

FOR SALE

Historic Leesburg Office Building

17 LOUDOUN ST SE
LEESBURG, VA 20175



CO-LISTED BY:

RICH VAALER

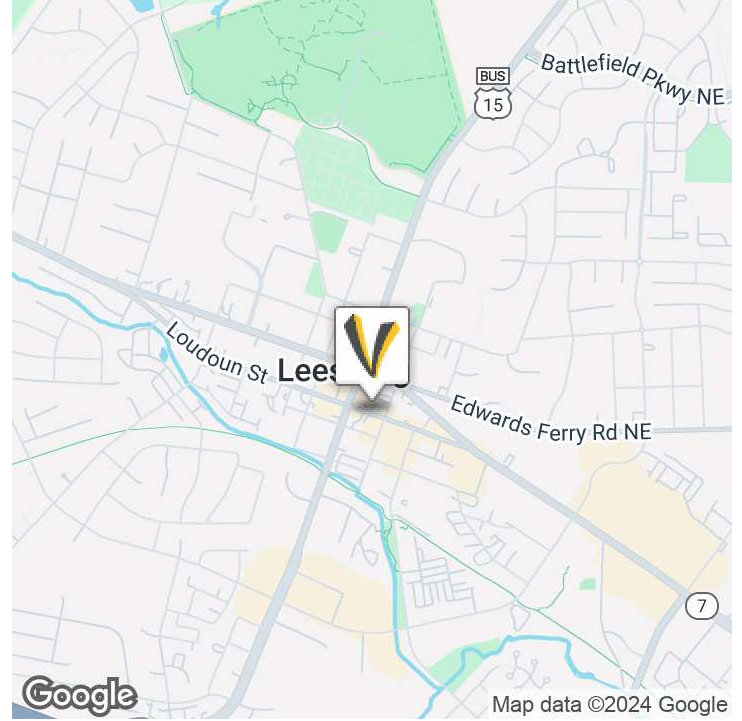
Principal Broker
772.266.9065
rich@vaaler.us

NANCY WYATT

Vice President Sales and Leasing
703.771.1162
nancy@vaaler.us



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,478,000
Building Size:	4,576 SF
Available SF:	4,576 SF
Lot Size:	0.12 Acres
Price / SF:	\$322.99
Year Built:	1850
Zoning:	LB:B1
Market:	DC Va Burbs
Submarket:	Leesburg

PROPERTY OVERVIEW

Introducing a remarkable opportunity for Office Building for an owner/occupant in the DC Va Burbs area. This distinguished property presents a 4,576 SF building, proudly built in 1850, exuding historic charm and timeless appeal. Zoned LB:B1, it offers an ideal setting for a range of commercial pursuits. Meticulously maintained and thoughtfully designed, the property showcases a seamless blend of heritage features and modern functionality, providing a captivating backdrop for business endeavors. Boasting a prime location, this property stands as a testament to enduring quality and presents a captivating canvas for visionary investment in the heart of Leesburg, VA.

PROPERTY HIGHLIGHTS

- 4,576 SF building with historic charm
- Built in 1850, showcasing timeless appeal
- Zoned LB:B1, ideal for commercial pursuits
- On Site Free Parking
- Meticulously maintained and thoughtfully designed



OFFICE LOCATION

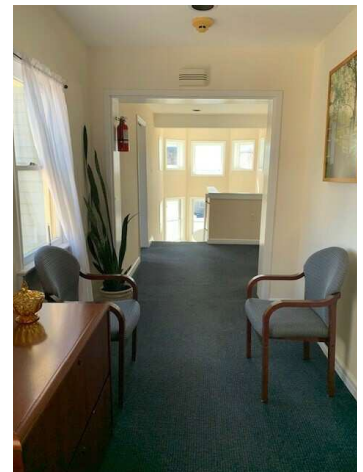
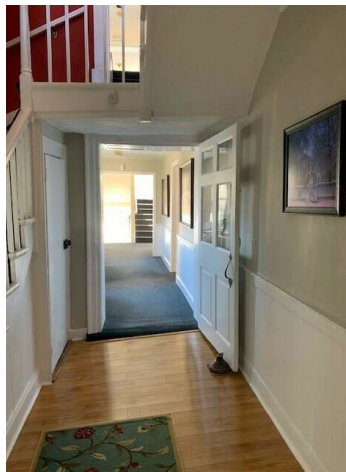
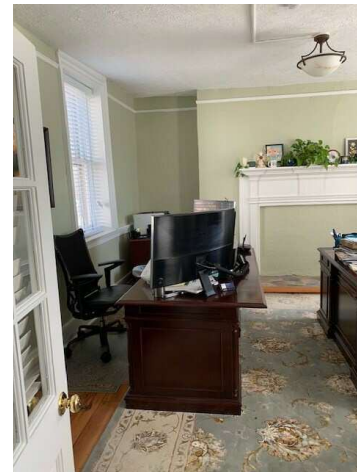
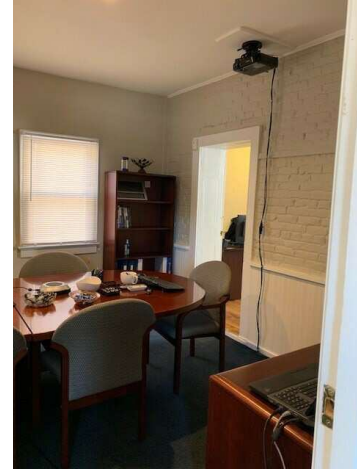
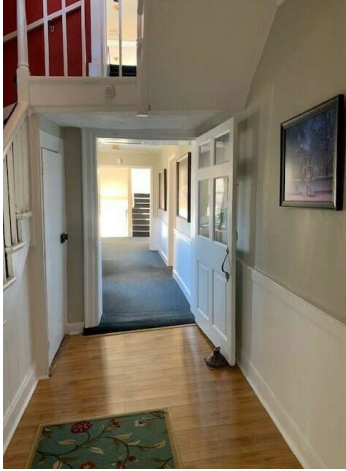
211 Gibson St NW
Suite 103
Leesburg, VA 20176

RICH VAALER Principal Broker
rich@vaaler.us (P) 772.266.9065 (C) 703.431.4513

NANCY WYATT Vice President Sales and Leasing
nancy@vaaler.us (P) 703.771.1162 (C) 571.241.8723

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ADDITIONAL PHOTOS



OFFICE LOCATION

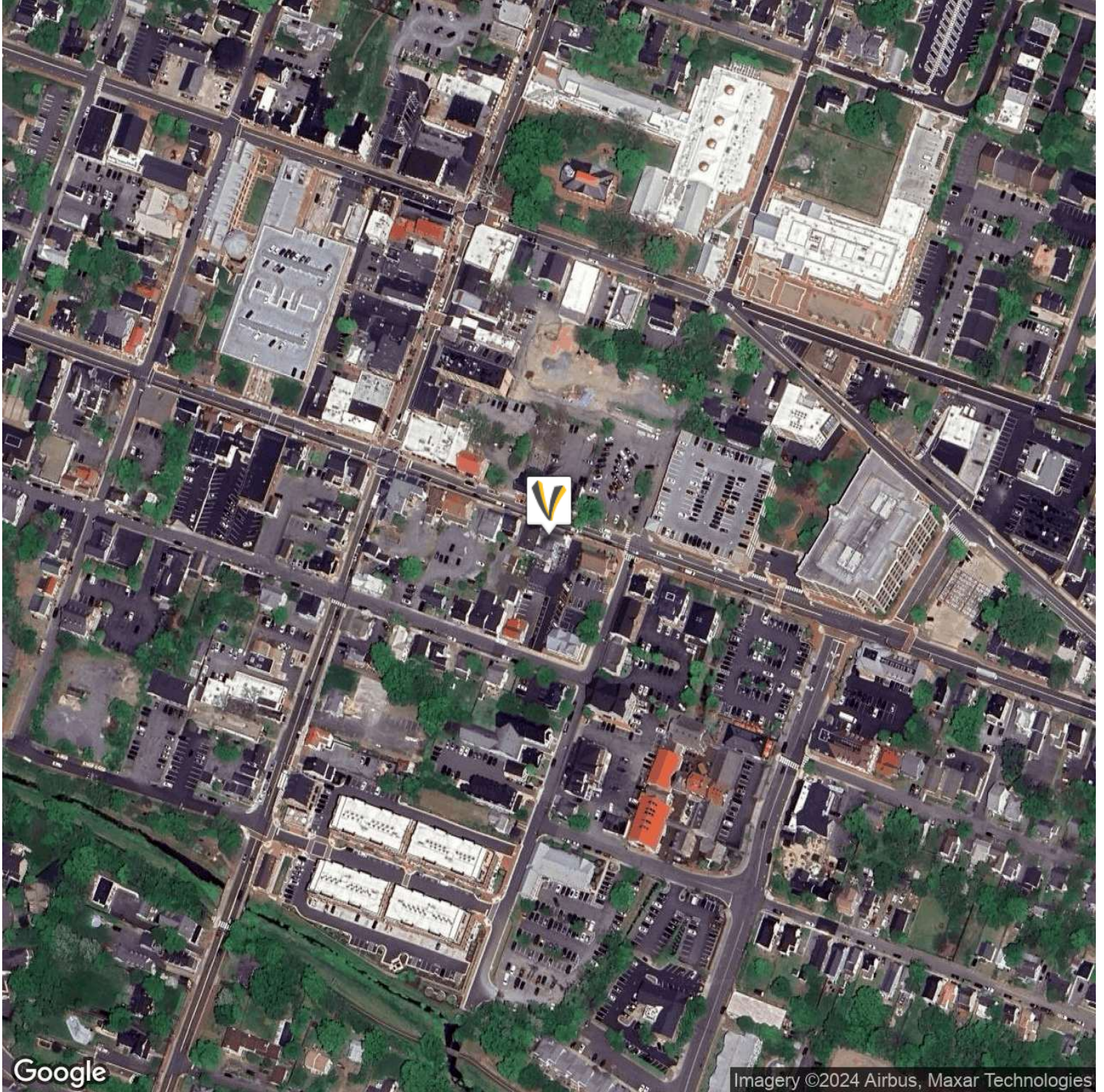
211 Gibson St NW
Suite 103
Leesburg, VA 20176

RICH VAALER Principal Broker
rich@vaaler.us (P) 772.266.9065 (C) 703.431.4513

NANCY WYATT Vice President Sales and Leasing
nancy@vaaler.us (P) 703.771.1162 (C) 571.241.8723

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

AERIAL MAP



OFFICE LOCATION

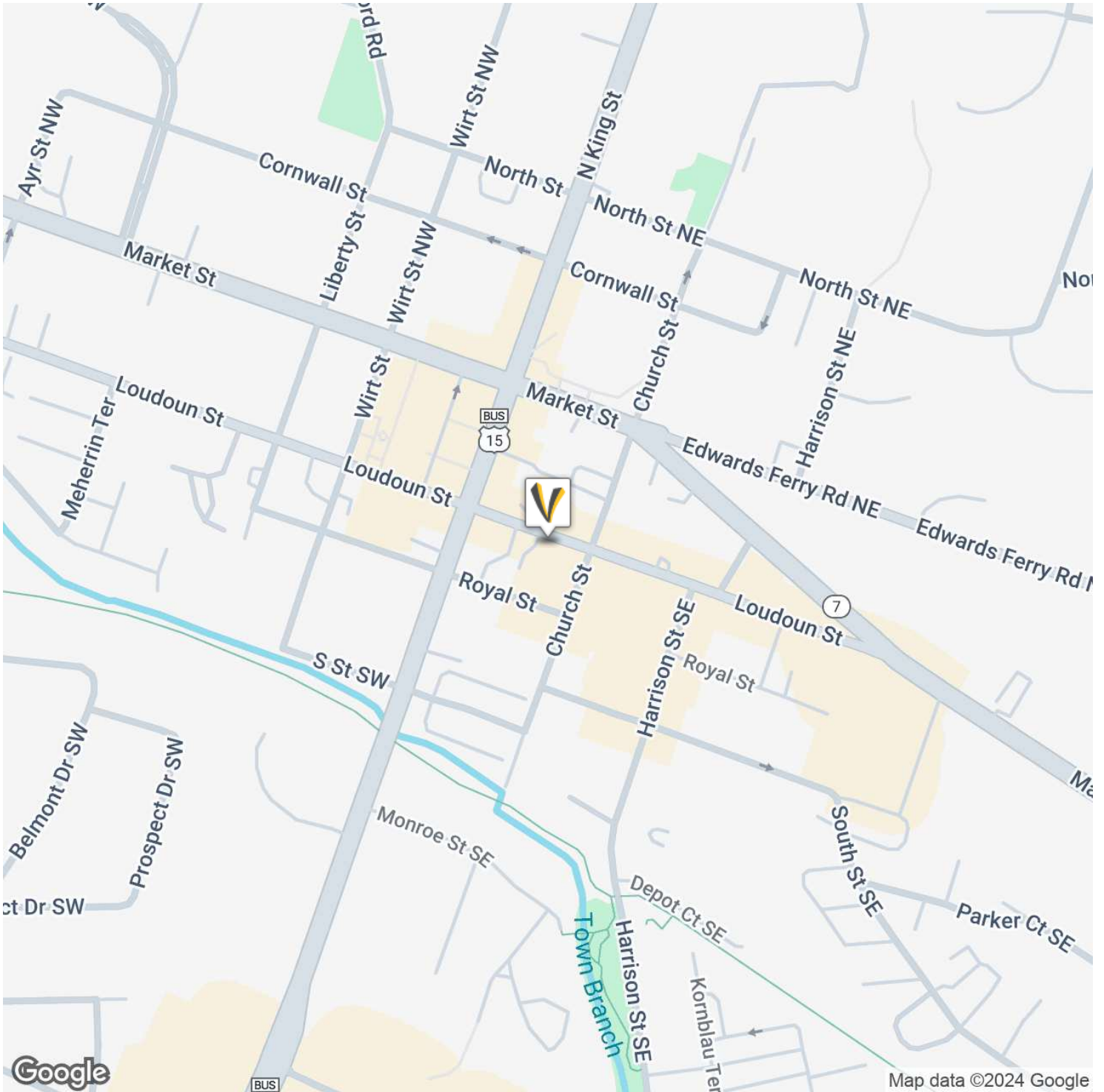
211 Gibson St NW
Suite 103
Leesburg, VA 20176

RICH VAALER Principal Broker
rich@vaaler.us (P) 772.266.9065 (C) 703.431.4513

NANCY WYATT Vice President Sales and Leasing
nancy@vaaler.us (P) 703.771.1162 (C) 571.241.8723

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LOCATION MAP



OFFICE LOCATION

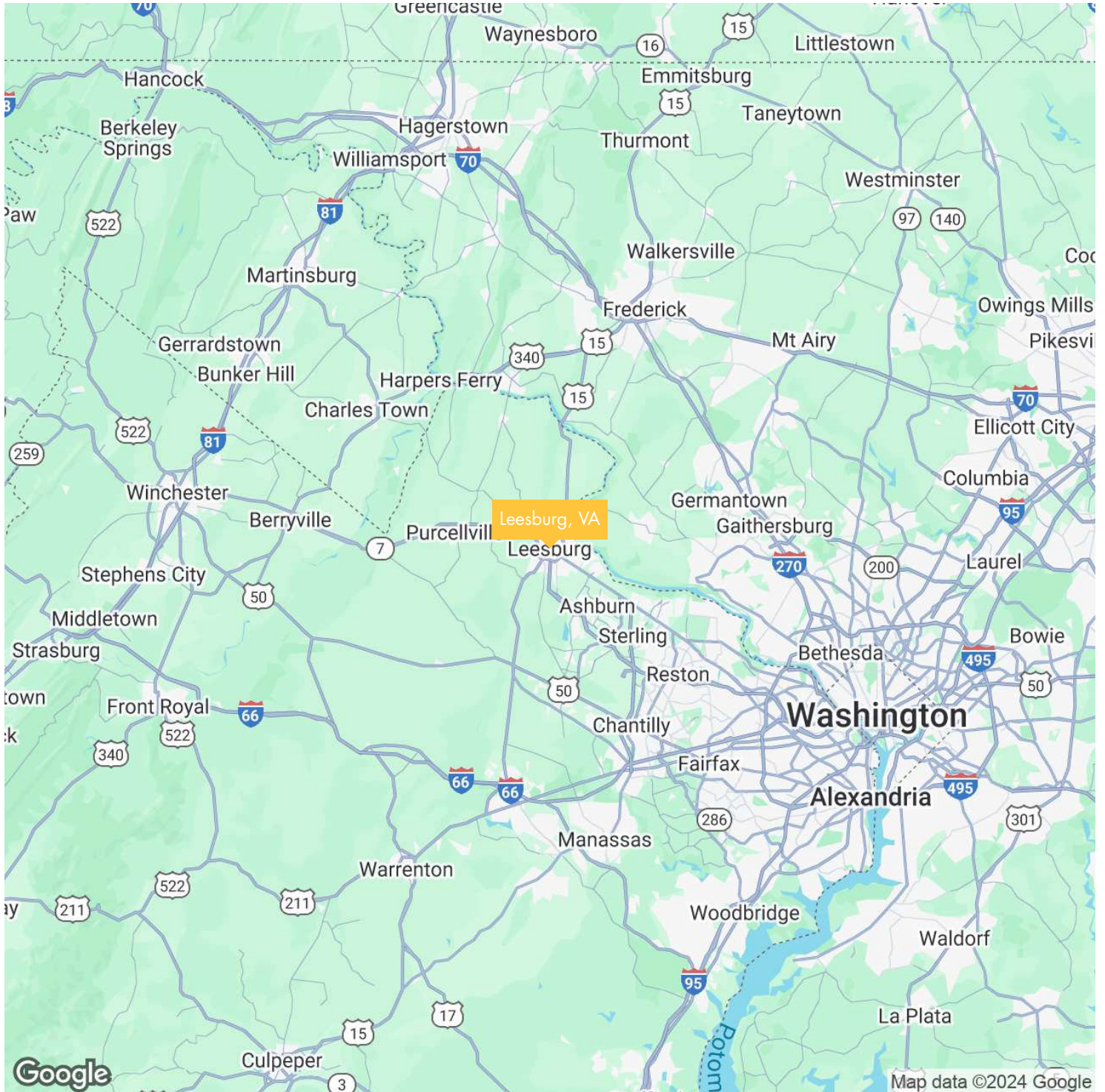
211 Gibson St NW
Suite 103
Leesburg, VA 20176

RICH VAALER Principal Broker
rich@vaaler.us (P) 772.266.9065 (C) 703.431.4513

NANCY WYATT Vice President Sales and Leasing
nancy@vaaler.us (P) 703.771.1162 (C) 571.241.8723

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

REGIONAL MAP



OFFICE LOCATION

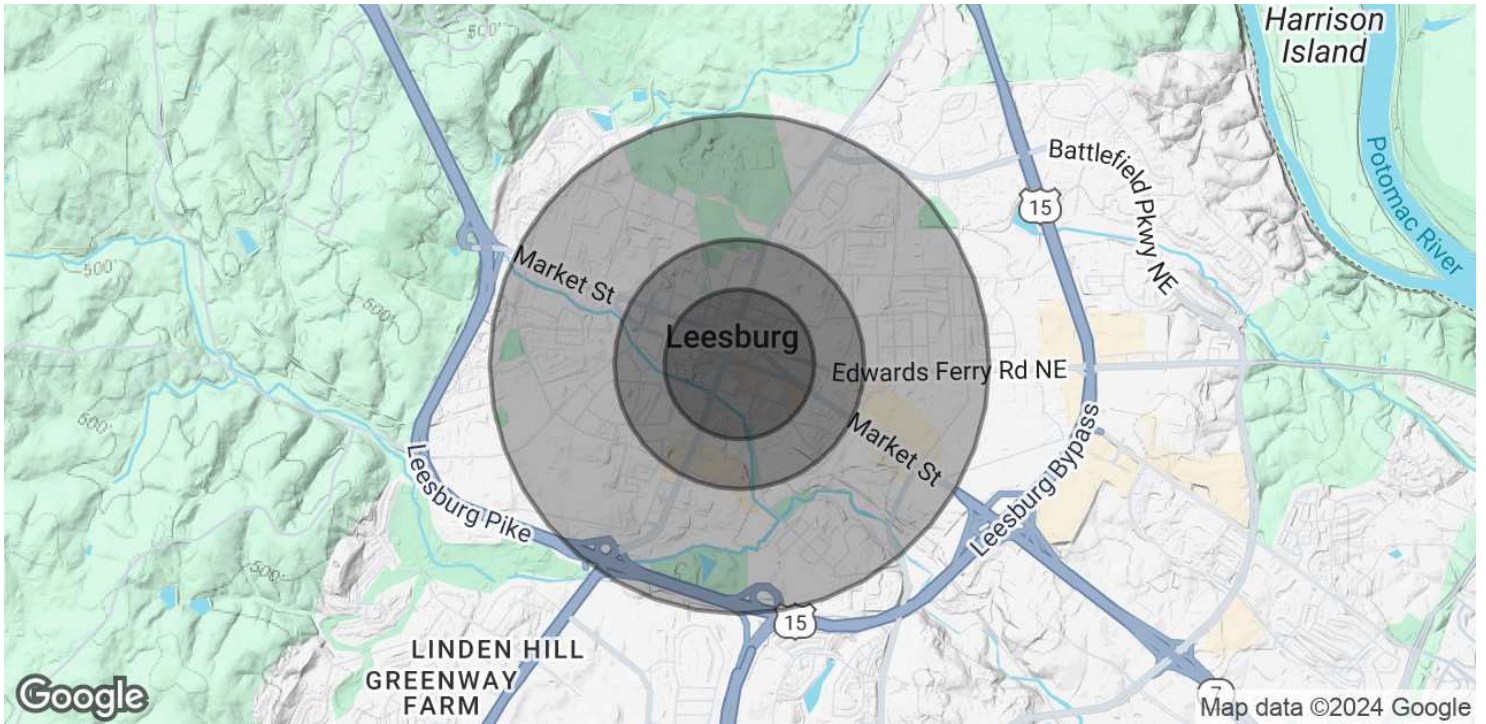
211 Gibson St NW
Suite 103
Leesburg, VA 20176

RICH VAALER Principal Broker
rich@vaaler.us (P) 772.266.9065 (C) 703.431.4513

NANCY WYATT Vice President Sales and Leasing
nancy@vaaler.us (P) 703.771.1162 (C) 571.241.8723

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	819	3,724	14,313
Average Age	40	40	38
Average Age (Male)	38	39	37
Average Age (Female)	42	42	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	286	1,330	4,948
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$162,614	\$150,795	\$140,153
Average House Value	\$644,179	\$644,316	\$610,920

Demographics data derived from AlphaMap



OFFICE LOCATION

211 Gibson St NW
Suite 103
Leesburg, VA 20176

RICH VAALER Principal Broker
rich@vaaler.us (P) 772.266.9065 (C) 703.431.4513

NANCY WYATT Vice President Sales and Leasing
nancy@vaaler.us (P) 703.771.1162 (C) 571.241.8723

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.