



5,130 SF Owner User Childcare Center For Lease
83 Sugarland Run Drive, Sterling, VA 20164

TABLE OF CONTENTS

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TABLE OF CONTENTS

OVERVIEW	3
MAPS	11
LEASE COMPARABLES	16
AREA OVERVIEW	19
BROKER INFORMATION	22



OVERVIEW

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$35 SF/yr (NNN)
BUILDING SIZE:	5,130 SF
AVAILABLE SF:	5,130 SF
LOT SIZE:	0.71 Acres
EST. NNN'S	\$2.93/SF
YEAR BUILT:	1982
ZONING:	PDH-3
MARKET:	DC Metro
SUBMARKET:	Dulles North
TRAFFIC COUNT:	7,383
LICENSED CAPACITY:	92

TURNKEY CHILDCARE FACILITY FOR LEASE | LICENSED FOR 92 | AVAILABLE Q3 2026

Serafin Real Estate presents a rare opportunity to lease a fully operational, purpose-built childcare facility licensed for 92 children in one of the strongest family markets in the country. This 5,130 square foot single-story building offers a true plug-and-play platform, with six classrooms, a full prep kitchen, a dedicated office, a staff breakroom, storage, and multiple restrooms with child-scale fixtures already in place. A dedicated on-site playground, a key licensing and enrollment driver, completes the package. Built in 1982 and improved through recent renovations and upgrades, the property lets a quality operator open at known capacity without the cost and delay of a ground-up build or shell conversion.

The location is what sets it apart. The facility sits in Loudoun County, the highest-income county in the United States, within a Sugarland Run neighborhood anchored by dual-income, high-earning households and a dense population of young children, exactly the demographics that drive premium tuition, fast enrollment, and active waitlists. The ownership is seeking a long-term, NNN lease, with occupancy available in the third quarter of 2026. The property is currently operating, so to protect the existing business, all inquiries and showings must be coordinated exclusively through Serafin Real Estate.

FULL DESCRIPTION



PROPERTY DESCRIPTION

Serafin Real Estate is pleased to present a rare opportunity to lease a fully operational, purpose-built childcare facility in the heart of one of the strongest family markets in the country. This 5,130 square foot single-story building is licensed for 92 children and offers an incoming operator a true plug-and-play platform. The classrooms, kitchen, playground, and code-driven infrastructure are already in place, allowing a quality operator to open at known capacity without the cost, delay, and entitlement risk of a ground-up build or a vacant-shell conversion. Originally constructed in 1982 and improved through recent renovations and system upgrades, the property pairs an established, neighborhood-trusted location with a refreshed interior ready for its next long-term tenant.

The interior is configured for efficient, full-capacity childcare operation. The building features six classrooms, including several oversized rooms well suited to preschool and pre-K programming at favorable ratios, along with smaller rooms ideal for infant and toddler groupings. Supporting spaces include a full prep kitchen for on-site meal service, a dedicated administrative office, a staff breakroom, and on-site storage, plus multiple restrooms with child-scale fixtures and in-room sinks for streamlined classroom flow. A secure central reception area manages parent check-in and daily traffic. Outside, the property includes a dedicated playground, a critical licensing and enrollment driver that is difficult and expensive to replicate in most lease space.

The location is what sets this opportunity apart. The facility sits in Loudoun County, which holds the highest median household income of any county in the United States and has led the nation for more than a decade. The immediate Sugarland Run neighborhood carries a median household income well above \$160,000, anchored by a high concentration of dual-income, high-earning households, exactly the family profile that supports premium tuition, fast enrollment ramps, and active waitlists. The surrounding area averages roughly 3.3 persons per household, meaningfully larger than the national average, with a dense population of young children and a deep base of professional, tech, and government employment that drives consistent, year-round demand for full-time care. In this submarket, the right physical plant is the primary constraint on a successful childcare business, and this building removes it.

The ownership is seeking a long-term, NNN lease, with the building available for occupancy in the third quarter of 2026. The property is currently operating, so to protect the existing business, all inquiries and showings must be coordinated exclusively through Serafin Real Estate. Please do not contact on-site staff or visit the property directly.

HIGHLIGHTS

- Licensed for 92: Turnkey, fully operational childcare facility ready for an incoming operator to open at known capacity, with no ground-up build or shell conversion required.
- 5,130 SF, Purpose-Built Layout: Six classrooms plus a full prep kitchen, dedicated office, staff breakroom, on-site storage, and multiple restrooms with child-scale fixtures.
- On-Site Playground: A dedicated outdoor play area already in place, a key licensing and enrollment driver that is costly and difficult to replicate in most lease space.
- Recently Renovated: Built in 1982 and improved through recent renovations and system upgrades, pairing an established location with a refreshed, move-in-ready interior.
- Top-Ranked Family Market: Located in Loudoun County, the highest-income county in the United States, within a Sugarland Run neighborhood that supports premium tuition, fast enrollment, and active waitlists.
- Long-Term NNN Lease, Available Q3 2026: Currently operating, so all inquiries and showings must be coordinated exclusively through Serafin Real Estate.



EXTERIOR PHOTOS



INTERIOR PHOTOS



PROPERTY DETAILS

LEASE RATE

\$35 SF/YR

LOCATION INFORMATION

BUILDING NAME	5,130 SF Owner User Childcare Center for Lease
STREET ADDRESS	83 Sugarland Run Drive
CITY, STATE, ZIP	Sterling, VA 20164
COUNTY	Loudoun
MARKET	Washington DC Metro
SUB-MARKET	Dulles North Corridor
NEAREST HIGHWAY	Route 7
NEAREST AIRPORT	Washington Dulles International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Special Purpose
PROPERTY SUBTYPE	School
ZONING	PDH-3
LOT SIZE	0.71 Acres
APN #	012466537000
TRAFFIC COUNT	7383
TRAFFIC COUNT STREET	Sugarland Run Dr & Richland Cir NE

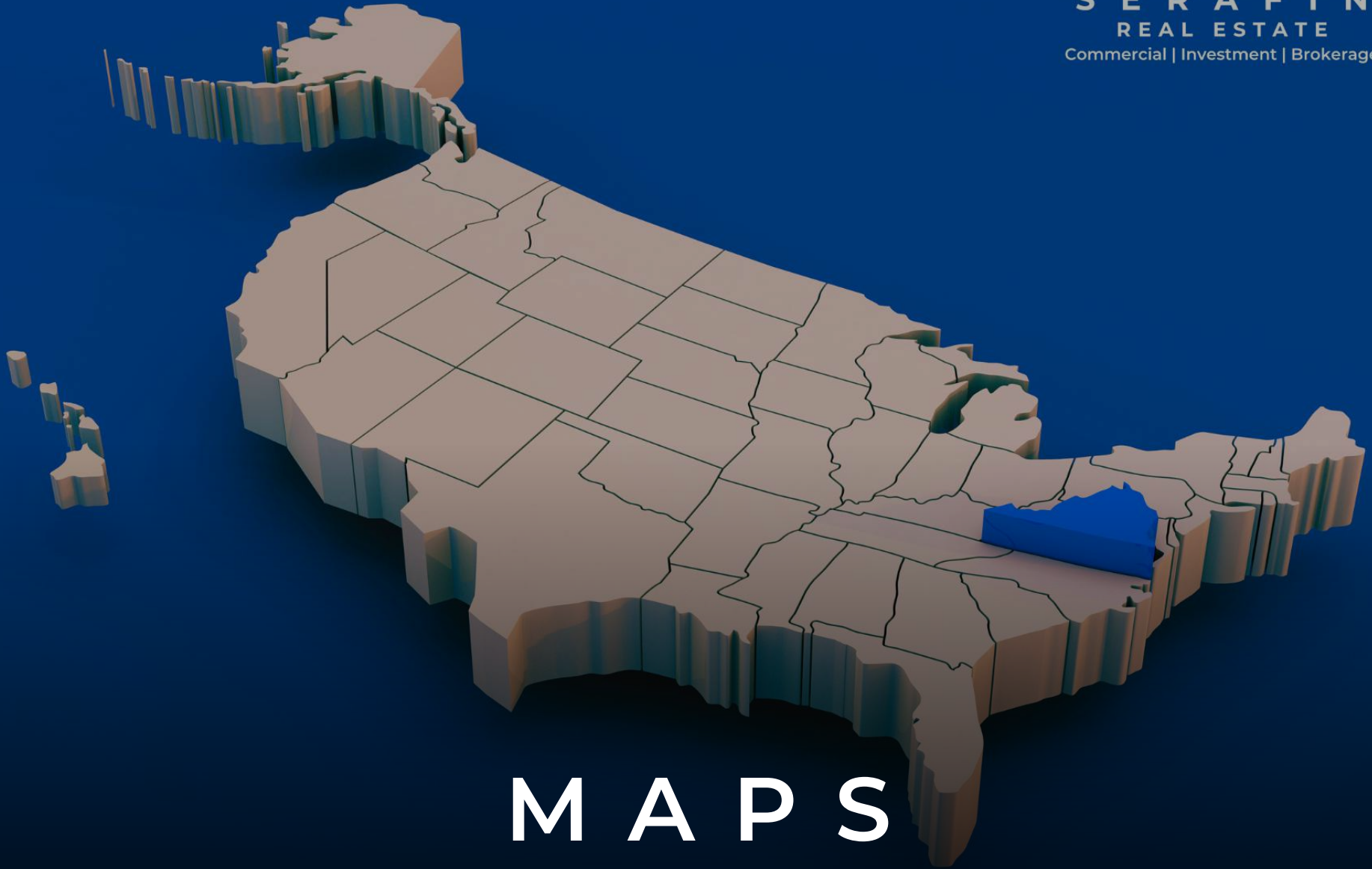
BUILDING INFORMATION

BUILDING SIZE	5,130 SF
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	1982
CONSTRUCTION STATUS	Existing
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
ESTIMATED NNN'S	
PROPERTY TAX:	\$1.93/SF
PROPERTY INSURANCE:	\$1.00/SF

FLOOR PLAN

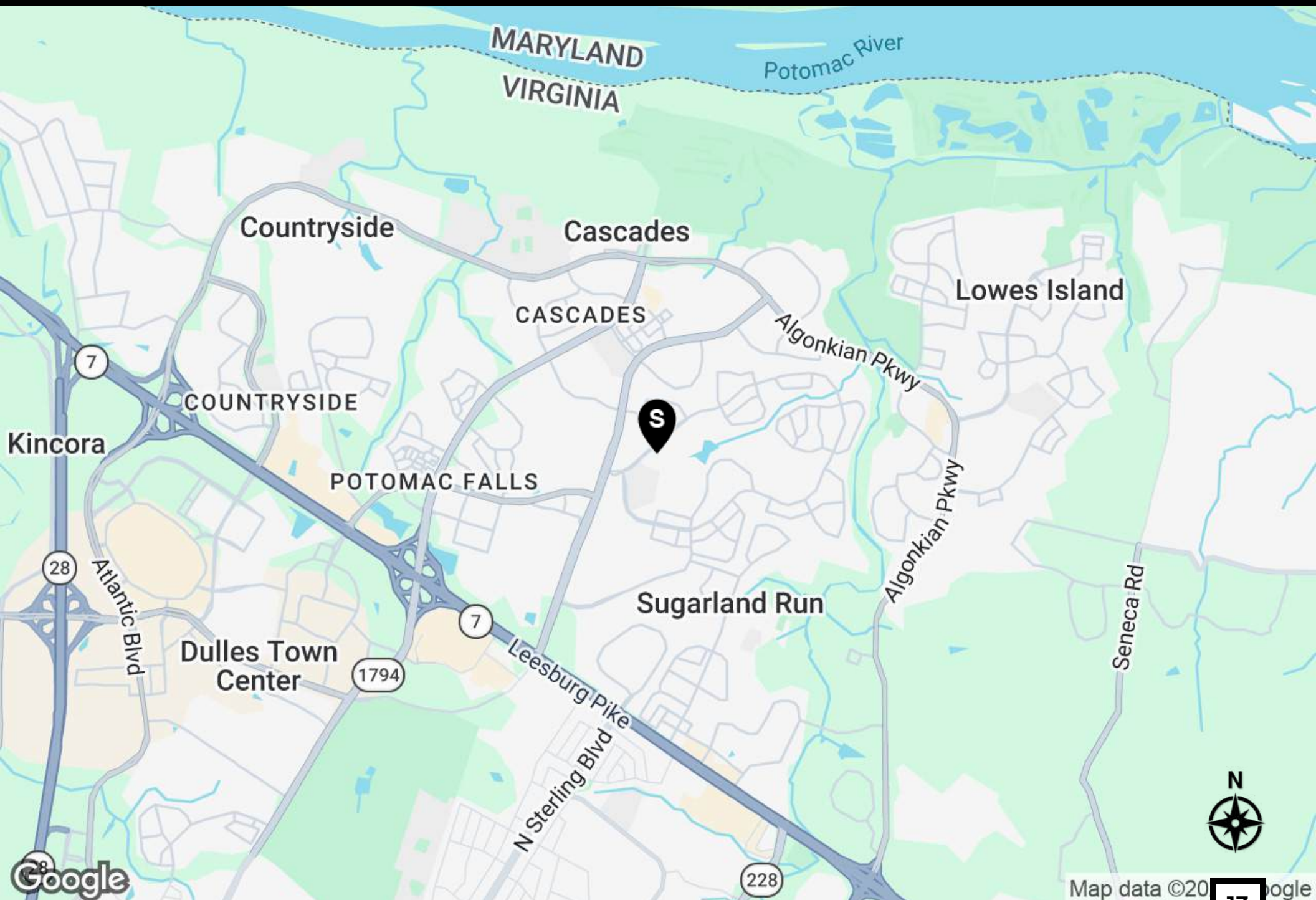


Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.



M A P S

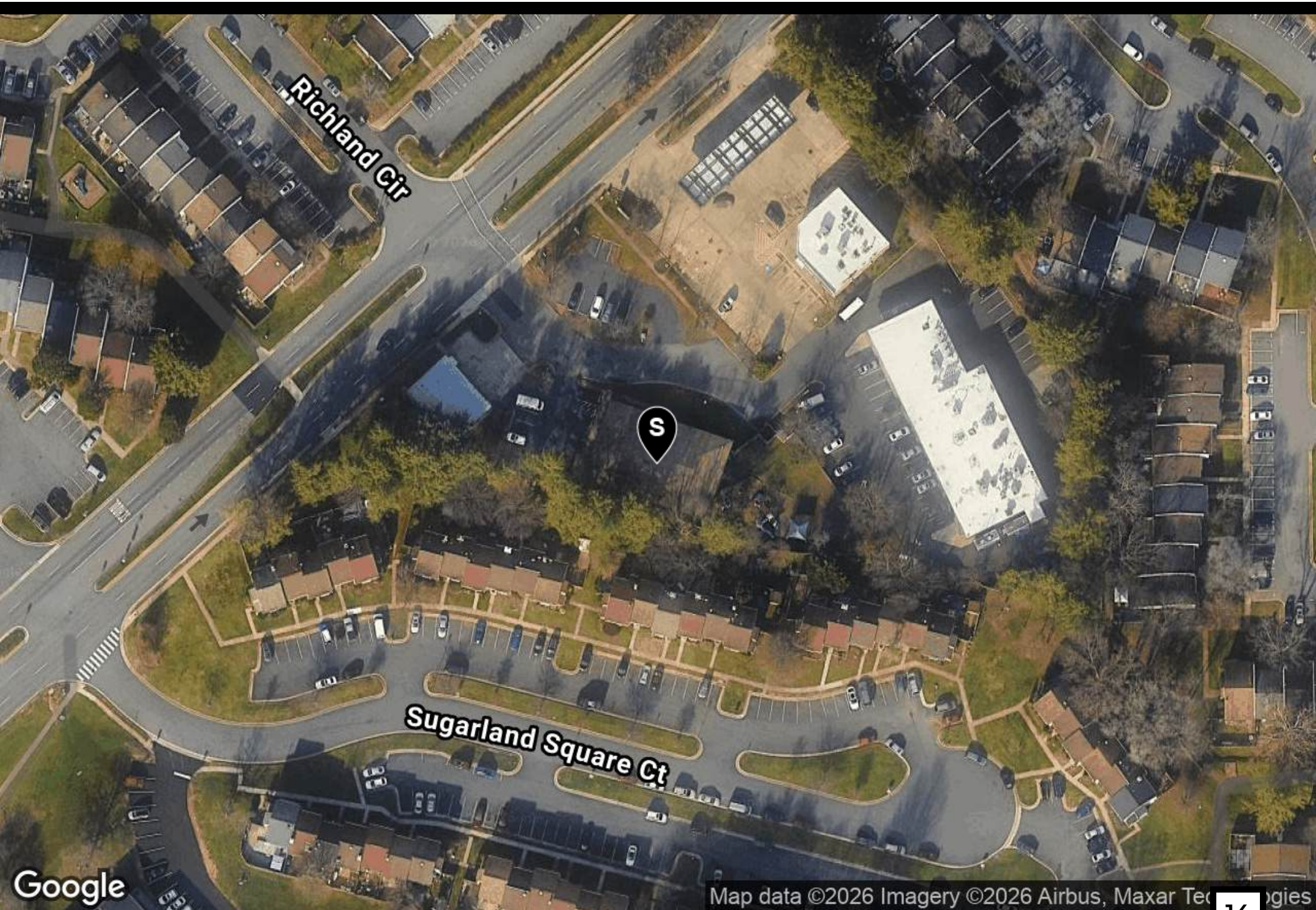
LOCATION MAP



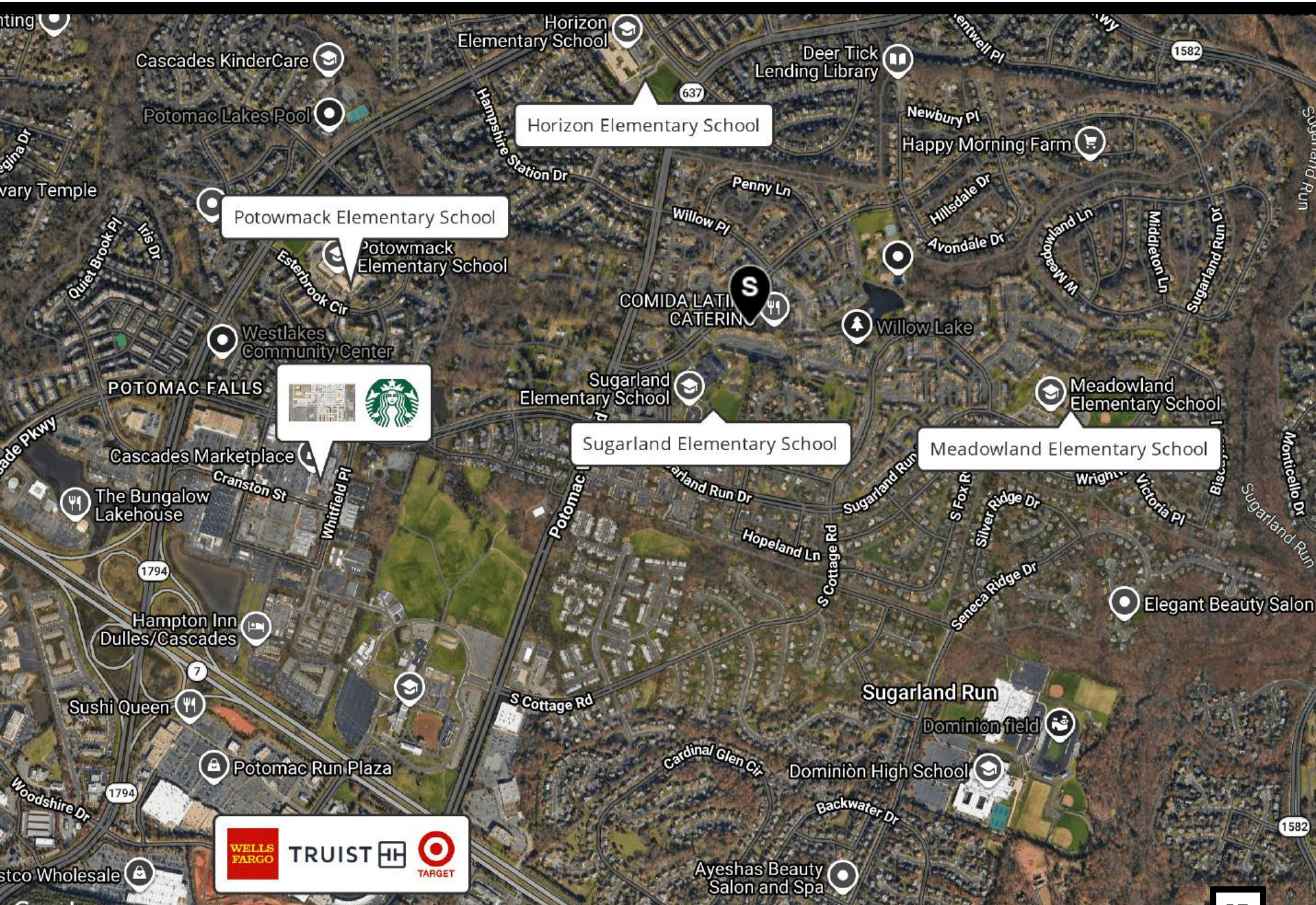
Map data ©2013 Google



AERIAL MAP



RETAILER MAP



LEASE
COMPARABLES

LEASE

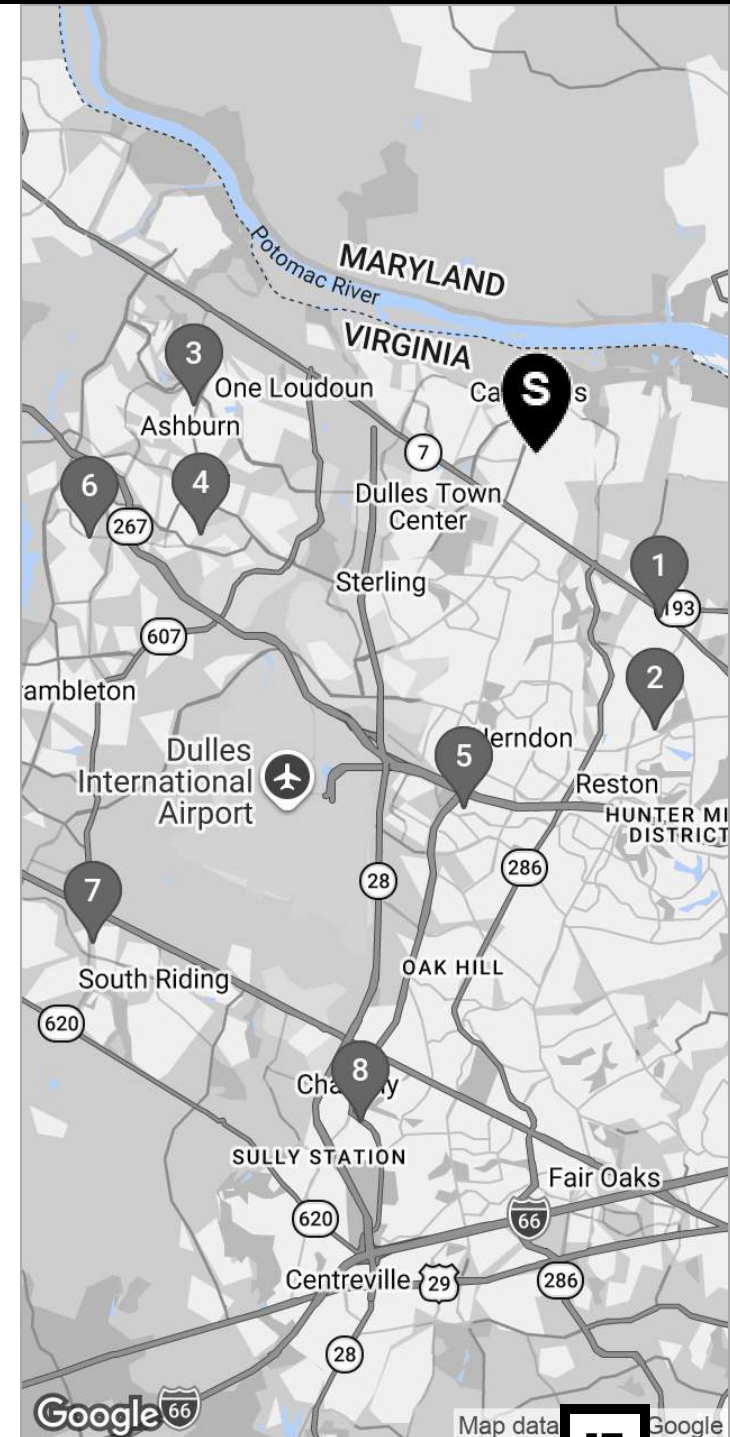
COMPARABLES



LEASE COMPS MAP & SUMMARY

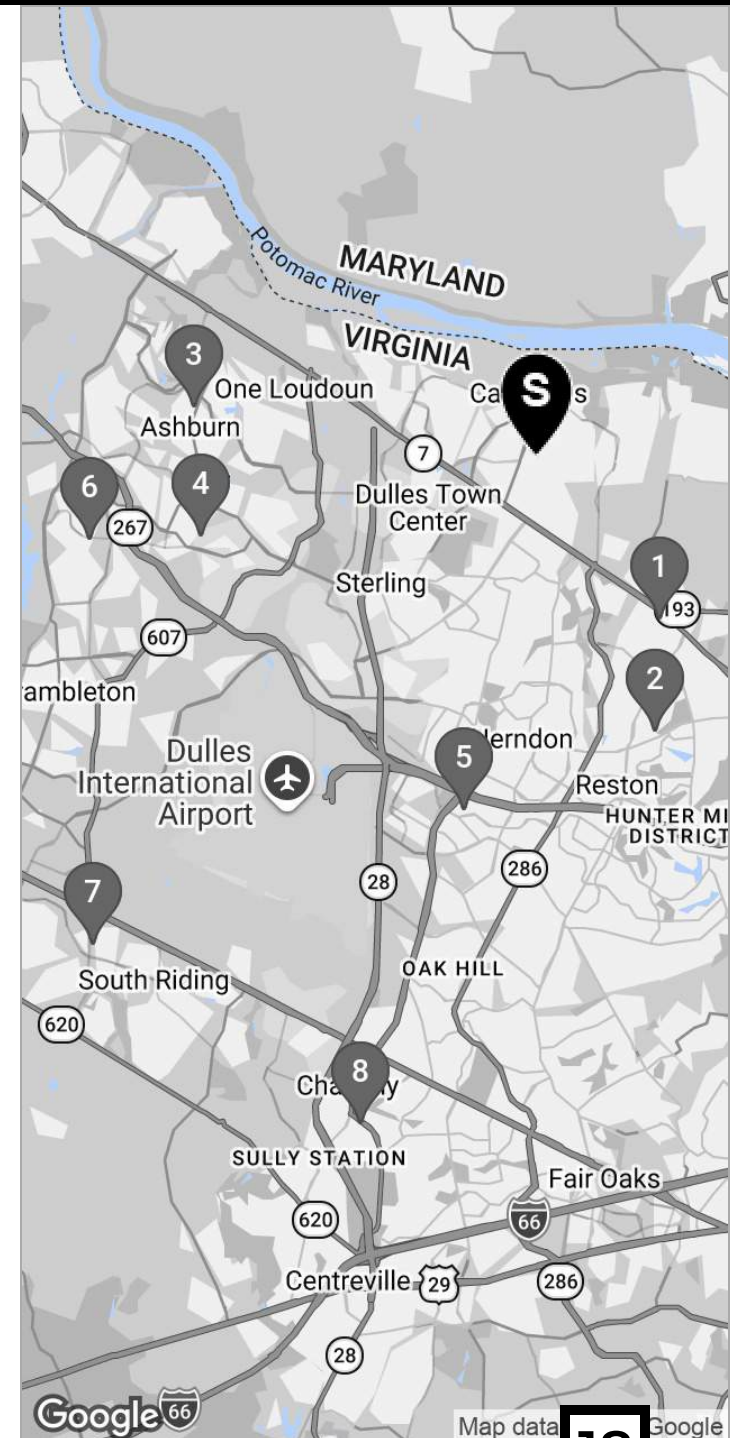
NAME/ADDRESS LEASE RATE LEASE TYPE SPACE SIZE DEAL STATUS

★	5,130 SF Owner User Childcare Center for Lease 83 Sugarland Run Drive Sterling, VA 20164	\$35.00 /SF/yr	NNN	5,130 SF	Subject Property
1	Guidepost Montessori Reston 11579 Cedar Chase Drive Herndon, VA 20171	\$51.76 /SF/yr	NNN	8,401 SF	Leased
2	Primrose of Reston 1609 N Village Road Reston, VA 20194	\$40.00 /SF/yr	NNN	10,632 SF	Leased 12/16/2022
3	Loudoun Academies of Advanced Studies - K-12 20577 Ashburn Road Ashburn, VA 20147	\$35.00 /SF/yr	NNN	15,148 SF	On Market
4	Everbrook Ashburn 21684 Romans Drive Ashburn, VA 20147	\$39.83 /SF/yr	NNN	12,561 SF	Leased
5	Guidepost Montessori Herndon 13251 Woodland Park Road Herndon, VA 20171	\$50.14 /SF/yr	NNN	7,014 SF	Leased
6	Guidepost Montessori Broadlands (Ashburn) 42945 Waxpool Road Ashburn, VA 20147	\$39.05 /SF/yr	NNN	21,189 SF	Leased



LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	LEASE RATE	LEASE TYPE	SPACE SIZE	DEAL STATUS
7	Kids R' Kids Loudoun County 25160 Loudoun County Parkway Chantilly, VA 20152	\$38.22 /SF/yr	NNN	14,978 SF	Leased
8	Guidepost Montessori Chantilly 4550 Walney Road Chantilly, VA 20151	\$41.20 /SF/yr	NNN	22,342 SF	Leased
AVERAGES		\$41.90 /SF/YR		14,033 SF	





AREA OVERVIEW

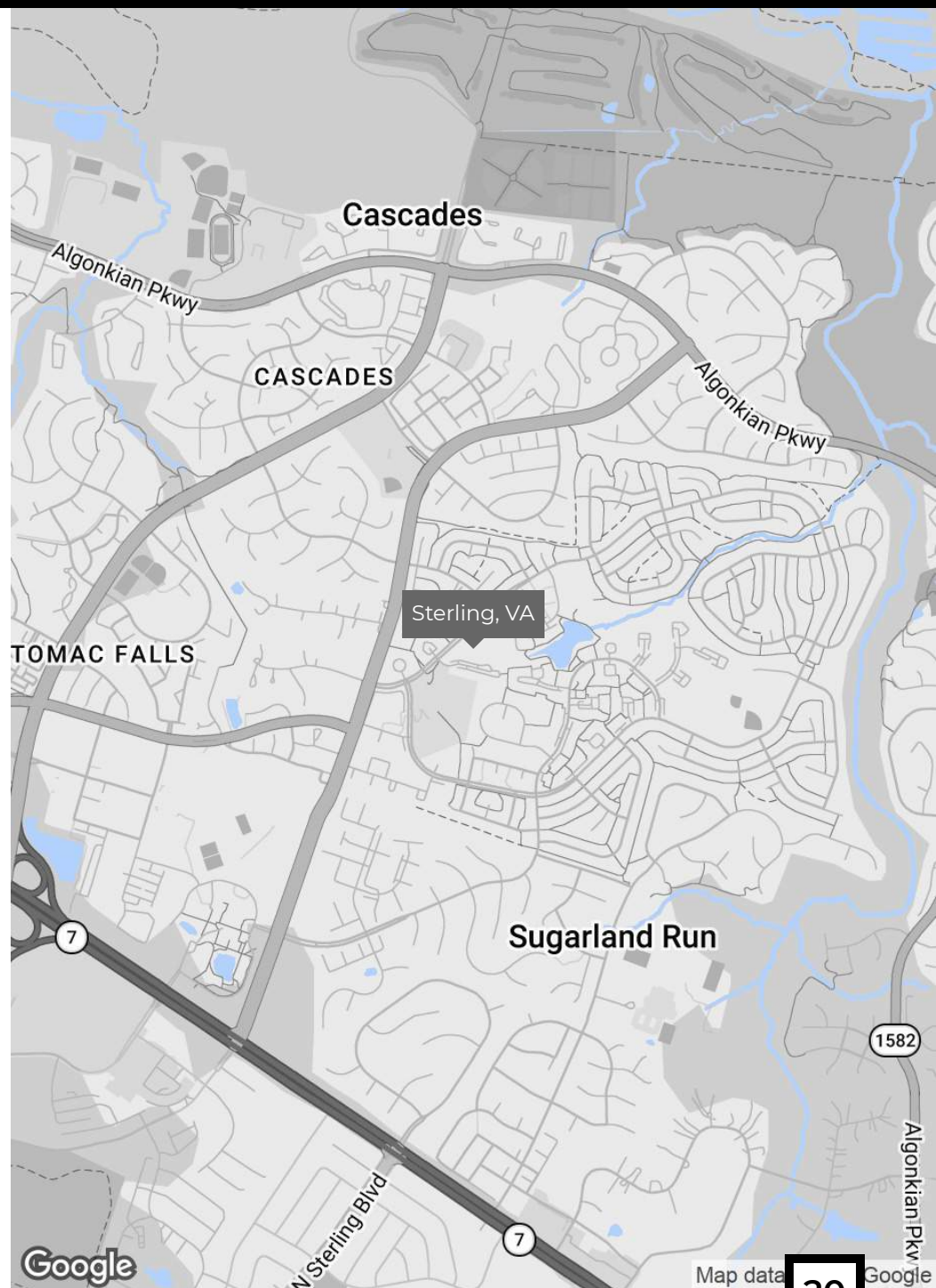
CITY INFORMATION

LOCATION DESCRIPTION

Loudoun County consistently ranks as the wealthiest county in the United States, with a 2024 median household income of approximately \$181,765 — more than double the national median. Anchored by Dulles International Airport, the world's largest concentration of data centers, and a deep base of federal, technology, and defense employers, Loudoun pairs exceptional household incomes with one of the fastest population growth rates in the country. The result is a structural childcare market where demand consistently outpaces supply: Loudoun County government has publicly acknowledged ongoing childcare waitlists and expanded its own programs in 2025 to address shortages, and private operators across eastern Loudoun continue to report capacity-constrained enrollment with strong parent willingness-to-pay.

Sterling, in eastern Loudoun, sits adjacent to Dulles Airport and within minutes of the Route 7, Route 28, and Dulles Greenway employment corridors. The immediate Sugarland Run neighborhood is a dense, established residential community of approximately 12,400 residents and 3,800 households, with a young family demographic, high owner-occupancy, and limited new childcare supply. Families here commute primarily to Reston, Herndon, Tysons, and Dulles, making full-day, before-school, and after-school care a daily necessity.

The subject property is a freestanding ±5,130 SF single-story building on ±0.71 acres, purpose-operated as a licensed childcare facility with dedicated on-site parking and a fenced outdoor play environment. The defining location attribute is directly across the street: Sugarland Elementary School (LCPS, grades PK-5) at 65 Sugarland Run Drive. This creates an immediate before- and after-school program pipeline, natural sibling capture for infant through preschool enrollment, and a built-in marketing channel through the school community and daily parent traffic. A turnkey, purpose-built childcare building directly across from a public elementary school, in the highest-income county in the United States, is a combination that rarely comes to market in eastern Loudoun.

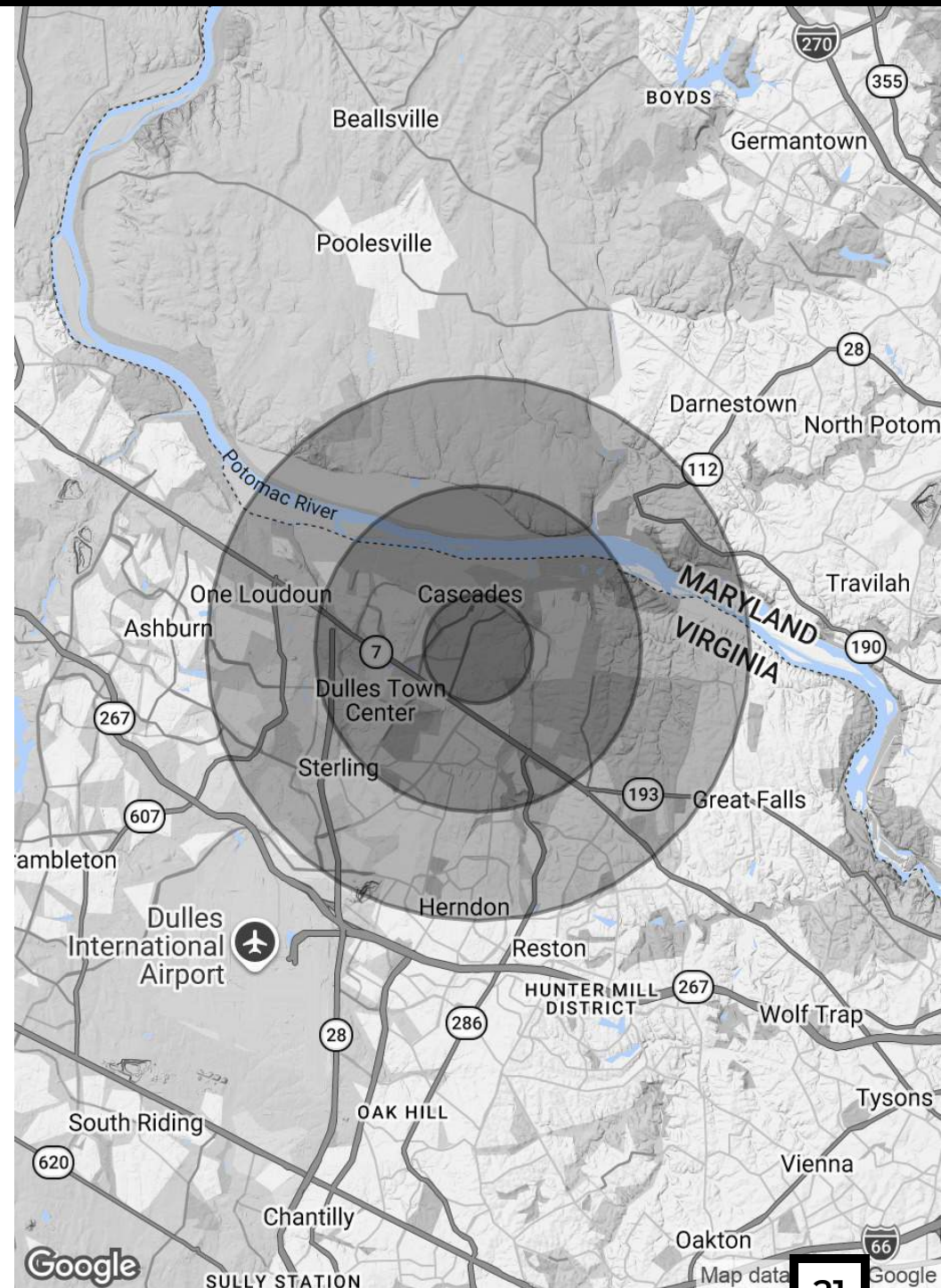


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,708	77,643	158,320
AVERAGE AGE	38.2	37.5	39.5
AVERAGE AGE (MALE)	36.1	35.5	38.0
AVERAGE AGE (FEMALE)	39.6	39.1	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,751	25,584	55,245
# OF PERSONS PER HH	3.1	3.0	2.9
AVERAGE HH INCOME	\$176,953	\$198,335	\$196,600
AVERAGE HOUSE VALUE	\$573,240	\$667,114	\$705,101

2023 American Community Survey (ACS)



ABOUT US



BROKER INFORMATION

ABOUT SERAFIN REAL ESTATE



Serafin Real Estate is a boutique commercial real estate brokerage headquartered in Loudoun County, Virginia, exclusively focused on the Northern Virginia market. Founded in 2019 by Joe Serafin, the firm has closed more than \$730 million in transactions since inception, with Joe surpassing \$1 billion in career sales volume. By **intentionally concentrating on the Northern Virginia region**, the firm provides owners with hyper-local market knowledge, real-time data insight, and deep relationships with the area's most active buyers and investors. Serafin Real Estate has been recognized multiple times as a Best of Loudoun winner and is consistently regarded as one of the region's top-performing commercial brokerages.

Rather than spreading geographically, the firm has built its reputation on becoming the market expert within Northern Virginia, understanding zoning nuances, buyer demand trends, capital sources, and property-level dynamics at a granular level. Through advanced technology, proprietary databases, and a curated network of qualified local, regional, and 1031 exchange buyers, Serafin Real Estate positions each listing to **drive competition and maximize value**. Clients benefit from institutional-level strategy combined with the accountability, responsiveness, and hands-on execution of a focused, owner-led brokerage.

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PRIMARY BROKER CONTACT



SEAN KLINE

Division President | Northern Virginia

skline@serafinre.com

Direct: **703.261.4809** | Cell: **703.963.0608**

PROFESSIONAL BACKGROUND

Sean has over 20 years of experience in real estate acquisition 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.

Sean's firm grip of the acquisition market and local geography are attributed to deep roots in Virginia where he lives, invests and seeks opportunities for our clients. He is accomplished in negotiations and dedicated to client immersion providing the best solutions for any investment portfolio.

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ADDITIONAL BROKER CONTACT



JOE SERAFIN

Founder | CEO | Principal Broker

jserafin@serafinre.com

Direct: **703.261.4809** | Cell: **703.994.7510**

PROFESSIONAL BACKGROUND

Joe Serafin, a 21-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 \$1B 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.

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