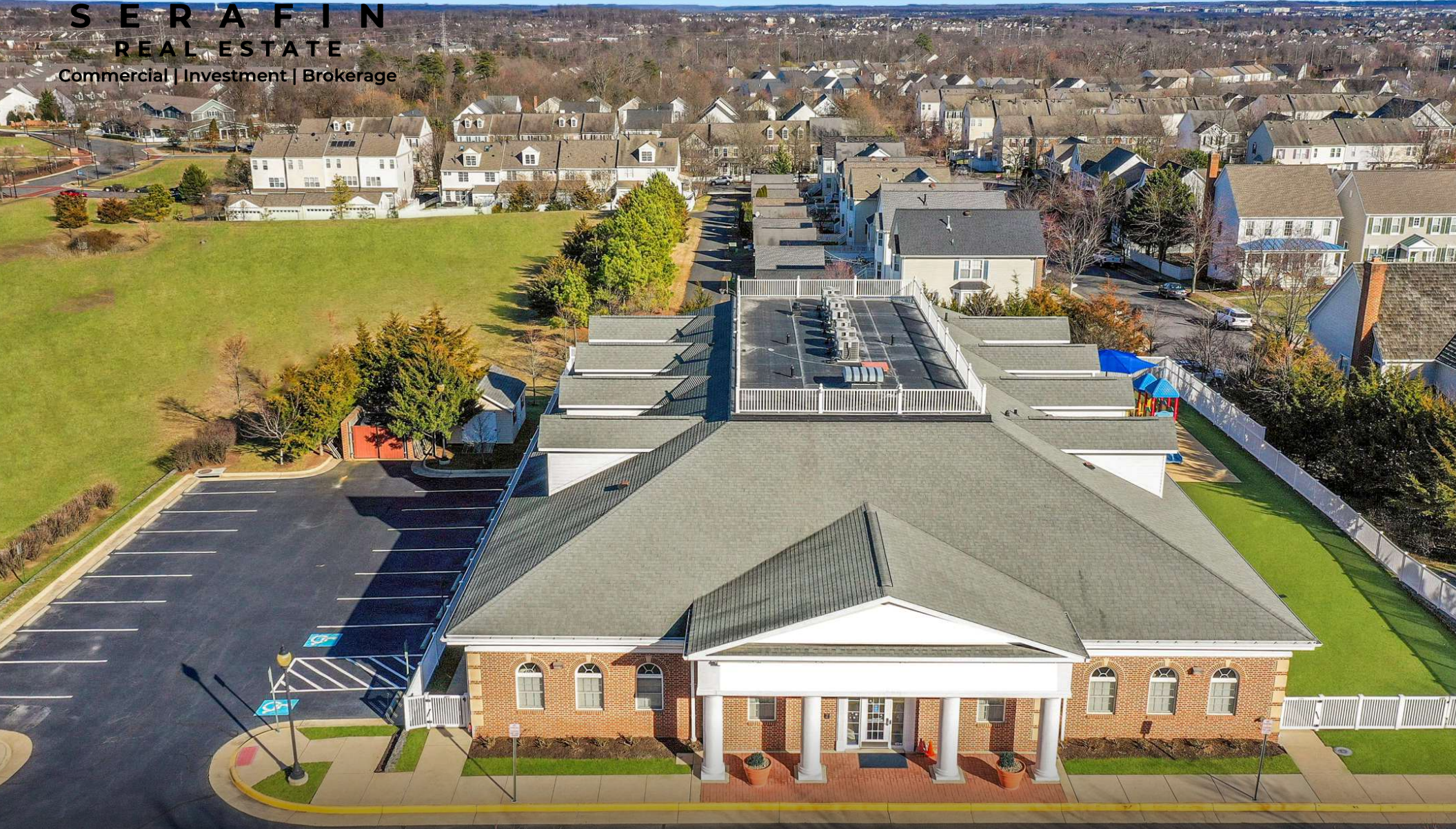


SRE

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REAL ESTATE

Commercial | Investment | Brokerage



Owner-User School | Early Education Center | For Sale Or Lease
42885 Orchard Oriole Drive, Ashburn, VA 20147

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PROPERTY
INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
LEASE RATE:	\$33.00 SF/yr (NNN)
ESTIMATED NNN'S:	\$2.80/SF/yr
BUILDING SIZE:	10,734 SF
LOT SIZE:	1.27 Acres
YEAR BUILT:	2008
ZONING:	PDH3

OVERVIEW

This freestanding early education center is perfectly situated in the highly desirable Belmont Greene area of Ashburn, VA, making it an ideal location for a child care operator to establish or expand a fully built-out school. Boasting 10,734 total square feet of space, the center is licensed for 184 children and has been meticulously maintained. The property is ready for immediate occupancy, providing the perfect opportunity for a seamless transition to a new operator. The center features a comprehensive layout that includes bright, spacious classrooms, a secure outdoor play area, a kitchen facility, and dedicated spaces for naps, meals, and snacks. This property presents a rare opportunity to acquire a fully built-out early education center with an established reputation, in a prime location with plenty of parking and convenient access to major roads.

HIGHLIGHTS

- **Turnkey Early Education Facility:** This fully equipped 10,734 SF early education center is ready for immediate occupancy, offering a seamless start for childcare providers looking to expand or relocate.
- **High License Capacity:** With a previously licensed capacity of 184, the center is perfectly suited to meet the high demand for quality childcare in one of the wealthiest counties in the country.
- **Top-Tier Location:** Located in Ashburn, Virginia, an affluent community in Loudoun County, the area boasts a median household income of \$178,000 and over 25,000 households within a 3-mile radius, making it an ideal market for childcare services.
- **Comprehensive Educational Setup:** The center features 9 classrooms, 1 nursery, an indoor gym area, and dedicated reception and director offices, providing a complete infrastructure to support a successful early education program.
- **State-of-the-Art Playground:** Situated on 1.27 acres, the property includes a modern, state-of-the-art playground, ensuring a safe and engaging outdoor environment for children.
- **Prime Market Opportunity:** Ashburn's booming economy, proximity to Northern Virginia's tech sector, and high demand for quality childcare make this property a standout investment in a thriving, family-oriented community.
- **Turnkey Early Education Facility:** This fully equipped 10,734 SF early education center is ready for immediate occupancy, offering a seamless start for childcare providers looking to expand or relocate.
- **High License Capacity:** With a previously licensed capacity of 184, the center is perfectly suited to meet the high demand for



PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME	Owner-User School Early Education Center For Sale or Lease
STREET ADDRESS	42885 Orchard Oriole Drive
CITY, STATE, ZIP	Ashburn, VA 20147
COUNTY	Loudoun
MARKET	Washington DC Metro
NEAREST HIGHWAY	Route 7
NEAREST AIRPORT	Dulles International Airport

BUILDING INFORMATION

BUILDING SIZE	10,734 SF
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2008
GROSS LEASABLE AREA	10,734 SF
CONSTRUCTION STATUS	Existing
CONDITION	Excellent
ROOF	Hip, Asphalt/FBGL Shingle
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
WALLS	20'
FOUNDATION	Concrete

PROPERTY INFORMATION

PROPERTY TYPE	Special Purpose
PROPERTY SUBTYPE	School
ZONING	PDH3
LOT SIZE	1.27 Acres
APN #	152199137000
POWER	Yes

PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	3.54
NUMBER OF PARKING SPACES	38

UTILITIES & AMENITIES

RESTROOMS	11
LANDSCAPING	Artificial Turf on Playground Areas

TAXES & VALUATION

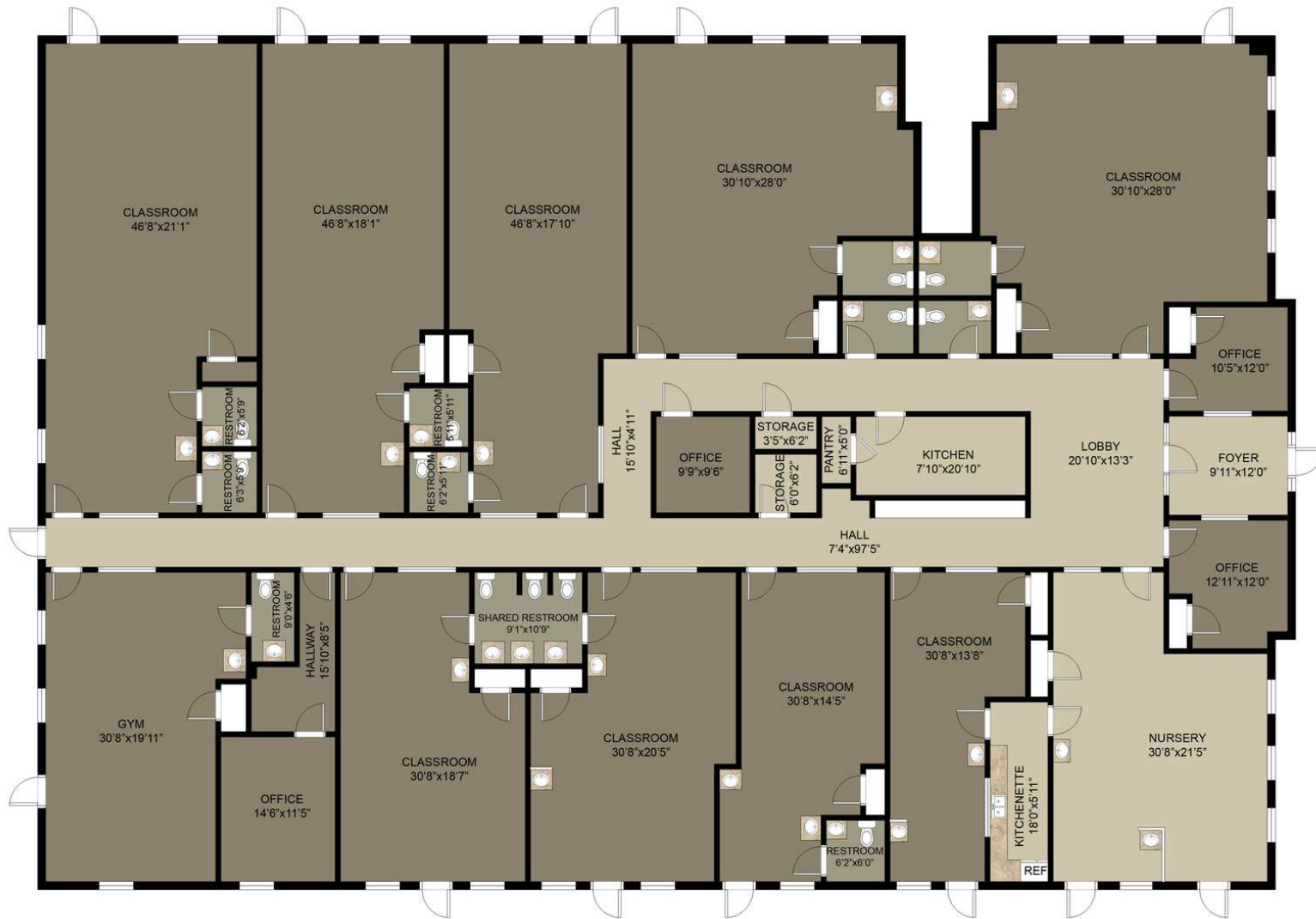
TAXES	\$20,079.74
FORECLOSURE / DISTRESSED	No

ADDITIONAL PHOTOS



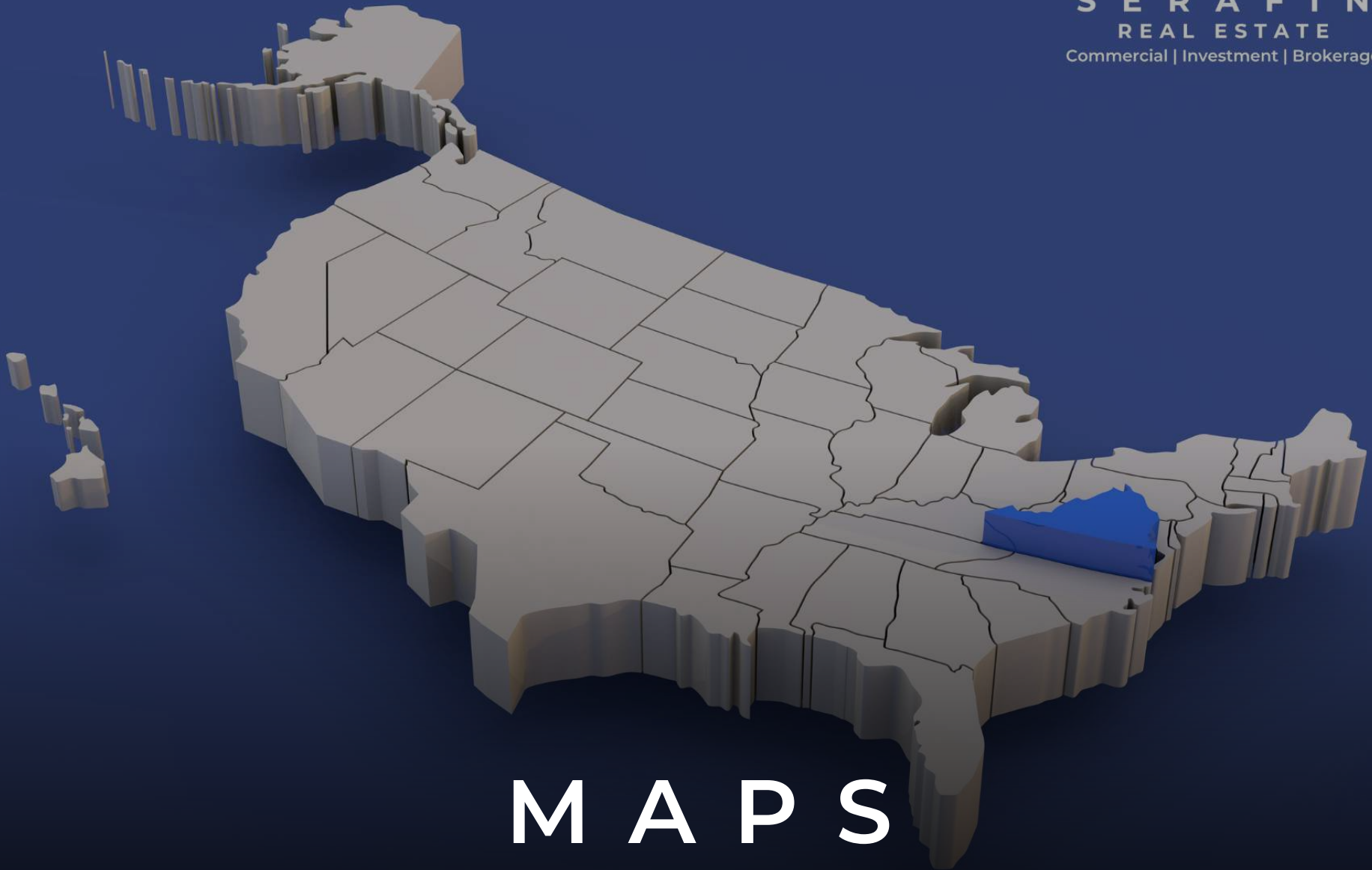
FLOOR PLANS

VIDEO TOUR



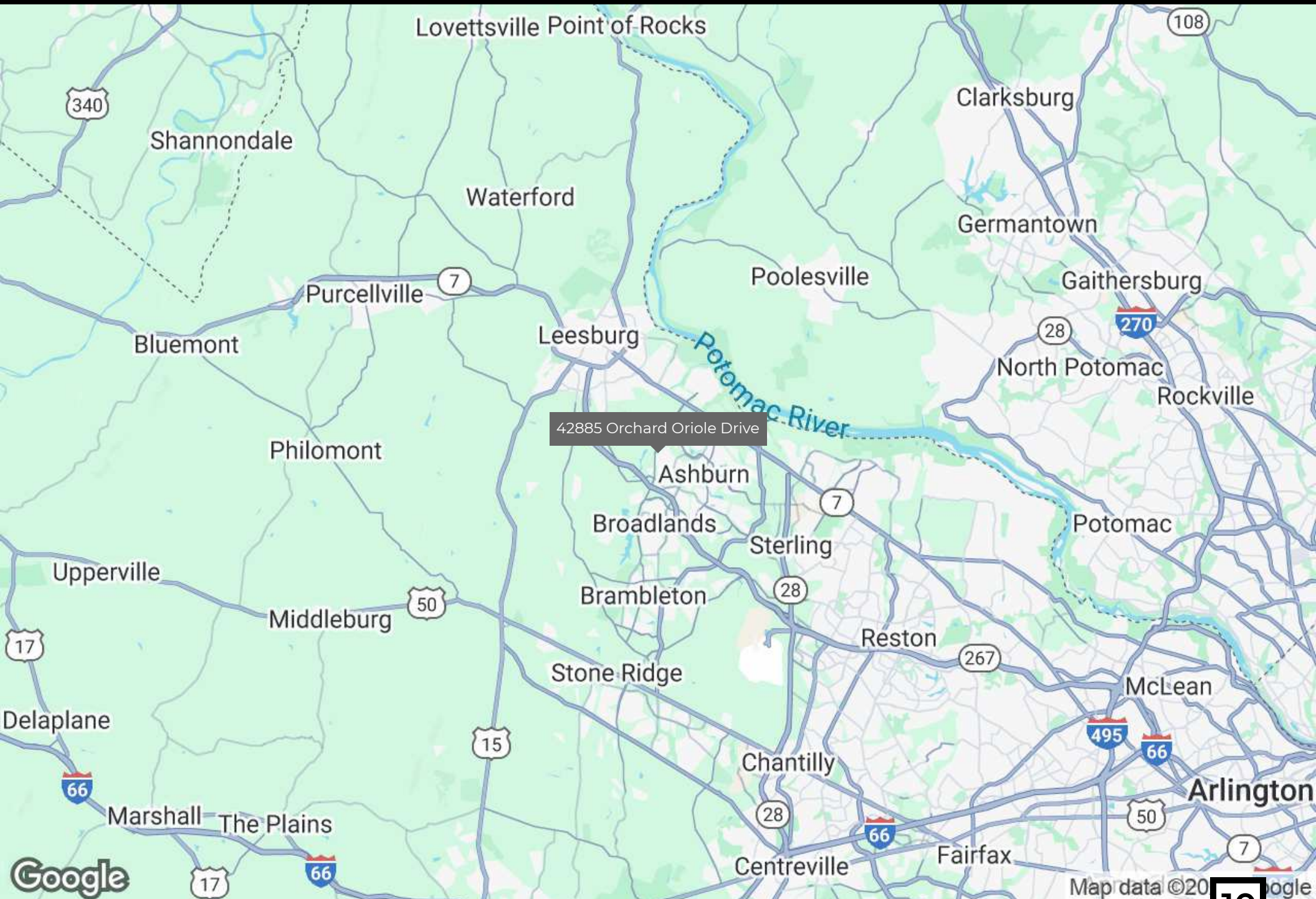
FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



MAPS

REGIONAL MAP



42885 Orchard Oriole Drive



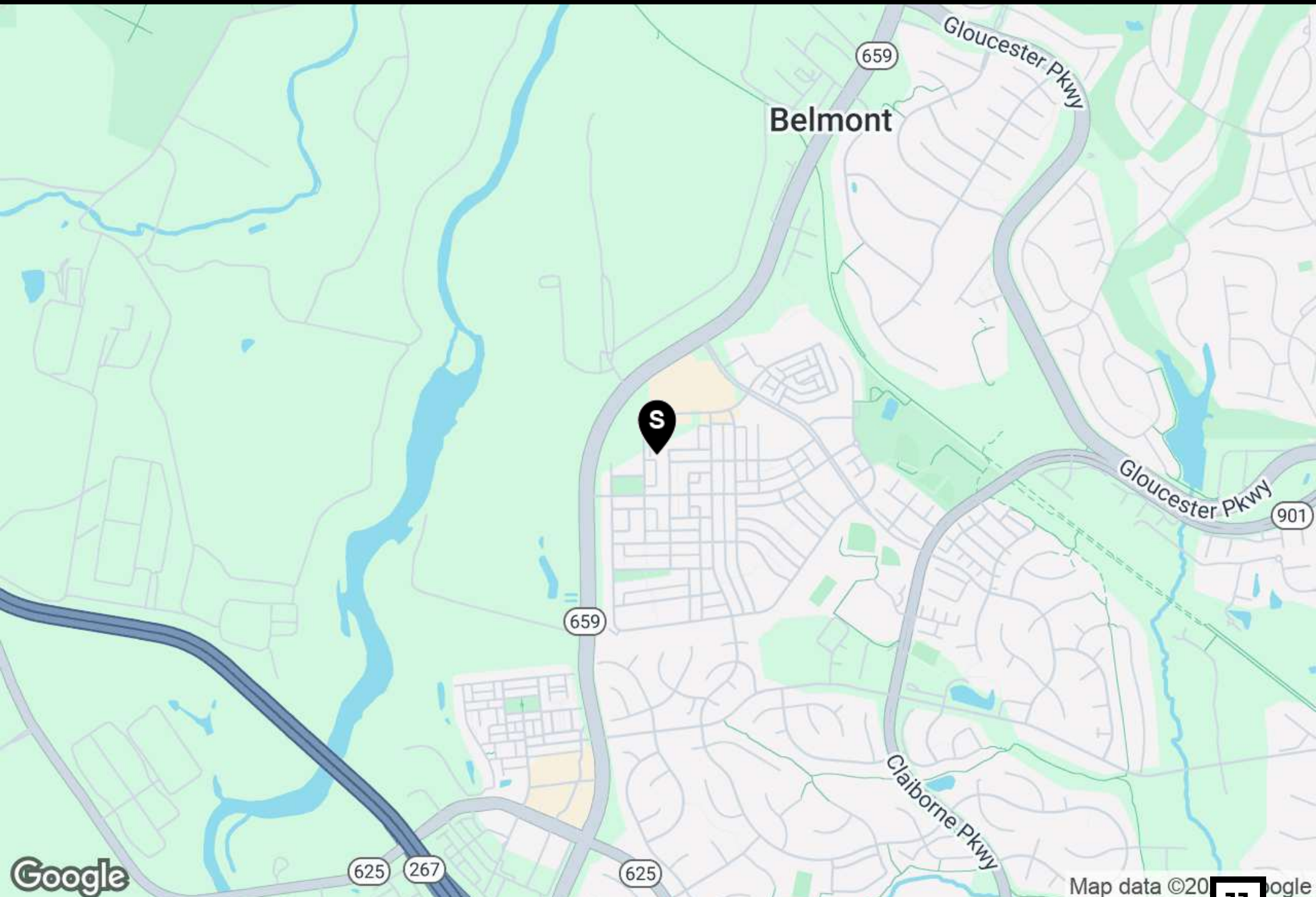
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LOCATION MAP



Google

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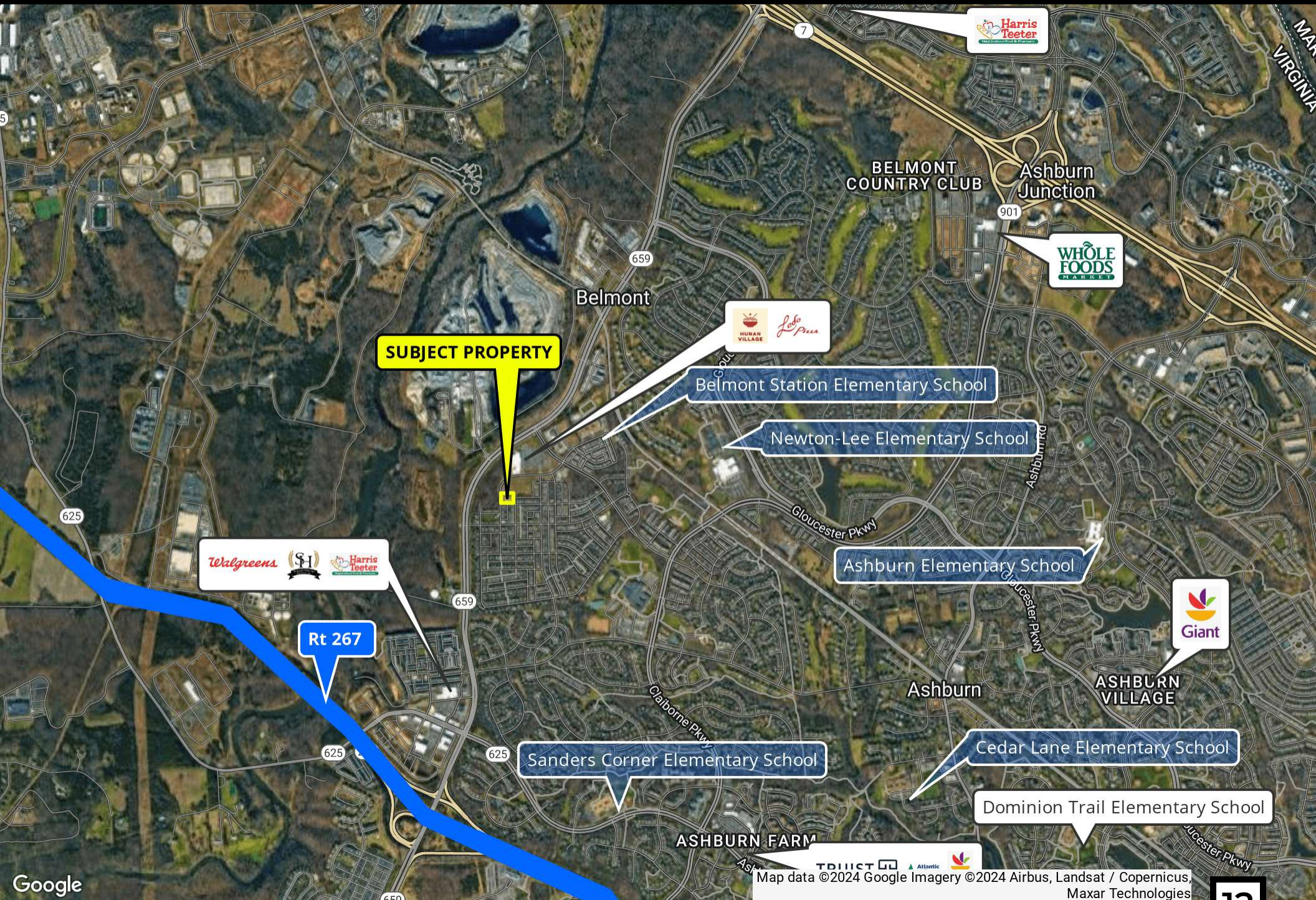
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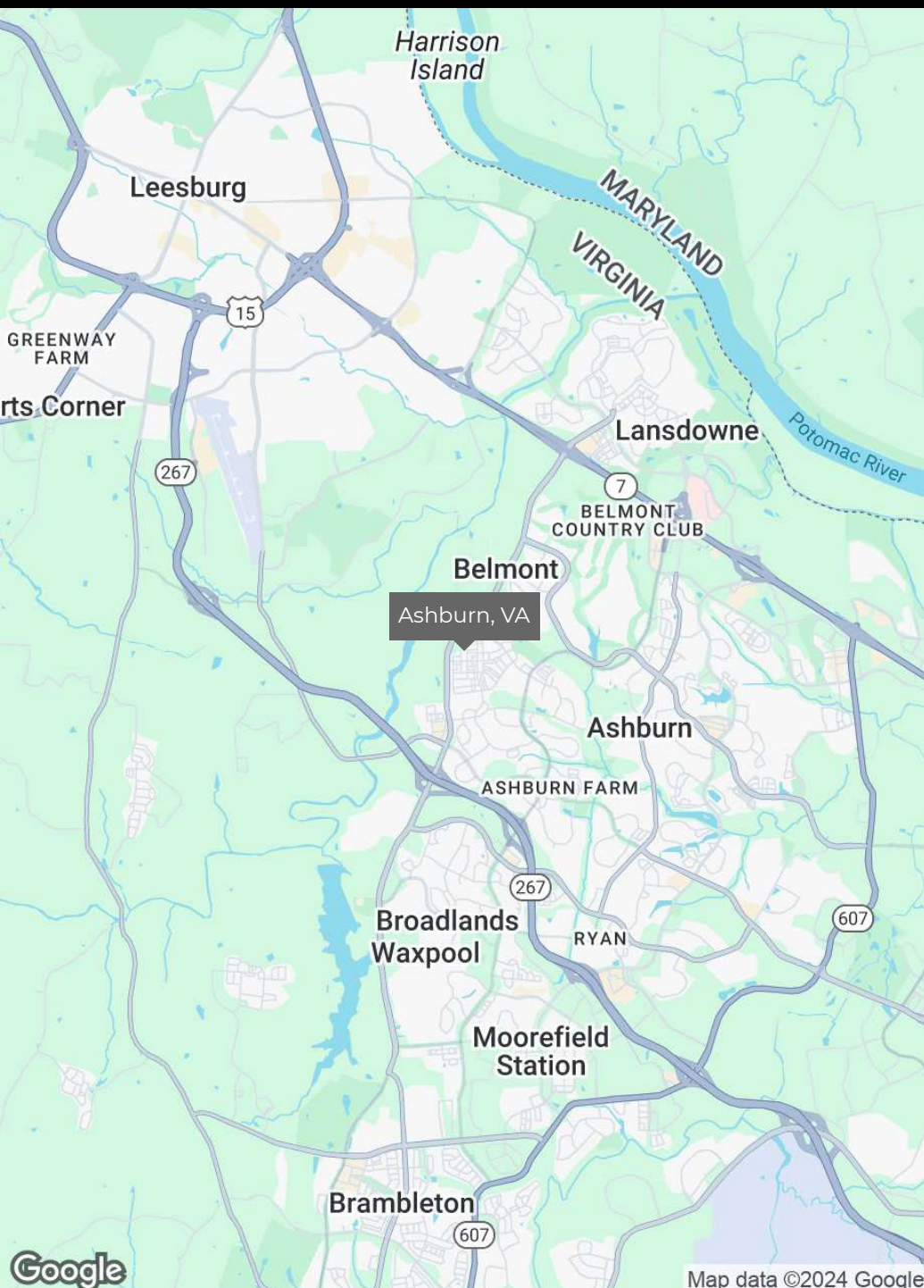
RETAILER MAP





AREA OVERVIEW

CITY INFORMATION



LOCATION DESCRIPTION

Ashburn, Virginia, is a highly affluent community located in the heart of Loudoun County, known for its exceptional quality of life, high household incomes, and a booming economy. As one of the wealthiest counties in the United States, Loudoun's residents enjoy median household incomes far above the national average, often exceeding \$200,000 annually. Ashburn, in particular, attracts families with young children due to its top-rated schools, family-friendly amenities, and proximity to the booming tech sector in Northern Virginia, including nearby Data Center Alley, which has fueled economic growth.

The demand for high-quality childcare in Ashburn is substantial, driven by the area's affluence and the growing number of dual-income households. As more families seek professional early education options, businesses in the childcare sector have seen significant success. In Loudoun County, childcare centers thrive thanks to the county's strong population growth and need for services that cater to young families. The combination of high household incomes and an increasing number of young children makes Ashburn an ideal location for successful childcare businesses.

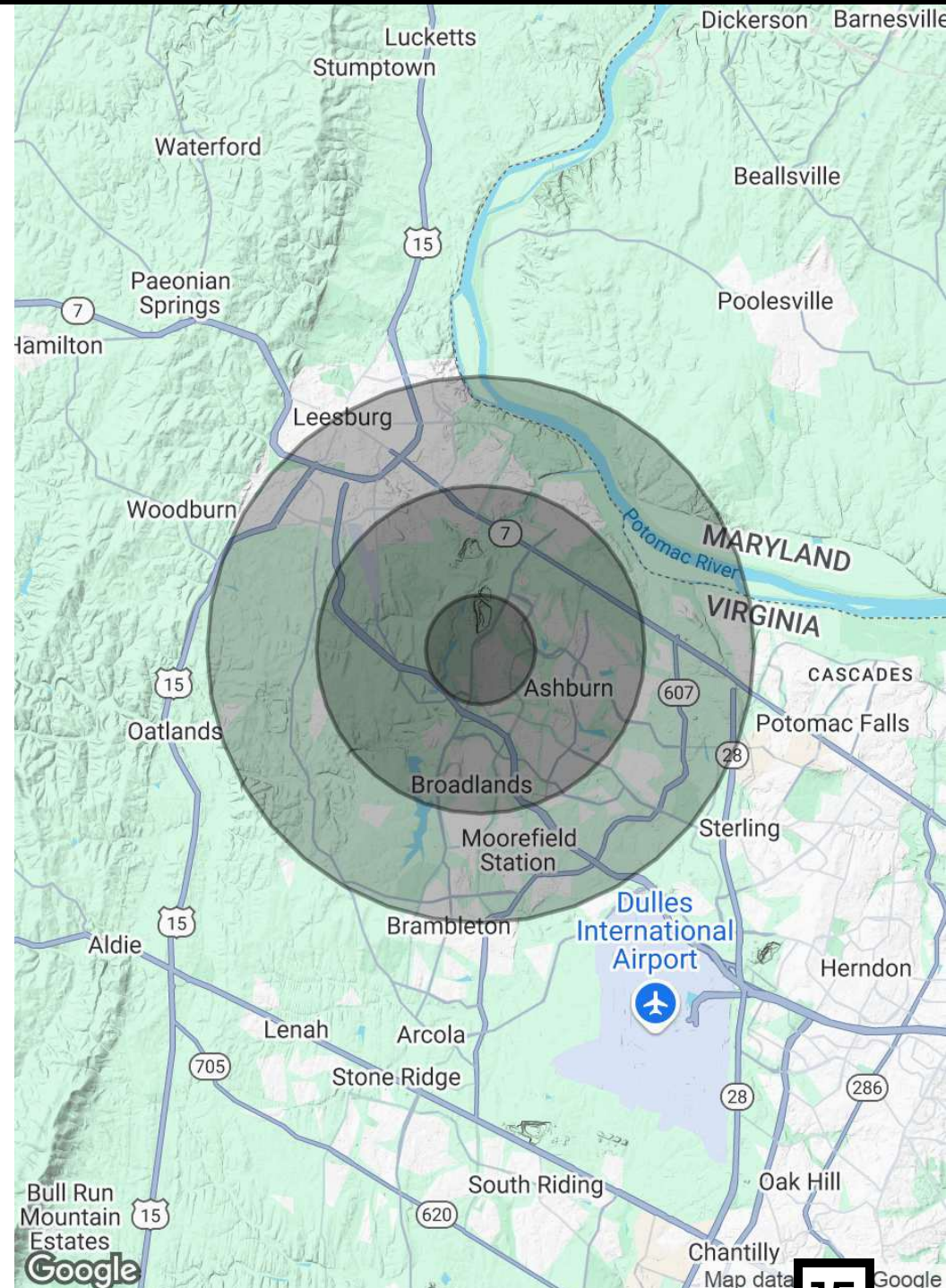
LOCATION DETAILS

MARKET	Washington DC Metro
COUNTY	Loudoun
NEAREST HIGHWAY	Route 7
NEAREST AIRPORT	Dulles International Airport

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,220	77,990	175,404
AVERAGE AGE	36	38	38
AVERAGE AGE (MALE)	35	37	37
AVERAGE AGE (FEMALE)	36	38	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,246	26,241	60,307
# OF PERSONS PER HH	3.1	3	2.9
AVERAGE HH INCOME	\$232,082	\$239,860	\$219,519
AVERAGE HOUSE VALUE	\$746,727	\$781,558	\$771,090

Demographics data derived from AlphaMap



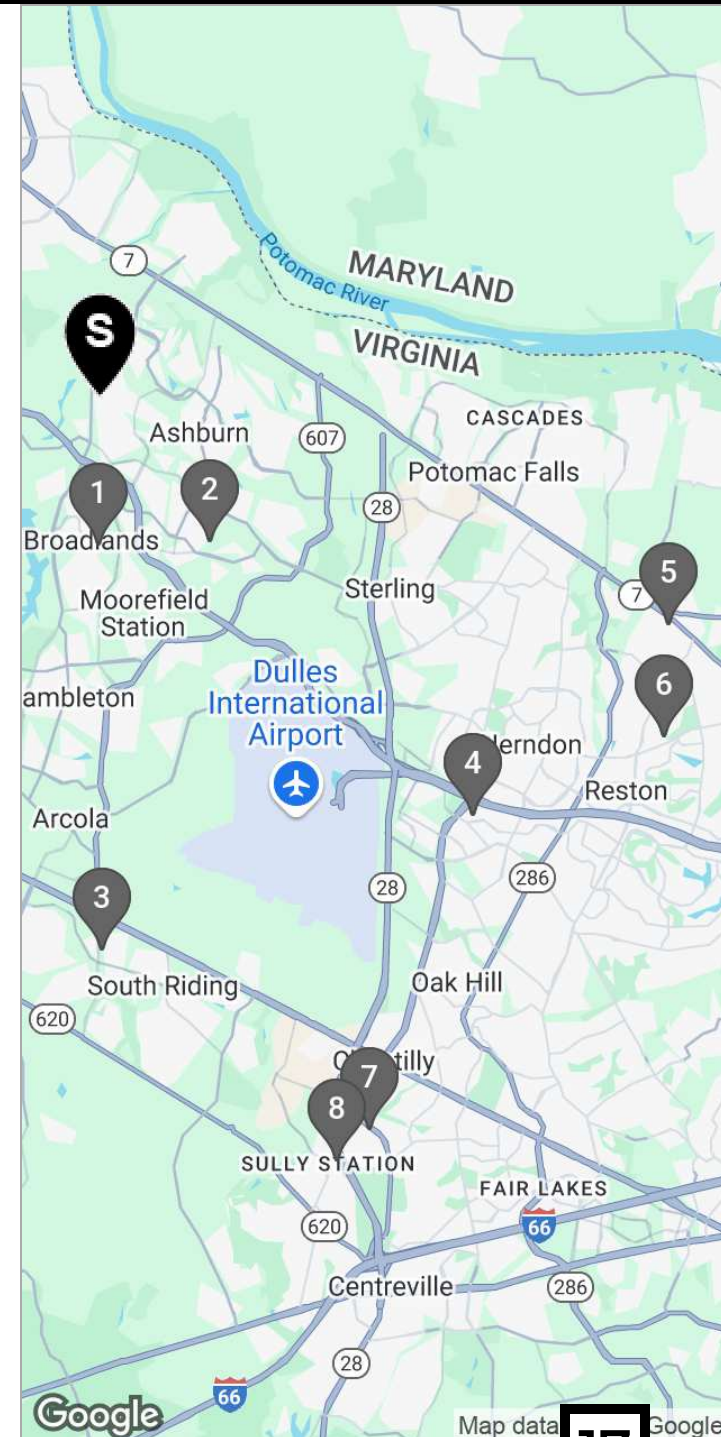


LEASE
COMPARABLES

LEASE COMPS MAP & SUMMARY

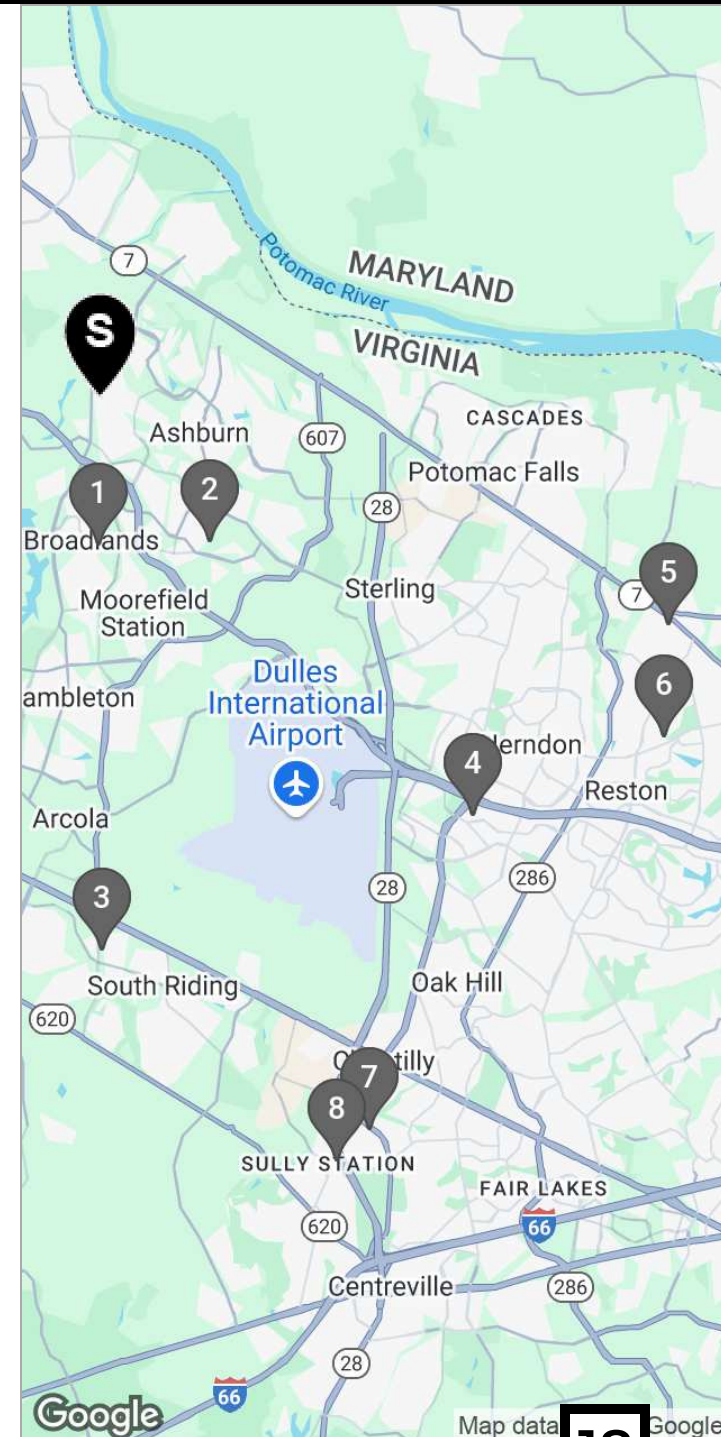
NAME/ADDRESS LEASE RATE LEASE TYPE SPACE SIZE DEAL STATUS

★	Owner-User School Early Education Center For Sale or Lease 42885 Orchard Oriole Drive Ashburn, VA	\$33.00 /SF/yr	NNN	10,734 SF	Subject Property
1	Guidepost Montessori Broadlands (Ashburn) 42945 Waxpool Road Ashburn, VA	\$39.05 /SF/yr	NNN	21,189 SF	Leased
2	Everbrook Ashburn 21684 Romans Drive Ashburn, VA	\$39.83 /SF/yr	NNN	12,561 SF	Leased
3	Kids R' Kids Loudoun County 25160 Loudoun County Parkway Chantilly, VA	\$38.22 /SF/yr	NNN	14,978 SF	Leased
4	Guidepost Montessori Herndon 13251 Woodland Park Road Herndon, VA	\$47.27 /SF/yr	NNN	7,014 SF	Leased
5	Guidepost Montessori Reston 11579 Cedar Chase Drive Herndon, VA	\$48.79 /SF/yr	NNN	8,401 SF	Leased



LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	LEASE RATE	LEASE TYPE	SPACE SIZE	DEAL STATUS
6	Primrose of Reston 1609 N Village Road Reston, VA	\$40.00 /SF/yr	NNN	10,632 SF	Leased 12/16/2022
7	Guidepost Montessori Chantilly 4550 Walney Road Chantilly, VA	\$41.20 /SF/yr	NNN	22,342 SF	Leased
8	5003 Westone Plaza Chantilly, VA	\$38.00 /SF/yr	NNN	21,222 SF	Leased 9/1/2023
AVERAGES		\$41.55 /SF/YR		14,792 SF	

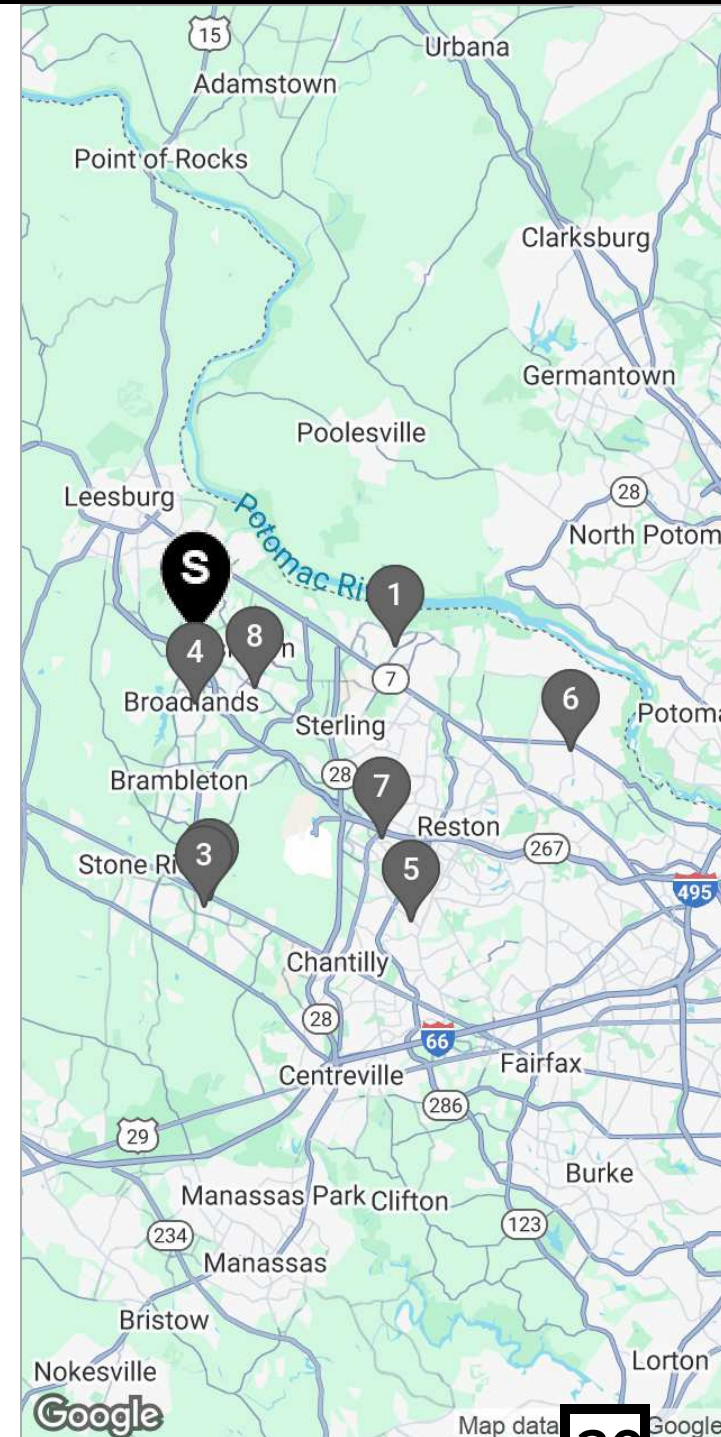




SALE
COMPARABLES

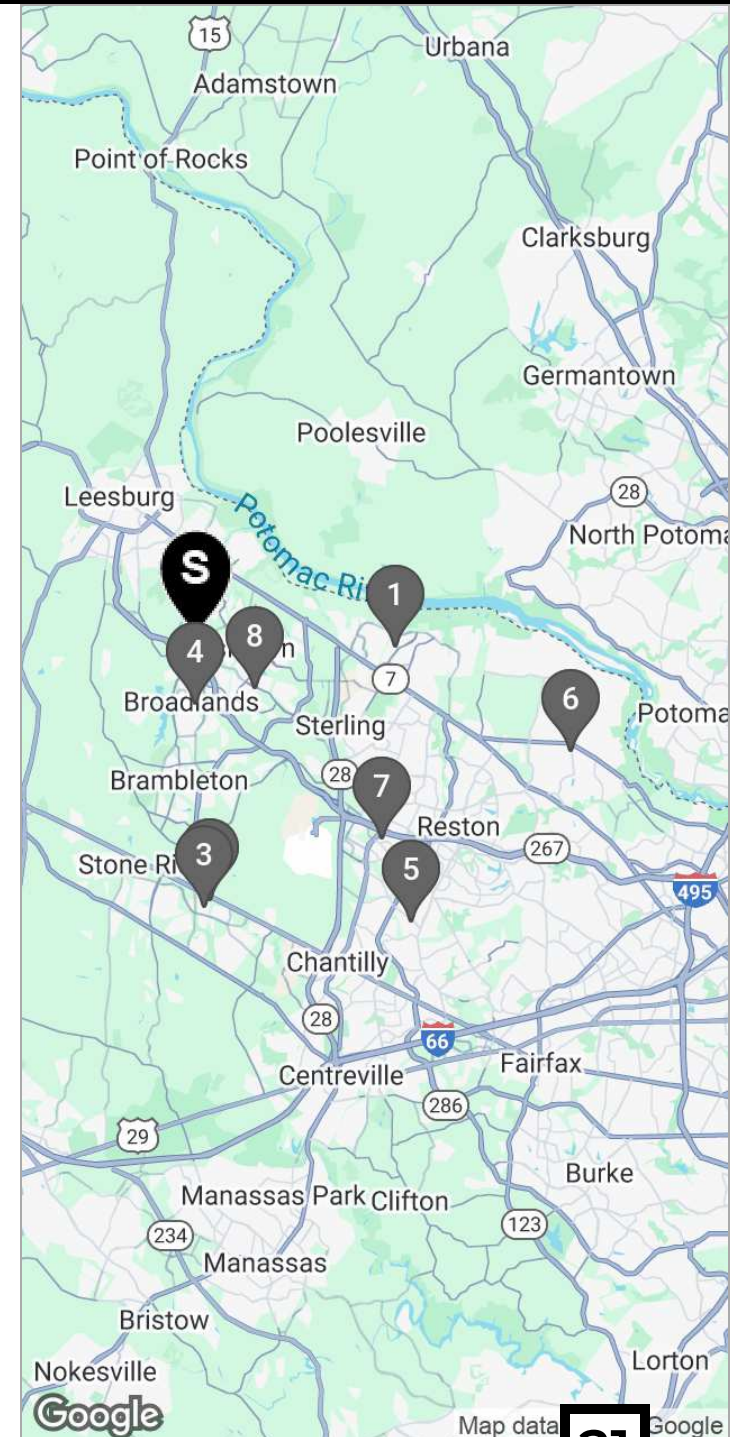
SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	DEAL STATUS	PRICE/SF
★	Owner-User School Early Education Center For Sale or Lease 42885 Orchard Oriole Drive Ashburn, VA	To Be Determined	10,734 SF	1.27 Acres	Subject Property	-
1	20685 Fernbank Court Sterling, VA	\$4,700,000	8,600 SF	1.37 Acres	Sold 3/15/2023	\$546.51
2	43181 Amberwood Drive Chantilly, VA	\$4,650,000	9,888 SF	1.07 Acres	Sold 2/26/2021	\$470.27
3	Elk Lick Road Childcare Center 25235 Elk Lick Road Chantilly, VA	\$2,175,000	4,000 SF	-	Sold 3/30/2018	\$543.75
4	GuidePost Montessori Broadlands NNN 42945 Waxpool Road Ashburn, VA	\$11,100,000	21,189 SF	4.49 Acres	Sold 8/30/2019	\$523.86
5	NNN Kay School in Herndon, VA 3005 Dower House Drive Herndon, VA	\$3,160,000	7,902 SF	1.15 Acres	Sold 6/10/2022	\$399.90
6	790 Walker Road Great Falls, VA	\$6,350,000	14,482 SF	4.30 Acres	Sold 8/19/2021	\$438.48



SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	DEAL STATUS	PRICE/SF
7	GuidePost Montessori Herndon NNN 13251 Woodland Park Road Herndon, VA	\$4,200,000	7,014 SF	0.88 Acres	Sold 8/30/2019	\$598.80
8	Golden Pond Academy (Cadence Education) 43940 Farmwell Hunt Plz Ashburn, VA	\$4,167,000	13,149 SF	2.13 Acres	Sold 6/15/2023	\$316.91
AVERAGES		\$5,062,750	10,778 SF	2.20 ACRES		\$479.81



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2023
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LOUDOWN
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WINNER

2024
BEST OF
LOUDOWN
— Loudoun Times-Mirror —

WINNER

A B O U T U S

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.

By applying this expertise and market knowledge, Joe consistently exceeds the investment goals for his clients and has earned their trust as a reliable resource, creating life-long business and personal relationships. Joe is an active member of many professional networking real estate groups and graduated from Virginia Tech with a Bachelor of Business Administration degree.



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.



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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.