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EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE: Guidance Upon Request

BUILDING 27,685 SF

LOT SIZE: 3.52 Acres

NUMBER OF UNITS:

GROSS

INCOME: \$382,568

NOI: \$339,741

ZONING: PV - Central Commercial

(C-4)

MARKET: Washington DC Metro

SUBMARKET: Town of Purcellville Western Loudoun

PROPERTY OVERVIEW

Located in the heart of downtown Purcellville, 210 N 21st Street offers a rare investment opportunity in one of Loudoun County's most desirable submarkets. This 27,685 SF **industrial flex building** sits on 3.52 acres and is 95% leased across 9 diverse tenants, generating over **\$382,000 in gross annual income.** Notable tenants include Virginia Regional Transit and Antarès Sellier USA, adding stability and brand recognition to the rent roll. This is a compelling opportunity to acquire a stabilized, income-producing property in a thriving, supply-constrained market. The property also benefits from a strong local business climate and growing demand for flex and light industrial space in Western Loudoun.

Offered as a core-plus investment, the asset presents value-add upside through lease-up of the remaining vacancy and increasing select below-market rents.



HIGHLIGHTS

- **Prime Location:** Situated in downtown Purcellville with immediate access to amenities, commuter routes, and the W&OD Trail.
- **Stabilized Income:** 95% leased across 9 tenants, generating over \$382,000 in gross annual income.
- **Tenant Diversity:** Anchored by reputable tenants including Virginia Regional Transit and Antarès Sellier USA.
- **Investment Upside:** Opportunity to increase returns by raising below-market lease rates on select units.
- Industrial Flexibility: Zoned C-4 and adaptable for a wide range of industrial, office, or service-related uses.





AERIAL PHOTOS











EXTERIOR PHOTOS











PROPERTY DETAILS

SALE PRICE	GUIDANCE UPON REQUEST
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LOCATION INFORMATION

BUILDING NAME	Purcellville Industrial Flex Investment
STREET ADDRESS	210 N 21st St
CITY, STATE, ZIP	Purcellville, VA 20132
COUNTY	Loudoun
MARKET	Washington DC Metro
SUB-MARKET	Town of Purcellville Western Loudoun
NEAREST HIGHWAY	Route 7
NEAREST AIRPORT	Dulles International Airport & Leesburg Airport

PROPERTY INFORMATION

PROPERTY TYPE	Mixed Use Industrial Flex
PROPERTY SUBTYPE	Flex Space
ZONING	PV - Central Commercial (C-4)
LOT SIZE	3.52 Acres
APN#	488472620000

BUILDING INFORMATION

BUILDING SIZE	27,685 SF
NOI	\$339,741.30
CAP RATE	4.85
BUILDING CLASS	В
OCCUPANCY %	95.0%
TENANCY	Multiple
NUMBER OF FLOORS	1
YEAR BUILT	1950
NUMBER OF BUILDINGS	1
TAXES & VALUATION	

TAXES	\$34,825.78
FORECLOSURE / DISTRESSED	No



PARCEL

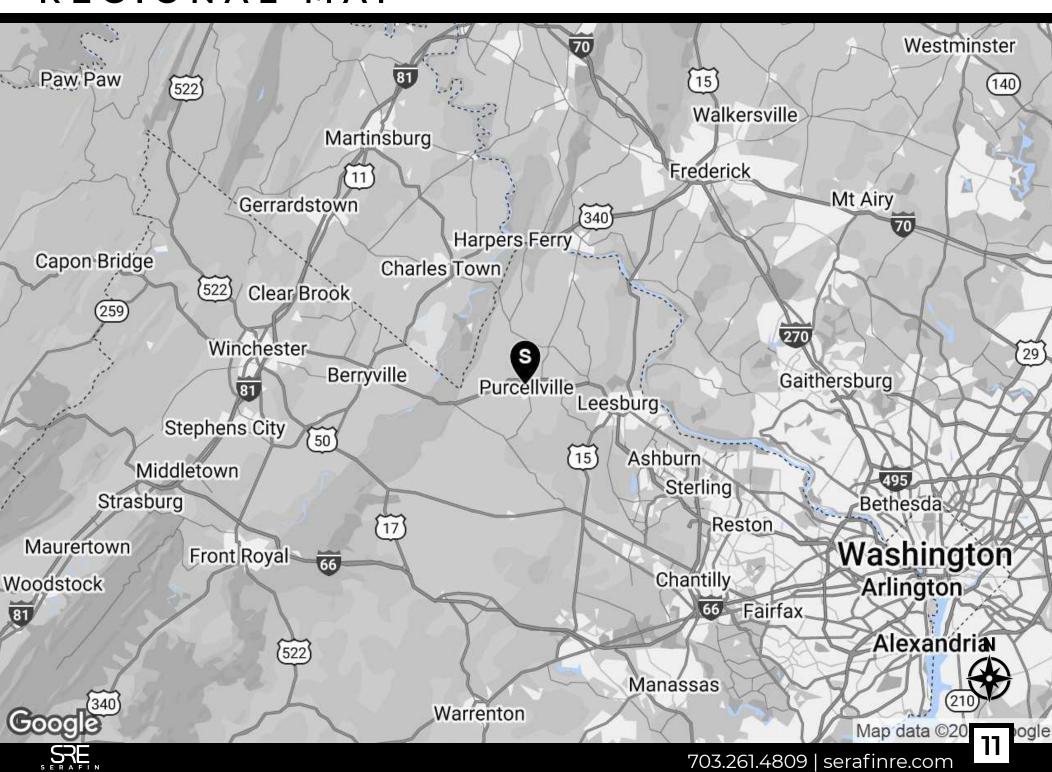


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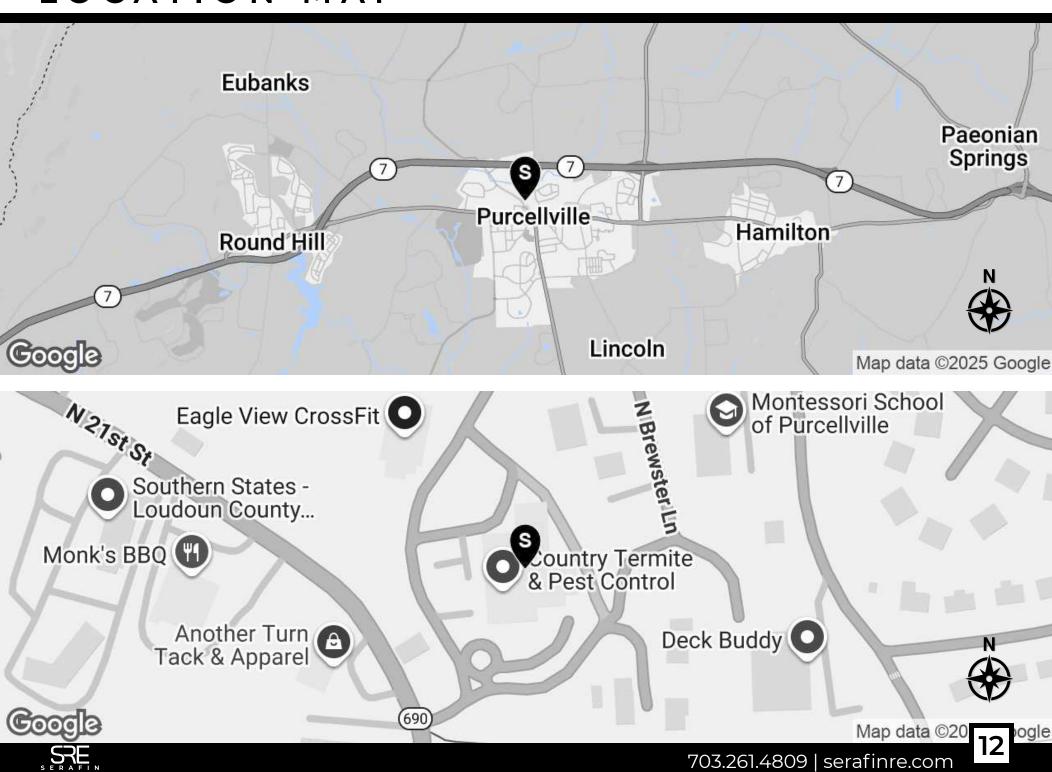


MAPS

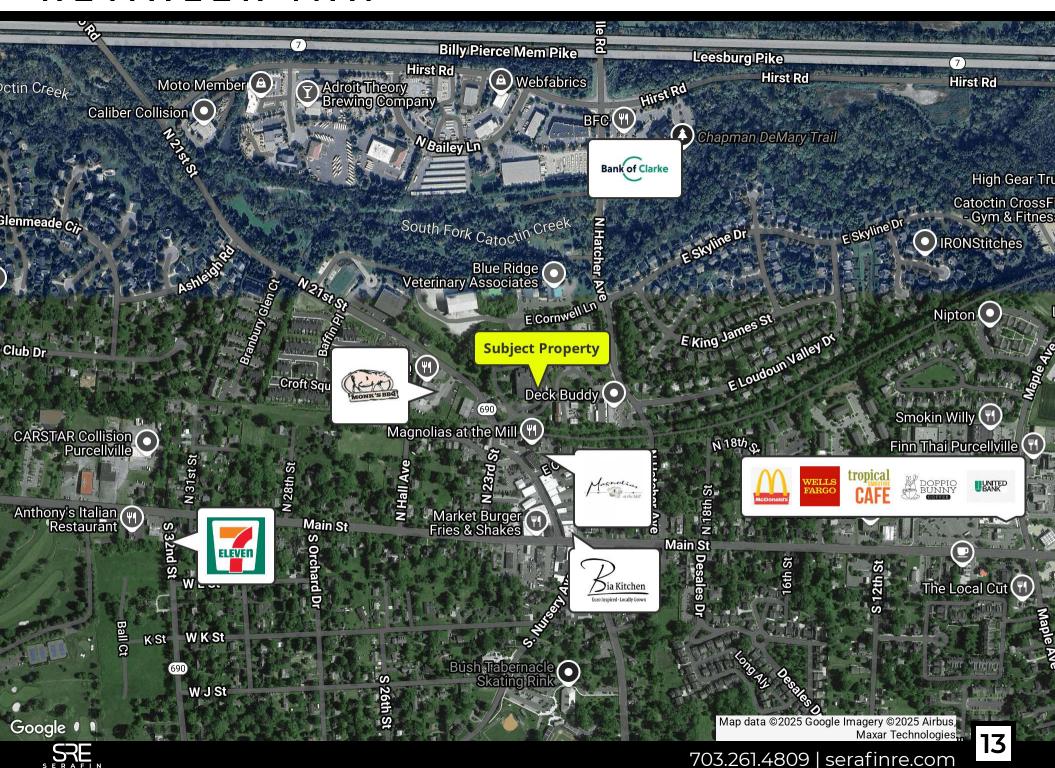
REGIONAL MAP



LOCATION MAP



RETAILER MAP





RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
Garage	Merit	500 SF	1.81%	\$12.00	\$6,000	09/01/2023	Month to Month
A/P	Joyful Child Atrium	2,805 SF	10.13%	\$19.50	\$54,698	09/01/2024	08/31/2025
В	BCS	600 SF	2.17%	\$23.10	\$13,860	05/01/2025	04/30/2026
С	Antares Sellier USA	4,800 SF	17.34%	\$17.60	\$84,462	09/01/2024	08/31/2026
D	Virginia Regional Transit	6,286 SF	22.71%	\$13.36	\$84,000	05/01/2024	04/30/2029
E/G/H/M	Cabinet Showplace	5,200 SF	18.78%	\$15.35	\$79,800	06/01/2025	03/31/2028
F/I	Dominion Tea	1,500 SF	5.42%	\$18.58	\$27,864	03/01/2022	02/28/2027
J	Vacant	2,850 SF	10.29%	-	-	-	-
K	Country Termite & Pest Control	1,000 SF	3.61%	\$17.48	\$17,484	04/01/2022	03/31/2027
210	21st Street Fitness	600 SF	2.17%	\$24.00	\$14,400	09/01/2023	08/31/2025
TOTALS		26,141 SF	94.43%		\$382,568		
AVERAGE	:S			\$17.89			

See Lease Abstract Summaries in the "Access Locked Documents" on the property website: https://serafinre.com/inventory/210-n-21st-st-purcellville-sale/



INCOME & EXPENSES



INCOME SUMMARY

GROSS INCOME	\$382,567
EXPENSES SUMMARY	
2025 PROPERTY TAXES	\$34,826
ESTIMATED PROPERTY INSURANCE	\$8,000
OPERATING EXPENSES	\$42,826
NET OPERATING INCOME	\$339,741

Enter comments here...



CITY INFORMATION

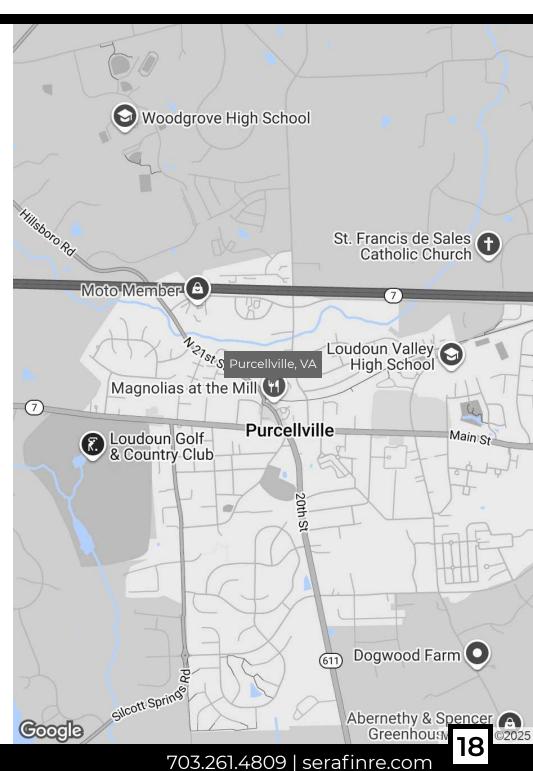
LOCATION DESCRIPTION

210 N 21st Street is nestled in the heart of Purcellville, Virginia—a town that combines small-town charm with impressive economic vitality. With a population of approximately 8,911, Purcellville boasts a median household income of \$162,981, significantly higher than both the state and national averages . This affluence, coupled with a median age of 35.5 years, indicates a youthful and prosperous community .

Expanding the lens to Loudoun County, the economic prospects become even more compelling. The county has experienced a remarkable 29% population growth since 2010, making it the fastest-growing county in Virginia and ranking 20th nationwide . This surge is complemented by a median household income of \$178,707, the highest in the nation .

Loudoun County's robust economy is further bolstered by its status as a global tech hub, housing over 60 massive data centers that handle approximately 70% of the world's web traffic. This technological infrastructure, combined with a highly educated workforce, creates a fertile ground for business innovation and investment.

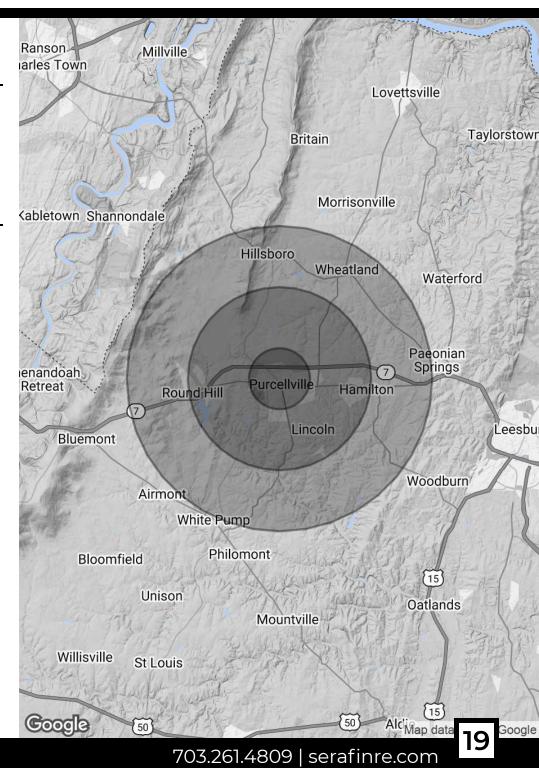
In summary, 210 N 21st Street offers a strategic location in a town and county characterized by strong economic growth, high household incomes, and a dynamic business environment—making it an attractive opportunity for investors and entrepreneurs alike.



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,533	18,918	29,573
AVERAGE AGE	37	37	38
AVERAGE AGE (MALE)	36	36	37
AVERAGE AGE (FEMALE)	38	38	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,120	5,929	9,338
# OF PERSONS PER HH	3.1	3.2	3.2
AVERAGE HH INCOME	\$198,419	\$222,981	\$237,349
AVERAGE HOUSE VALUE	\$716,259	\$776,701	\$849,061

Demographics data derived from AlphaMap



SERAFIN REAL ESTATE

Commercial | Investment | Brokerage



BEST OF LOUDOUN

Toudoun Times-Mirror



WINNER

BOUTER

U S WINNER

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Volume

Inventory

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.



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PRIMARY BROKER CONTACT





GRANT WETMORE

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PROFESSIONAL BACKGROUND

Grant Wetmore is a Sales and Acquisition Advisor at Serafin Real Estate. He is also the owner of GGWetmore Consulting. Grant has valuable knowledge in commercial 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. He takes pride in providing the best consultation to bring sound financial decisions and highest profits to his real estate investors and clients driven by personal relationships.

Grant worked for BCT The Community's Bank as Vice President, Market Executive in Loudoun County, Virginia. Previously, he worked for Middleburg Bank and Guarantee Bank. Grant is a graduate of Marshall University in Business Administration and the Paul W. Barret, Jr. Graduate School of Banking. He currently holds a Virginia Real Estate license.

Grant served as President of the Purcellville Business Association. He previously served as treasurer of Seven Loaves and Vice President of Discover Charles Town

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MEET THE TEAM



JOE SERAFIN 703.994.7510 jserafin@serafinre.com

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 Willam 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 703.727.6830 jcupitt@serafinre.com

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 703.963.0608 skline@serafinre.com

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 703.727.2542 gwetmore@serafinre.com

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.