

OWNERSHIP OPPORTUNITY AT

LANSDOWNE EXECUTIVE CENTER



19460 GOLF VISTA PLAZA | LEESBURG, VA

 **TRANSWESTERN**



TABLE OF CONTENTS

Offering Summary	5
Investment Highlights	7
Building Specs	9
Operating Expenses & Historical Taxes	11
Zoning & Condo Association Documents	12
Loudoun County Overview	15

DEAL CONTACTS

COLLIN BROWN

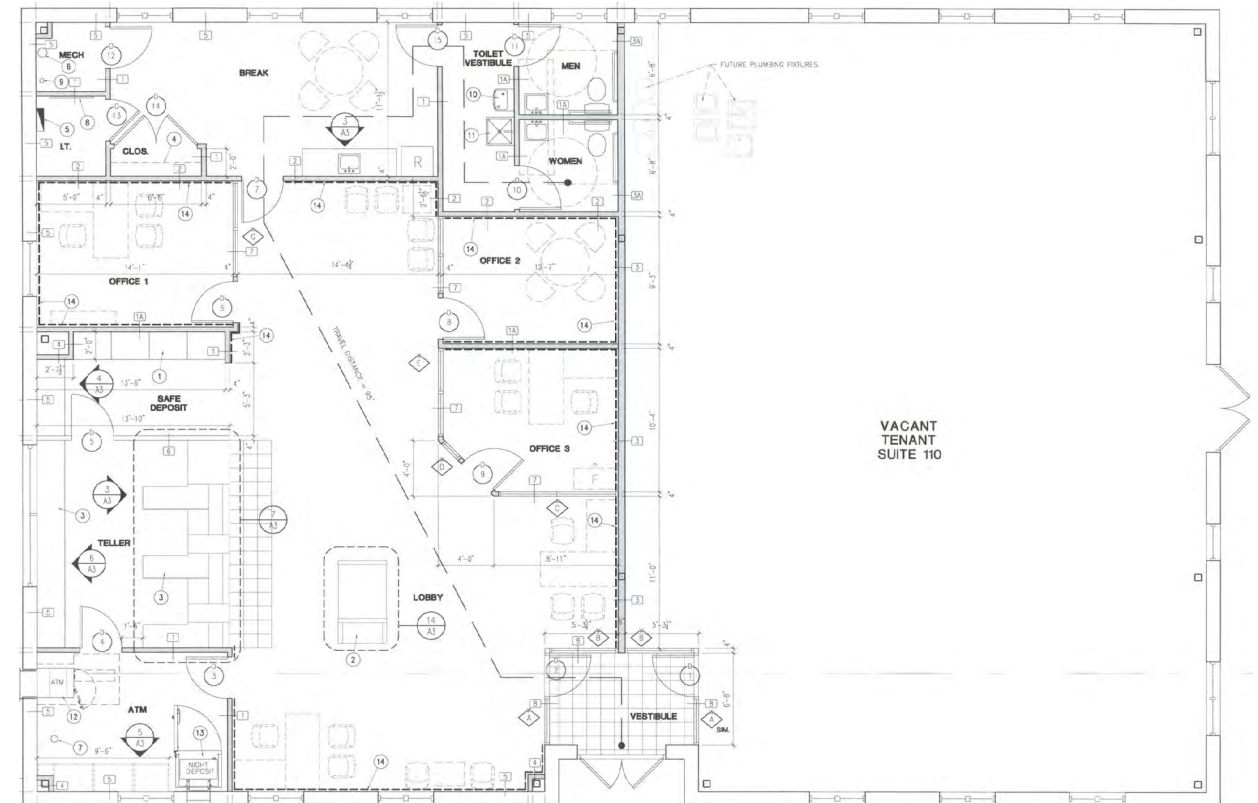
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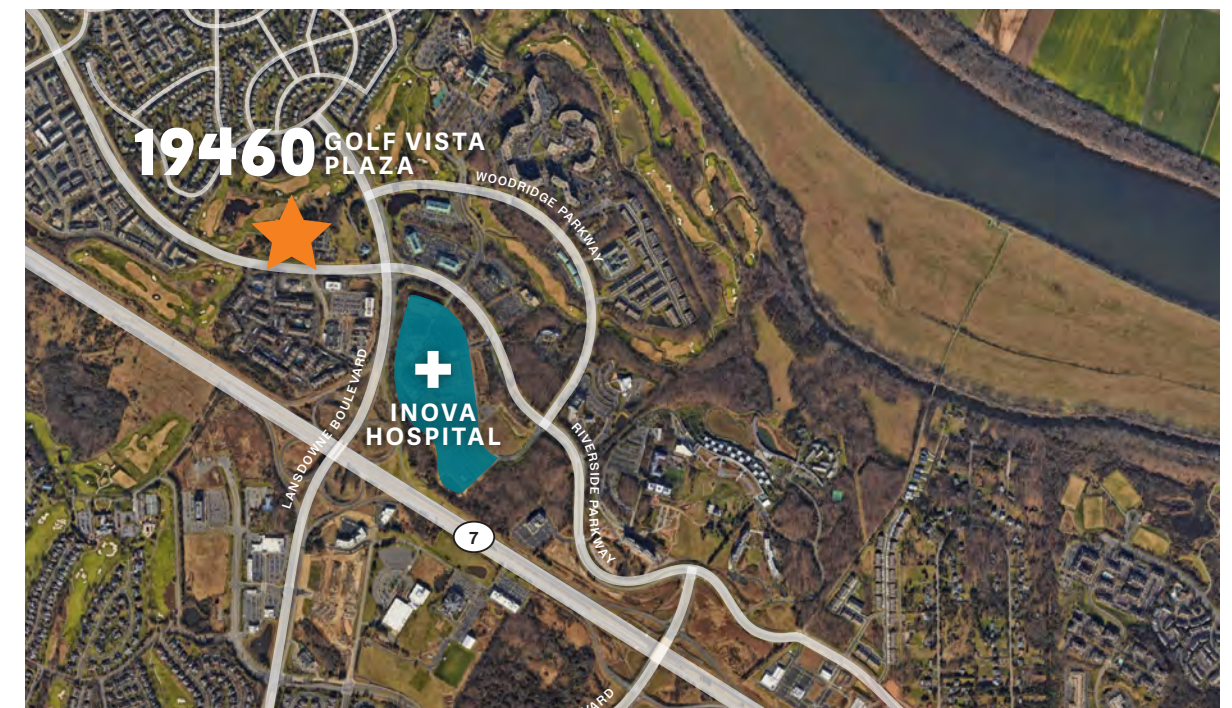


OFFERING SUMMARY

Transwestern has been retained as the exclusive real estate advisor and is pleased to announce the opportunity to acquire 19460 Golf Vista Plaza, Loudoun County, VA (the 'Property'). This retail building is located at the entry of the Lansdowne Executive Center at the signaled intersection of Riverside Parkway and Lansdowne Boulevard. It has a Gross Building Area of approximately 5,000 sq. ft. with a Net Rentable Area of 4,902 sq. ft. situated on a 23,697 sq. ft. lot. The Property is a single-story retail/office building that was completed in 2007.

Half of the building is currently occupied by Sandy Spring Bank ('SSB'), which they intend to vacate prior to the end of 2023, and the other half of the building is unoccupied. The building can be delivered "as-is" or in shell condition. The Property also features three (3) drive-through lanes.

This is an amazing opportunity for an owner-user and/or an investor to acquire a prime piece of real estate in Loudoun County, Virginia. The Property is located in close proximity to INOVA Loudoun Hospital, Downtown Leesburg, The Village at Leesburg, One Loudoun, etc.



INVESTMENT HIGHLIGHTS

PRIME LOUDOUN COUNTY LOCATION

- Excellent Visibility
- Convenient to INOVA Loudoun Hospital across the street
- 10 Minutes from Downtown Leesburg
- Close to a large variety of retail and restaurants

STRONG DEMOGRAPHICS

- In a 10-mile radius:
 - \$172,662 Average household income
 - \$6.3B Consumer spending
 - 68,532 Population
 - 134,476 Households

HIGH QUALITY BUILDING

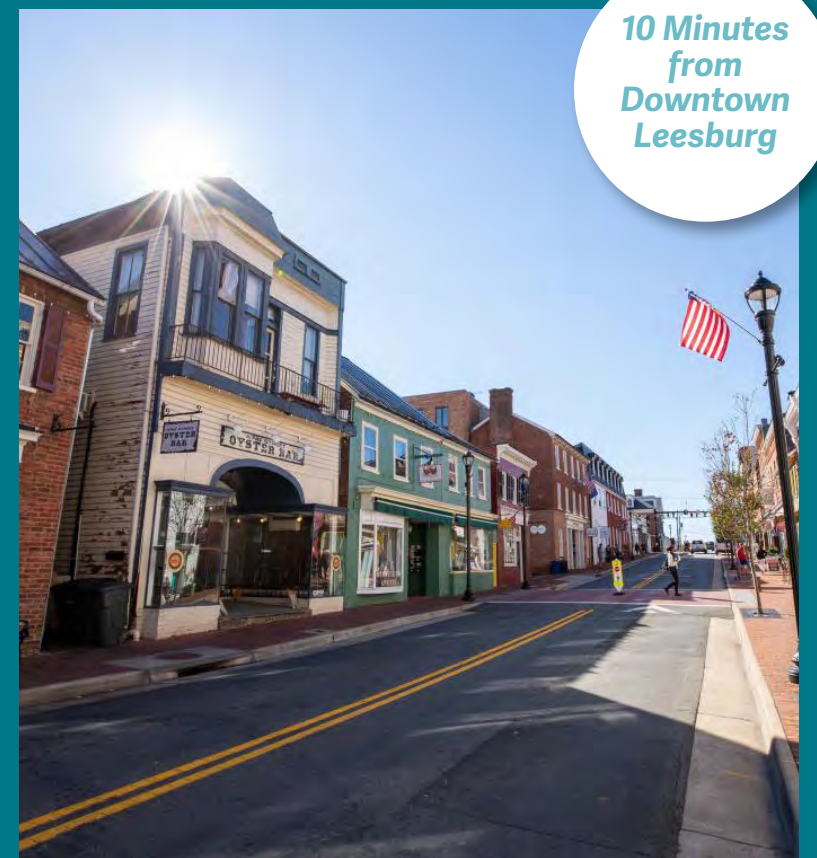
- Column Free Space
- Building Completed in 2007
- Owner Occupied since the building was built
- All Mechanicals has been well maintained
- 19 Parking spaces
- Concrete foundation
- Roof Top HVAC units in good working order

FLEXIBLE ZONING

- Planned Development Office Park (PD-OP)
- Some of the Permitted Uses include:
 - Medical & Dental
 - Office
 - Bank
 - Fitness Center
 - Day Care & Child Care
 - Educational Uses
 - Religious Facility
 - Research & Development



Across the Street from INOVA Loudoun Hospital



10 Minutes from Downtown Leesburg

BUILDING SPECIFICATIONS

GENERAL SPECIFICATIONS

Property Address	19460 Golf Vista Plaza, Leesburg, VA 20176
Year Built	2006
Parcel (SSL)#	082-27-8517
Lot Size	0.54 Acres
Number of Floors	1 Floor
NET Rentable Building Area	4,902 SF
GROSS Building Area	5,000 SF
Restrooms	2
Parking	19 Spaces
Zoning	PD-OP, County

SYSTEMS

Utilities	Public water, sewer, electricity and telephone services are available to the site. All utilities are connected.
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FIRE/LIFE SAFETY

Fire Alarm	Yes
Sprinklers	Wet
Security	Yes

CONSTRUCTION

Basic Structure	Single-story, masonry construction
Foundation	Concrete
Exterior Walls	Brick & EIFS
Interior Walls	Gypsum wall board
Roof	Flat roof (surface unknown) with metal hip roof at the center; no leaks noted
Windows	Double hung except for teller windows
Doors	Double glass pedestrian entry doors on the north side of the building opening to an entry vestibule; single glass pedestrian entry doors on each side of the entry vestibule, one opening to bank, the other to the shell space
HVAC	Roof top units; assumed to be in good working order





12 MONTH OPERATING EXPENSES

	Annual Amount
Condo Fees	\$16,257.48
Utilities	
Electric	\$5,624.56
Water	\$1,044.91
Building Maintenance	\$11,783.50
Grounds Maintenance	\$2,047.50
Total OpEx	\$53,256.02

HISTORICAL REAL ESTATE TAXES

Tax Year	Tax Amount
2023	\$17,039.06
2022	\$15,957.08
2021	\$16,588.96
2020	\$17,317.20
2019	\$17,407.92



ZONING

PLANNED DEVELOPMENT OFFICE PARK (PD-OP)

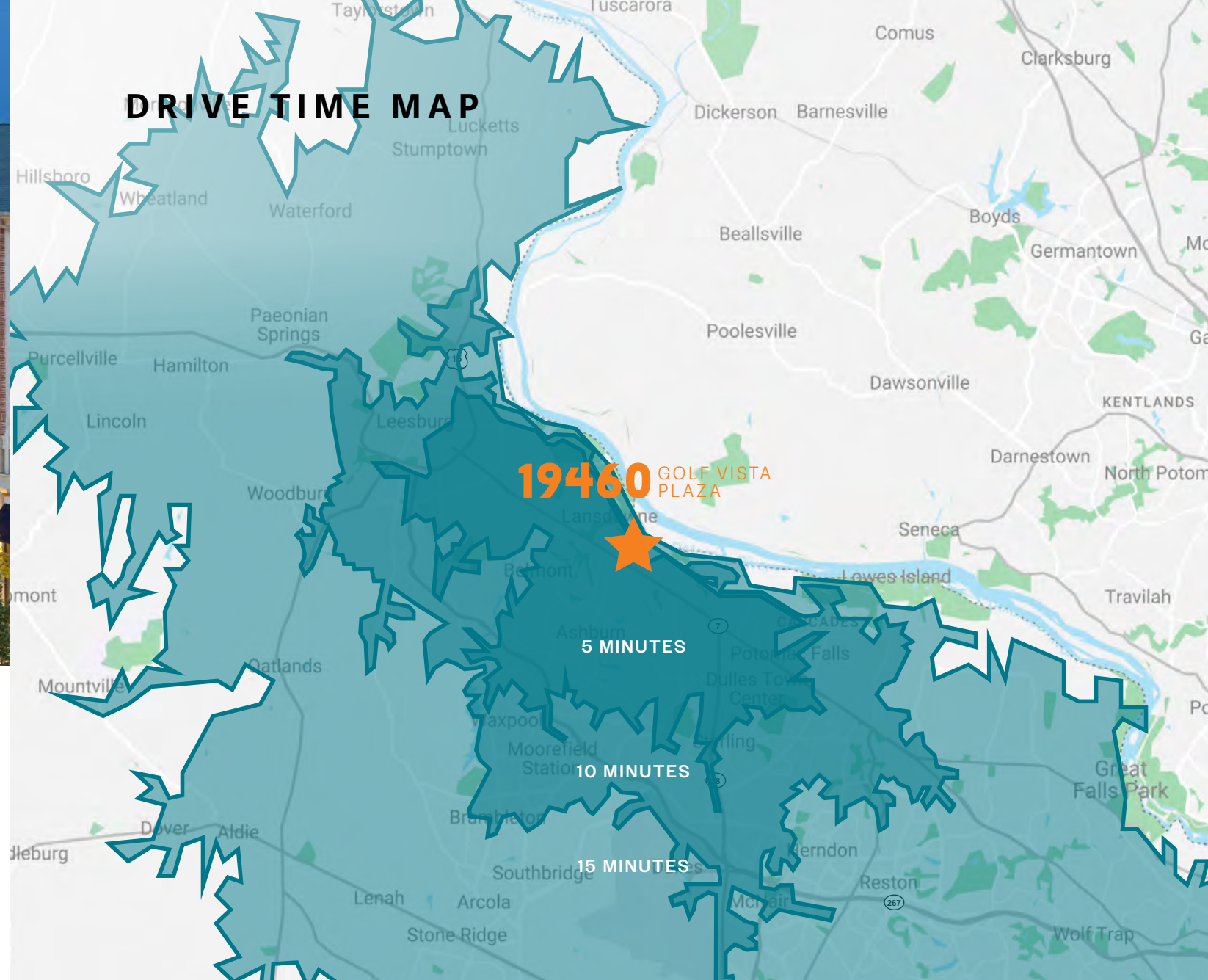
The following uses shall be permitted in any PD-OP district, subject to the requirements and limitations of these regulations:

- Office, administrative, business and professional
- Bank or financial institution, pursuant to Section 5-659
- Commuter parking lot
- Health and fitness center
- Office, medical, and dental
- Post office
- Adult day care center
- Educational institution
- Recycling drop-off collection center, small, pursuant to Section 5-607
- Printing service
- Agriculture, horticulture, forestry, and fishery
- Business service establishment, pursuant to Section 5-661
- Conference or training center
- Library
- Park
- Public utility service center, without outdoor storage
- Radio and television recording studio
- Research, experimental, testing or development activities
- Utility substation, dedicated
- Water pumping station
- Sewer pumping station
- Utility substation, distribution, pursuant to Section 5-616
- Church, synagogue, and temple
- Child care center, pursuant to Section 5-609(B)
- Training facility
- Medical care facility, outpatient only
- Use auxiliary to permitted principal uses on a stand-alone basis such as, but not limited to, restaurants including carry-out, and drive-through facilities

Click to view:

[LANSLOWNE EXECUTIVE
CENTER CONDO DOCS](#)

[LANSLOWNE CONSERVANCY
CONDO ASSOCIATION DOCS](#)



LOUDOUN COUNTY OVERVIEW

Loudoun County is one of Northern Virginia’s fastest-growing counties, with over 700,000 square feet of retail and restaurants, and counting. Residents and visitors will find that each town, village, and place features its own characteristics and charm.

as One Loudoun, Lansdowne Town Center, Downtown Leesburg, and the Village at Leesburg, are located in Loudoun County – and about 15 minutes to the north, you’ll find “D.C.’s Wine Country,” featuring over 50 vineyards and wineries.

Loudoun County is close to the D.C. area but far enough away from the hustle and bustle of big city life. Some of the area’s liveliest mixed-use developments, such

Loudoun County is also home to Dulles International Airport (IAD), ready to take you exactly where you need to go across the globe, serving over 35 million passengers per day.

DEMOGRAPHICS

Within a 10-mile radius



\$172,662
Average Household Income



68,532
Population



\$6.3B
Consumer Spending



134,476
Households

LISTING CONTACTS

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