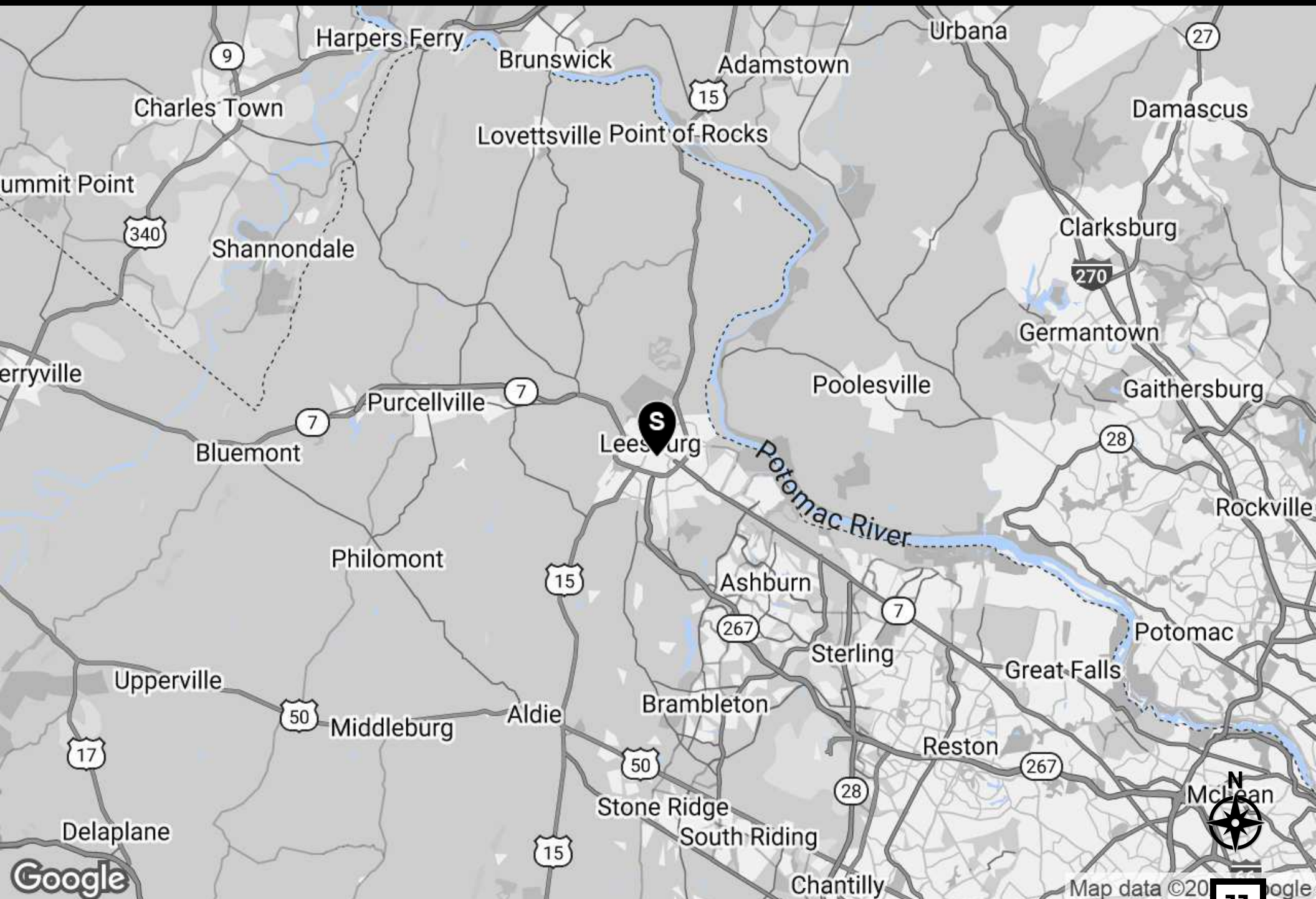
- Banks with drive-in facilities (S)
- Brewpubs with silos (S)
- Child care centers (S)
- Conference centers (M)
- Convenience food stores (S)
- Funeral homes (S)
- Hotels and motels (S)
- Parking structures (private) (M)
- Public utility (major) (S)
- Emergency care facilities (M)





M A P S

REGIONAL MAP

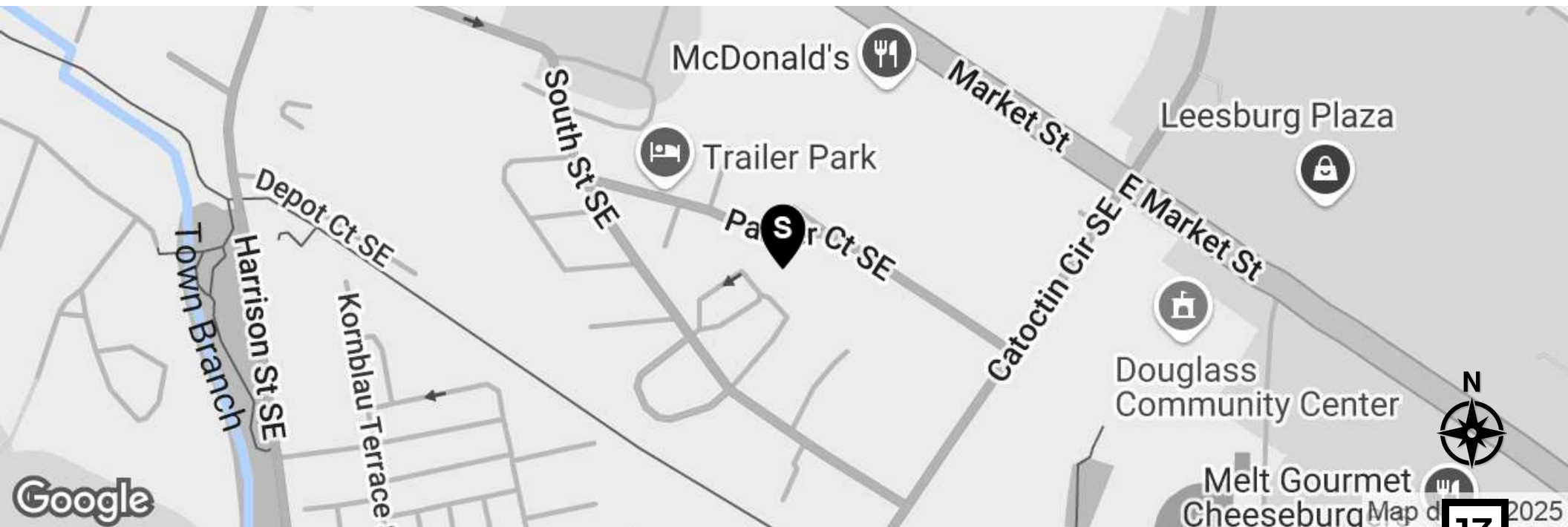
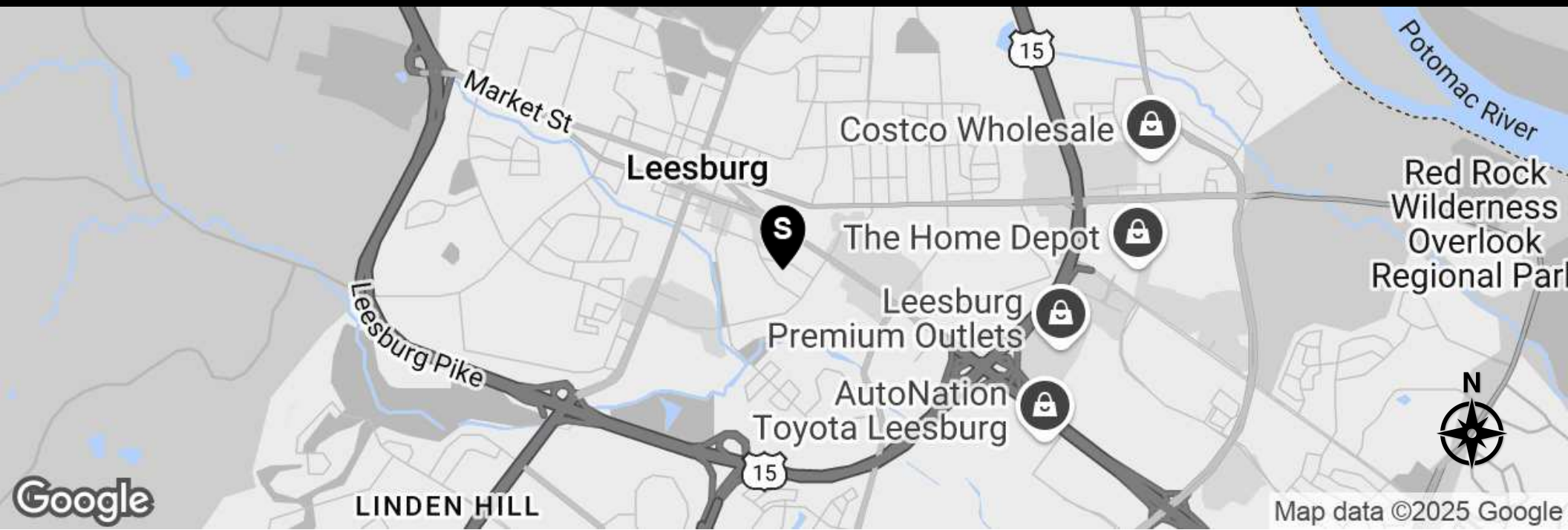


Google

AERIAL MAP

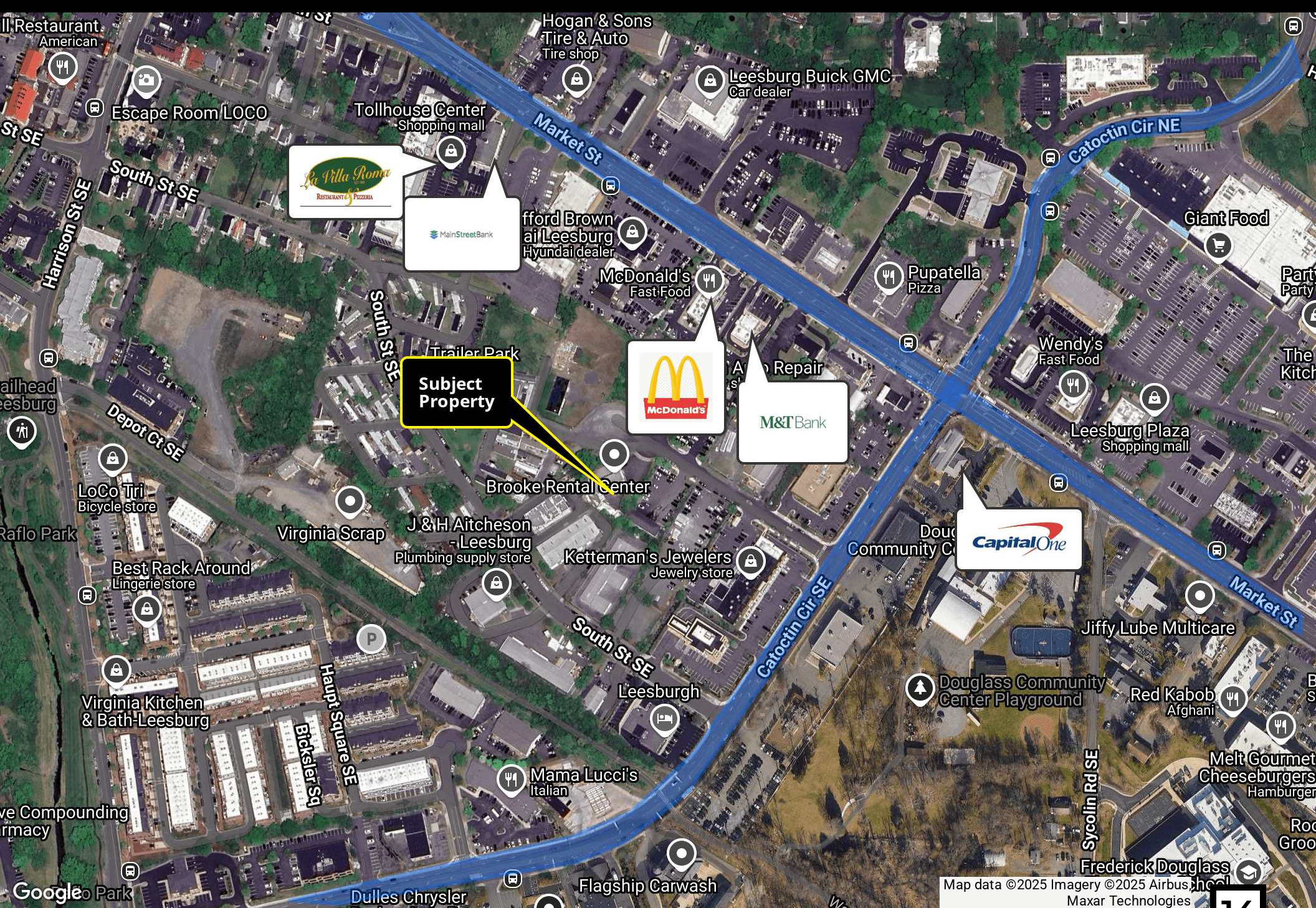


LOCATION MAP



Google

RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus Maxar Technologies

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An aerial photograph of a suburban area. In the foreground, there's a large parking lot filled with cars. To the left, a commercial building with a blue and white facade is visible. The middle ground shows a mix of residential houses and larger commercial or industrial buildings. Two prominent cell towers are visible on the right side of the image. The background features rolling hills under a clear blue sky with a few clouds.

AREA OVERVIEW

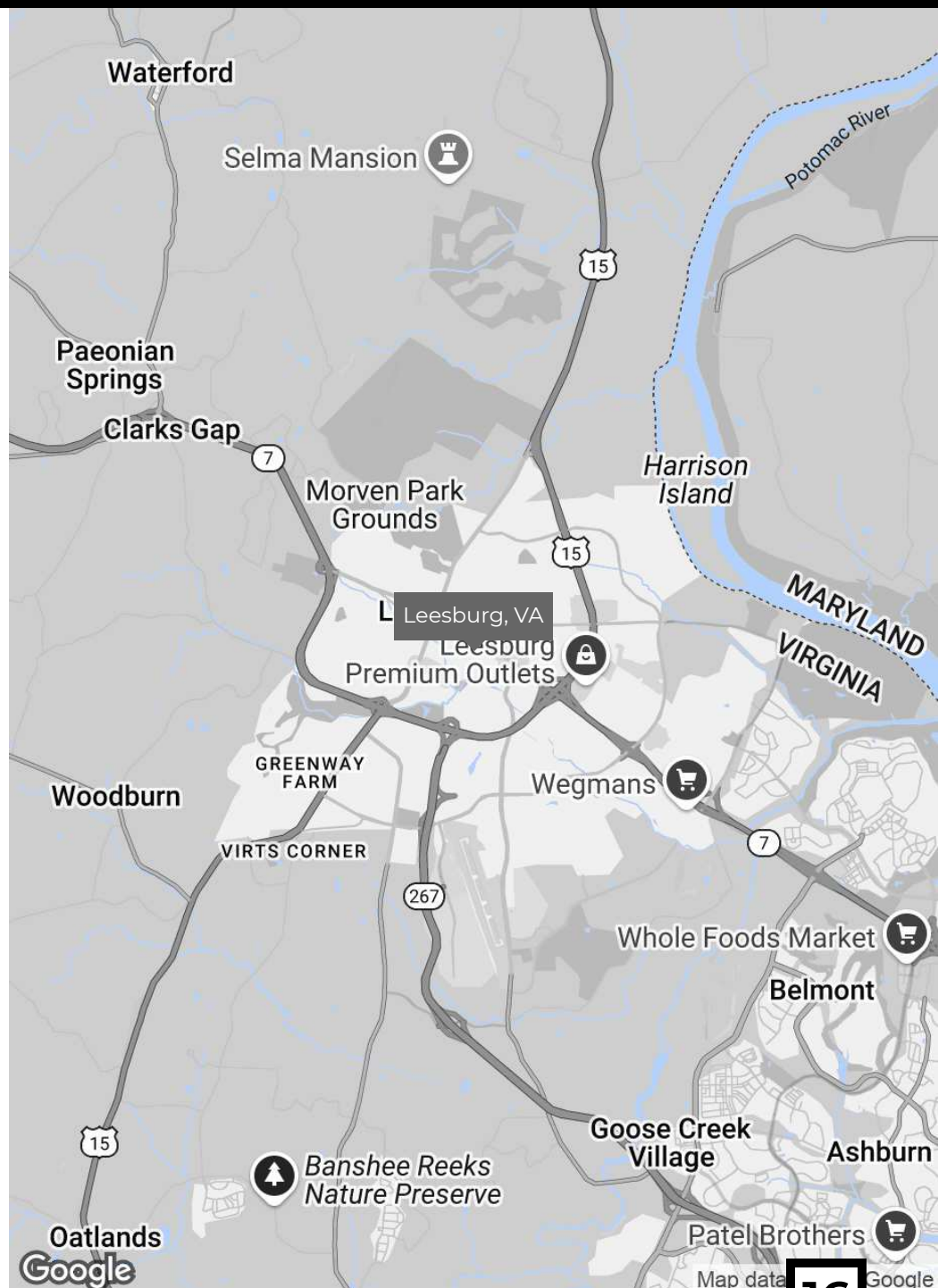
CITY INFORMATION

LOCATION DESCRIPTION

The Town of Leesburg, located in the heart of Loudoun County, Virginia, offers an exceptional business environment for commercial real estate investors, developers, and business owners. As the county seat and a key economic center in Northern Virginia, Leesburg benefits from its strategic location along the bustling Route 7 and Dulles Greenway corridors, providing direct access to Washington, D.C., and Dulles International Airport.

Leesburg's commercial real estate market is diverse and dynamic, with opportunities in retail, office, industrial, and special-use properties. The town boasts a strong local economy supported by a growing population, high household incomes, and a well-educated workforce. Major employers include government contractors, technology firms, healthcare providers, and professional services, making Leesburg an attractive destination for businesses seeking stability and growth.

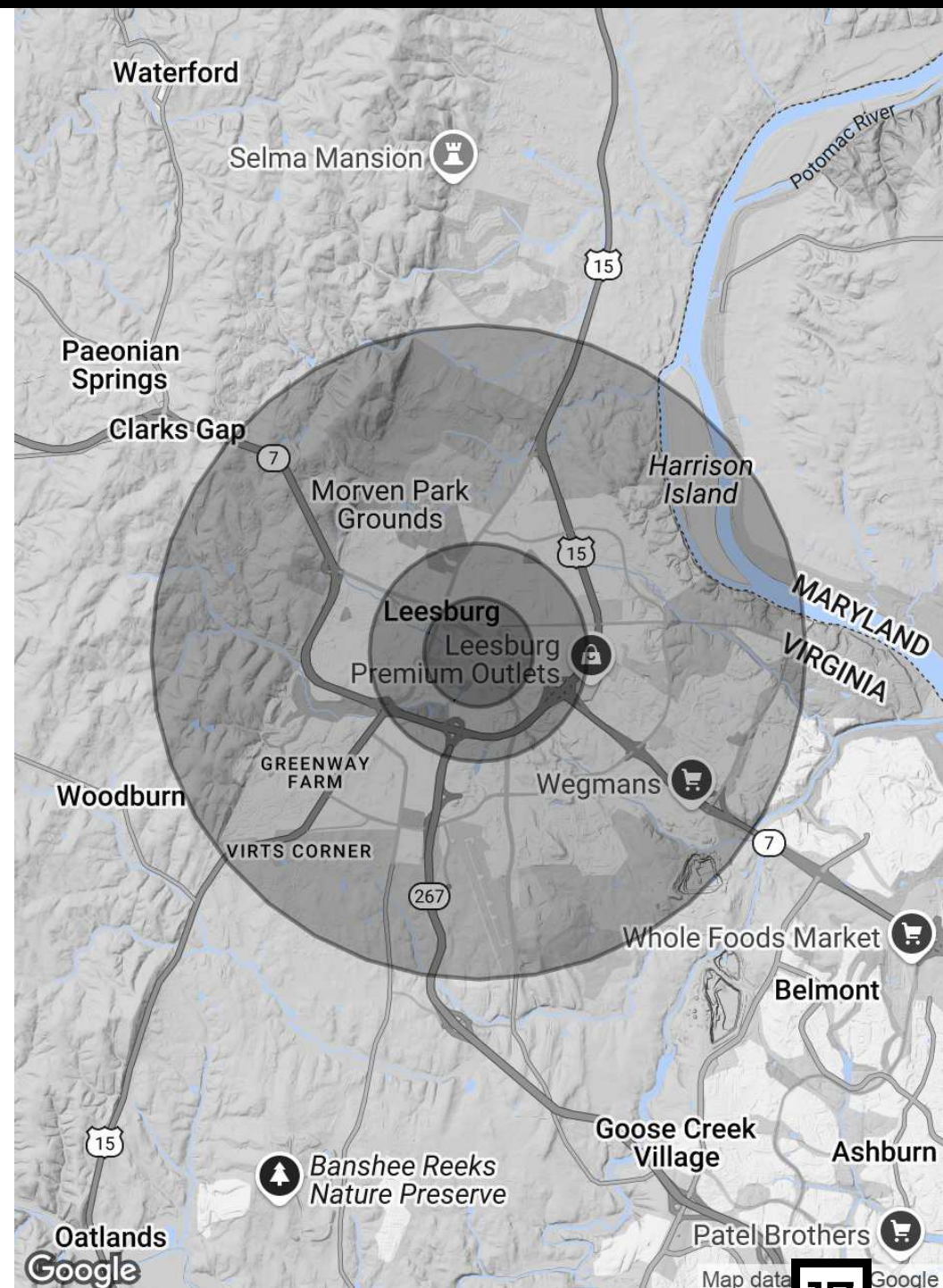
With a pro-business local government and a commitment to economic development, Leesburg provides incentives and resources for businesses looking to establish or expand their presence. The town's historic charm, vibrant downtown district, and high quality of life make it a magnet for entrepreneurs and investors. Whether you're seeking prime commercial space, development opportunities, or a strong consumer base, Leesburg offers an ideal setting for success in Northern Virginia's competitive real estate market.



DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	3 MILES
TOTAL POPULATION	3,973	18,850	57,401
AVERAGE AGE	36	36	37
AVERAGE AGE (MALE)	35	35	36
AVERAGE AGE (FEMALE)	37	37	38
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
TOTAL HOUSEHOLDS	1,312	6,622	19,001
# OF PERSONS PER HH	3	2.8	3
AVERAGE HH INCOME	\$115,456	\$133,343	\$191,212
AVERAGE HOUSE VALUE	\$542,561	\$540,482	\$697,075

Demographics data derived from AlphaMap



SRE

S E R A F I N

R E A L E S T A T E

Commercial | Investment | Brokerage

2022
BEST OF
LOUDOUN
— Loudoun Times-Mirror —

WINNER

2023
BEST OF
LOUDOUN
— Loudoun Times-Mirror —

WINNER

2024
BEST OF
LOUDOUN
— Loudoun Times-Mirror —

WINNER

A B O U T U S



\$653M
in Sold Transaction
Volume



1.35M
Total SF Sold




\$130M
in Active Listing
Inventory

#1
in Loudoun County
for Total Volume Sold

Serafin Real Estate is a premier commercial real estate brokerage based in Northern Virginia, specializing in sales, leasing, and strategic investment advisory. With over 19 years of experience and over **\$650 million in closed transactions**, we are proud to be Loudoun County's top-selling commercial brokerage and a **three-time Best of Loudoun award winner**.

At Serafin Real Estate, we are dedicated to delivering exceptional results, leveraging our deep market expertise, advanced technology, and a client-first approach. Whether you're a property owner looking to maximize your investment or a buyer seeking the ideal space, our team provides personalized strategies tailored to meet your specific goals.

Our clients trust us not only for our extensive knowledge of the market but also for our commitment to transparency, integrity, and success. Serafin Real Estate is your trusted partner for commercial real estate in **Loudoun, Fairfax, and Prince William Counties**.

 **40834 Graydon Manor Lane**
Leesburg, VA 20175

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PRIMARY BROKER CONTACT



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Founder | CEO | Principal Broker

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PROFESSIONAL BACKGROUND

Joe Serafin, a 19-year veteran of the real estate industry, is the esteemed owner of Serafin Real Estate. Over nearly two decades, Joe has built a robust foundation by representing a diverse array of developers, private equity firms, and individual investors. His career is marked by the successful closure of over \$650 million in transactions, a testament to his expertise and dedication.

Joe's specific areas of expertise include strategic planning, financial investment analysis, and financial structuring. These skills ensure solid and transparent property investments for his clients, consistently exceeding their investment goals. His deep market knowledge and strategic approach have earned him the trust of his clients, fostering long-lasting business and personal relationships.

In recognition of his outstanding contributions to the real estate sector, Joe Serafin was honored as one of the Top 10 real estate agents in Virginia by Apple News, Grit Wire, and Google News in 2023. His insights and expertise are frequently sought after, leading to numerous invitations to speak at industry events and panel discussions where he shares his knowledge as an authority on the local commercial real estate market.

Under Joe's leadership, Serafin Real Estate actively participates in various chambers and associations, contributing to the growth and development of the community. His commitment to excellence and innovation has solidified his reputation as a leading figure in the commercial real estate industry.

Serafin Real Estate

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MEET THE TEAM



JOE SERAFIN
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Joe is an 18-year real estate industry veteran and owner of Serafin Real Estate, specializing in investment sales, acquisitions, brokerage, and property investment consultation in Loudoun, Fairfax, and Prince William County.

Joe has built a solid foundation through his representation of many developers, private equity firms, and individual investors throughout the years and has successfully closed over \$600M of transactions since his start in the industry. His specific areas of expertise include strategic planning, financial investment analysis, and financial structuring ensuring solid and transparent property investments for his clients.



JENNIFER CUPITT
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Jennifer is the Office Manager for SRE and assists in the day to day administrative and client care needs of the company. Her organizational skills and process mentality ensures the company's everyday duties are carried through smoothly.



SEAN KLINE
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Sean has over 20 years of experience in real estate acquisition, negotiation, and investment. He graduated from the United States Merchant Marine Academy at Kings Point, and bought his first investment property in Falls Church after returning from sea tours in Operations Enduring Freedom and Iraqi Freedom.



GRANT WETMORE
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Grant Wetmore is a Sales and Acquisition Advisor at Serafin Real Estate. His prior experience is backed by 20 years in the Banking industry including 10 years within the commercial real estate lending, financial analysis, management and disposition of distressed and foreclosed properties and business evaluation.