

An aerial photograph of a large residential development. The central focus is a two-story brick building with a gabled roof and a covered entrance, likely the Early Education & Childcare Center. To its left is a playground with blue and red equipment. To its right is a large asphalt parking lot with several cars. The surrounding area is filled with rows of multi-story townhomes or small apartment buildings, mostly in shades of white, grey, and brick. The background shows a clear blue sky with a few clouds and distant hills.

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REAL ESTATE

Commercial | Investment | Brokerage

Early Education & Childcare Center

42851 Smallwood Ter, Chantilly, VA 20152

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A photograph of a school building with a speed limit sign in the foreground. The building is a two-story brick structure with a gabled roof and a central entrance. The foreground shows a paved road, a sidewalk, and a grassy area with several bare trees. A speed limit sign with a flashing light is visible on the right side of the road. The sky is clear and blue.

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$5,500,000
LEASE RATE:	\$41.00 SF/yr (NNN)
ESTIMATED NNN'S	\$3.20 /SF/yr
BUILDING SIZE:	9,919 SF
LOT SIZE:	1.18 Acres
PRICE / SF:	\$554.49
YEAR BUILT:	2005
ZONING:	PDH4
MARKET:	Washington DC Metro
SUBMARKET:	South Riding

PROPERTY OVERVIEW

Located at 42851 Smallwood Terrace in Chantilly, VA, this 9,919 SF early education and child care center is available for sale or lease, with seller financing options and immediate occupancy. Designed for a licensed capacity of 168 children (ages 1 month to 12 years, 11 months), the two-level facility features 8 spacious classrooms, 7 restrooms, kitchen, director's office, a large outdoor play area with commercial-grade playground equipment, and a layout ideal for owner-user use. Positioned just 650 feet from Loudoun County Parkway and less than a mile from Route 50 and Braddock Road, the property offers excellent accessibility for families in the area.

Seller Financing Available!

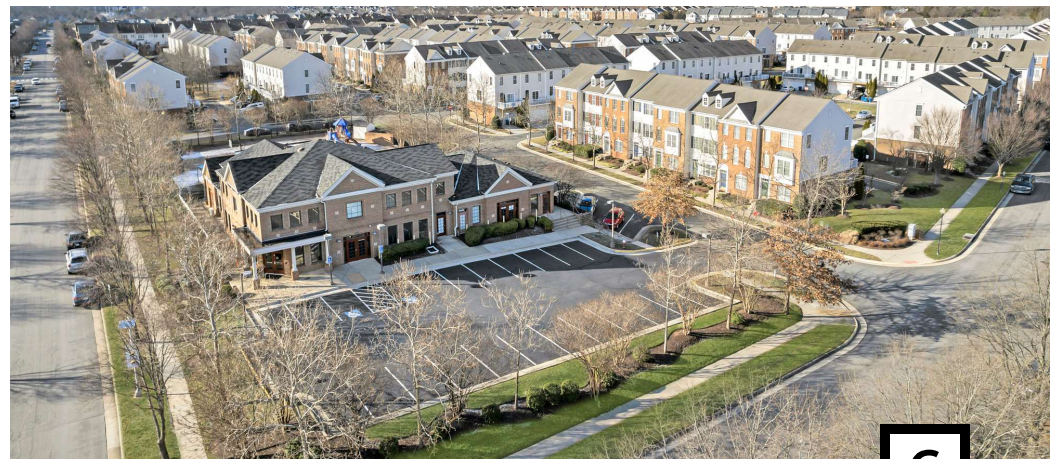
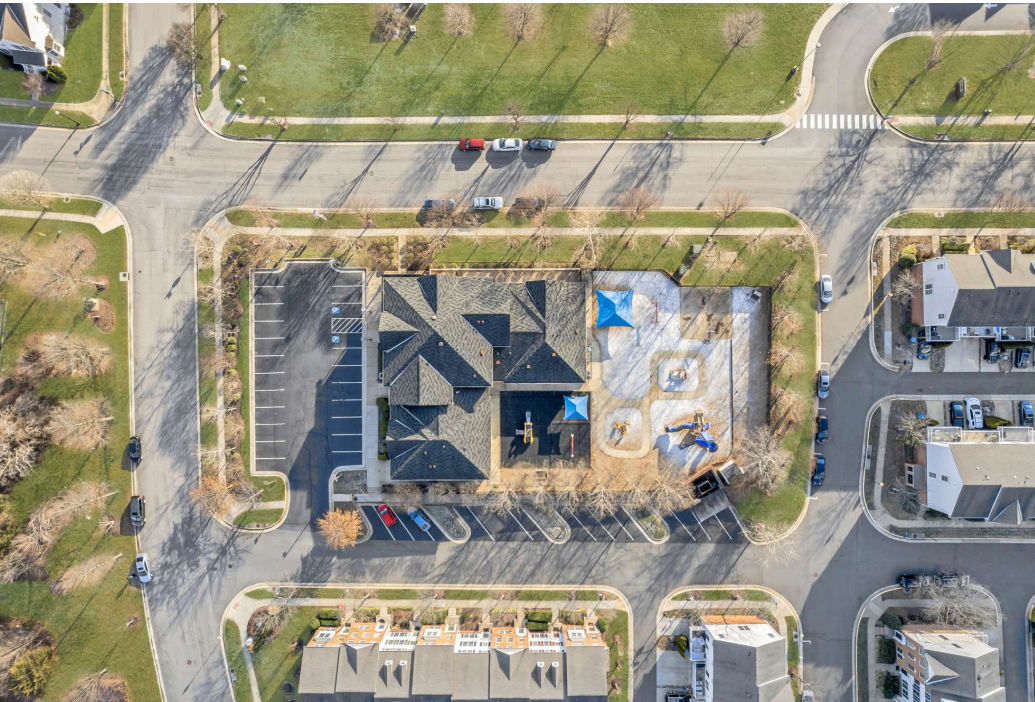
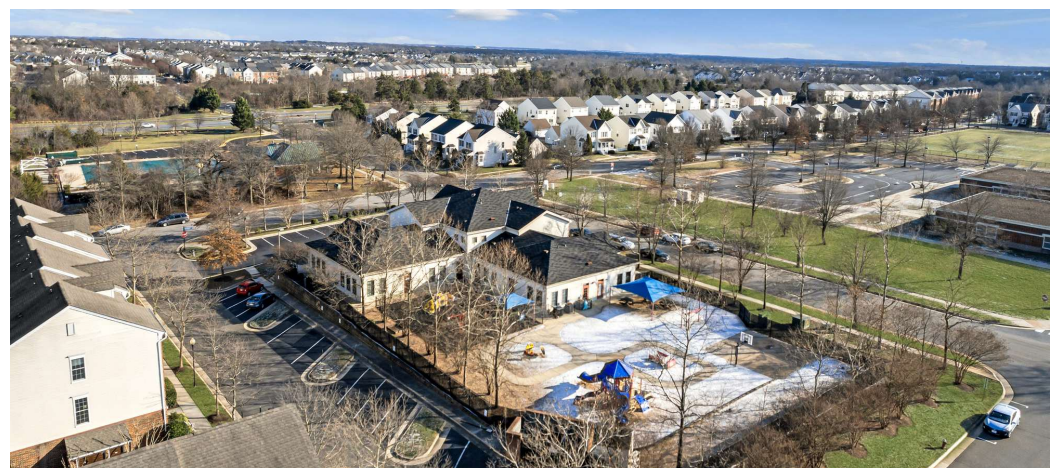
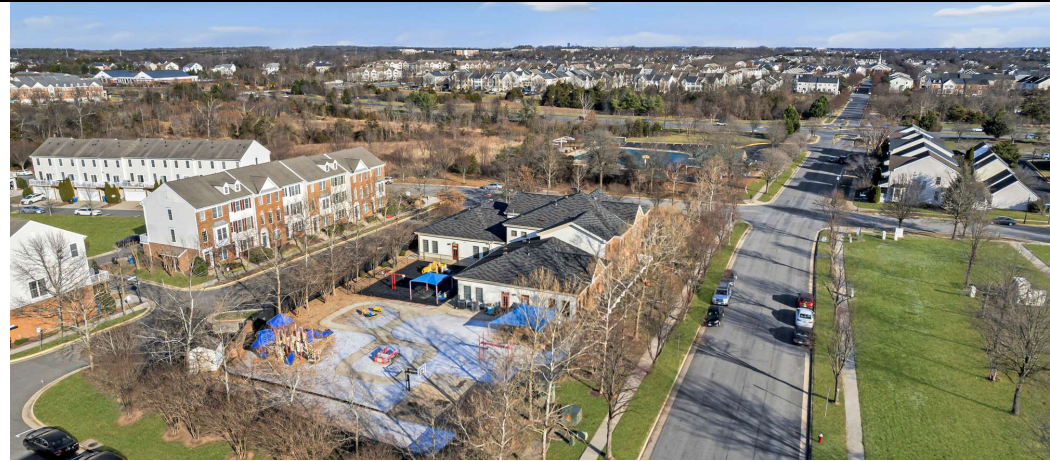
Situated in an affluent community with a median household income of approximately \$239,000, this property is poised to meet the growing demand for quality child care services. Chantilly's robust demographics, combined with the property's turnkey condition and strategic location, make it an exceptional opportunity for investors or operators in the early education sector. This ready-to-use facility is perfect for those seeking a prime location to establish or expand their child care business.

HIGHLIGHTS

- **Property Overview:** 9,919 SF early education/child care center at 42851 Smallwood Terrace, Chantilly, VA 20152, with a licensed capacity for 168 children (ages 1 month to 12 years, 11 months).
- **Turnkey Facility:** Two levels with **8 spacious classrooms, 7 restrooms, kitchen, director's office, and a large outdoor play area** featuring commercial-grade playground equipment.
- **Availability:** Available for sale or lease, with **seller financing options** and immediate occupancy, ideal for owner-user use.
- **Prime Location:** Located just 650 feet from Loudoun County Parkway and less than a mile from Route 50 and Braddock Road, ensuring easy access for commuting families.
- **Affluent Demographics:** Situated in a community with a median household income of over \$230,000 and ideal demographic for families with childcare needs and ability to pay high tuitions.
- **High Demand:** Chantilly has a growing need for quality child care services, making this an excellent opportunity for early education operators.
- **Investment Potential:** Exceptional opportunity in a turnkey facility positioned in a prosperous and growing market.



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



Large Classrooms



Large Classrooms



Entrance with Reception Desk



Kitchen

PROPERTY DETAILS

SALE PRICE	\$5,500,000
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LEASE RATE	\$41.00 SF/YR
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LOCATION INFORMATION

BUILDING NAME	Early Education & Childcare Center
STREET ADDRESS	42851 Smallwood Ter
CITY, STATE, ZIP	Chantilly, VA 20152
COUNTY	Loudoun
MARKET	Washington DC Metro
SUB-MARKET	South Riding
NEAREST HIGHWAY	Route 50 & Loudoun County Pkwy
NEAREST AIRPORT	Dulles International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Special Purpose
PROPERTY SUBTYPE	School
ZONING	PDH4
LOT SIZE	1.18 Acres
APN #	165293995000
CORNER PROPERTY	Yes
POWER	Yes

BUILDING INFORMATION

BUILDING SIZE	9,919 SF
TENANCY	Single
CEILING HEIGHT	12 ft
MINIMUM CEILING HEIGHT	10 ft
NUMBER OF FLOORS	2
YEAR BUILT	2005
CONSTRUCTION STATUS	Existing
ROOF	Gable, Asphalt/FBGL Shingle
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
FOUNDATION	Concrete

PARKING & TRANSPORTATION

PARKING TYPE	Surface
NUMBER OF PARKING SPACES	35

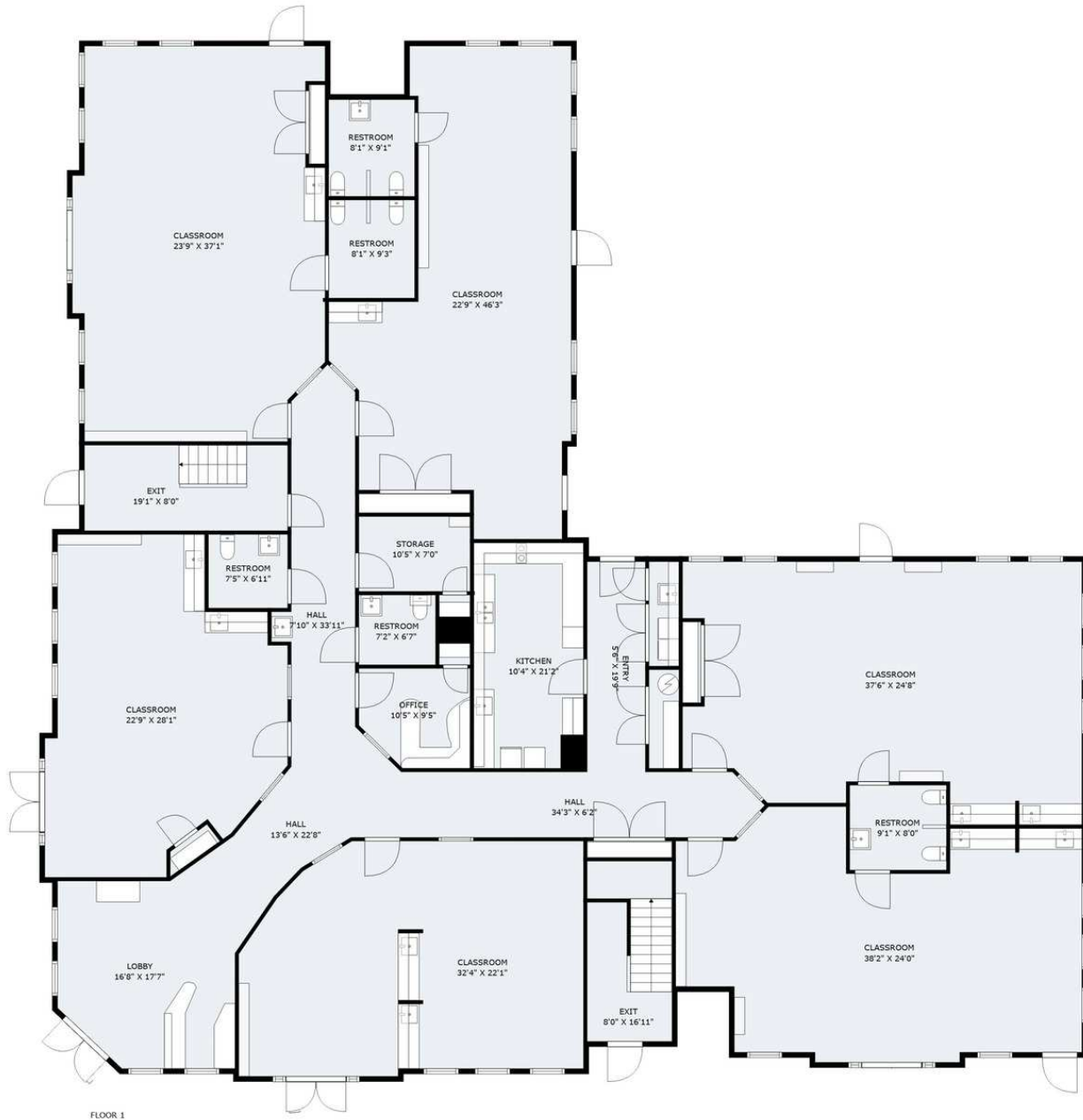
UTILITIES & AMENITIES

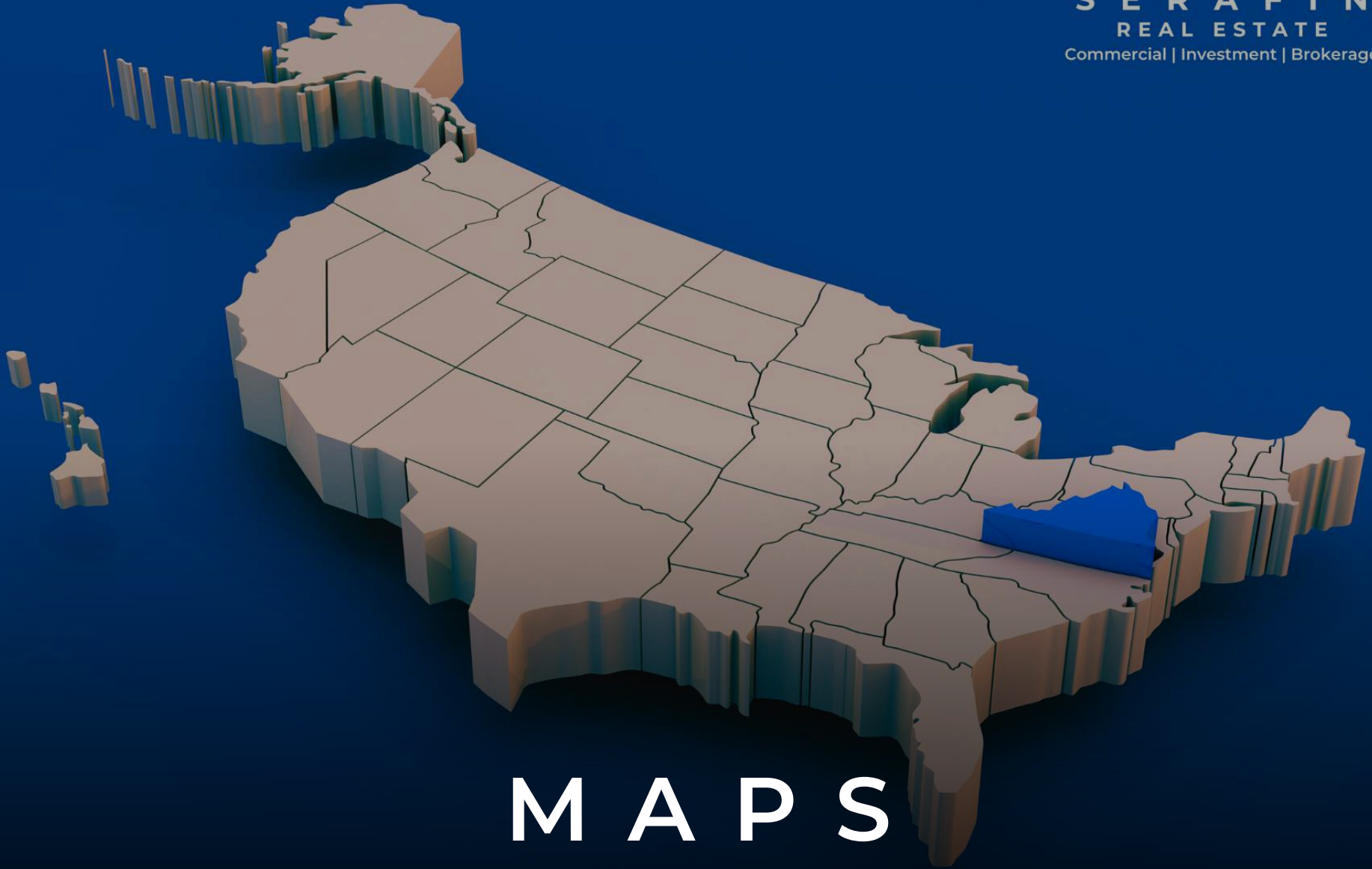
NUMBER OF ELEVATORS	0
GAS / PROPANE	Yes
WATER	Yes
ELECTRICITY	Yes

TAXES & VALUATION

TAXES	\$25,806.84
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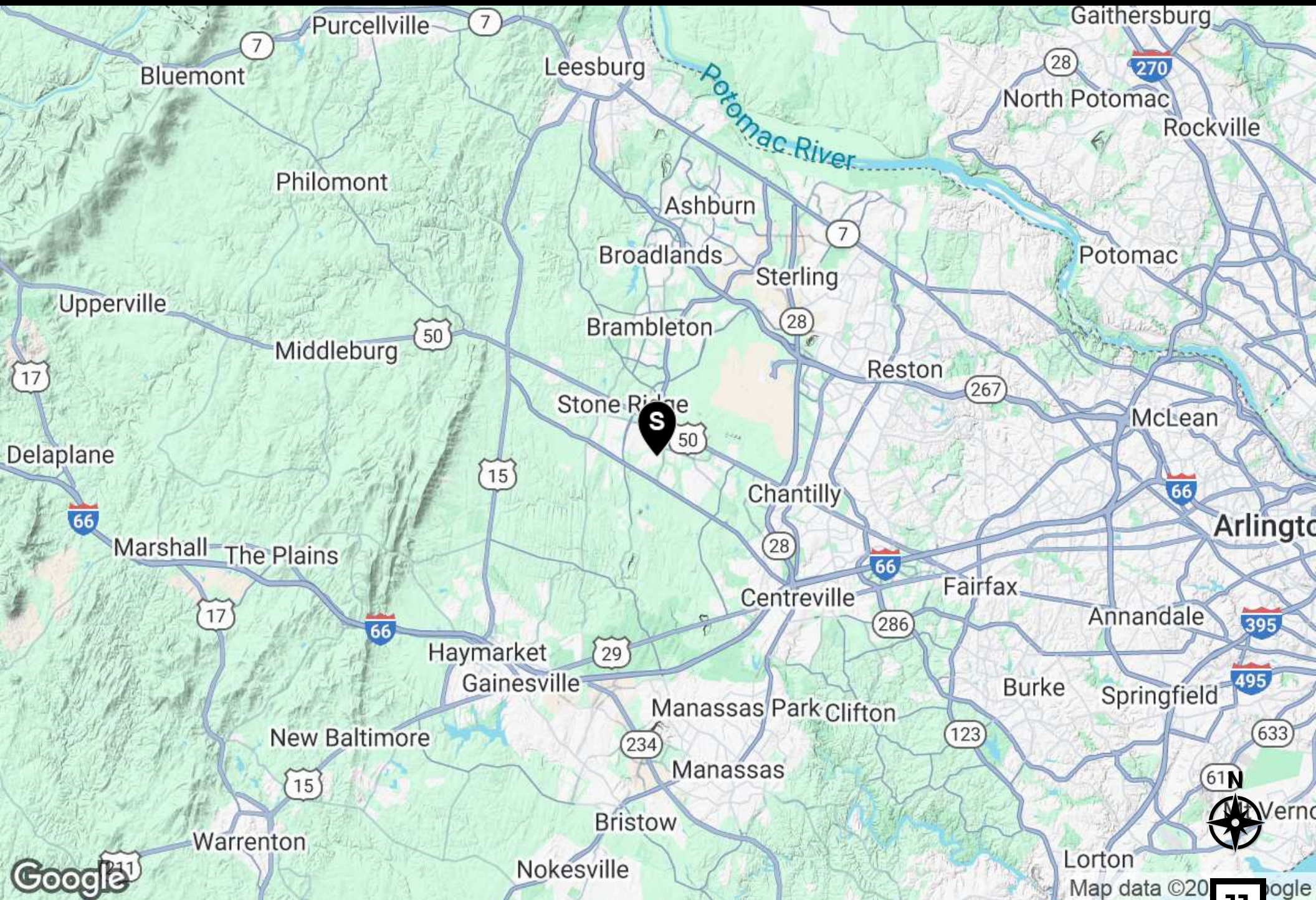
FLOOR PLAN





M A P S

REGIONAL MAP



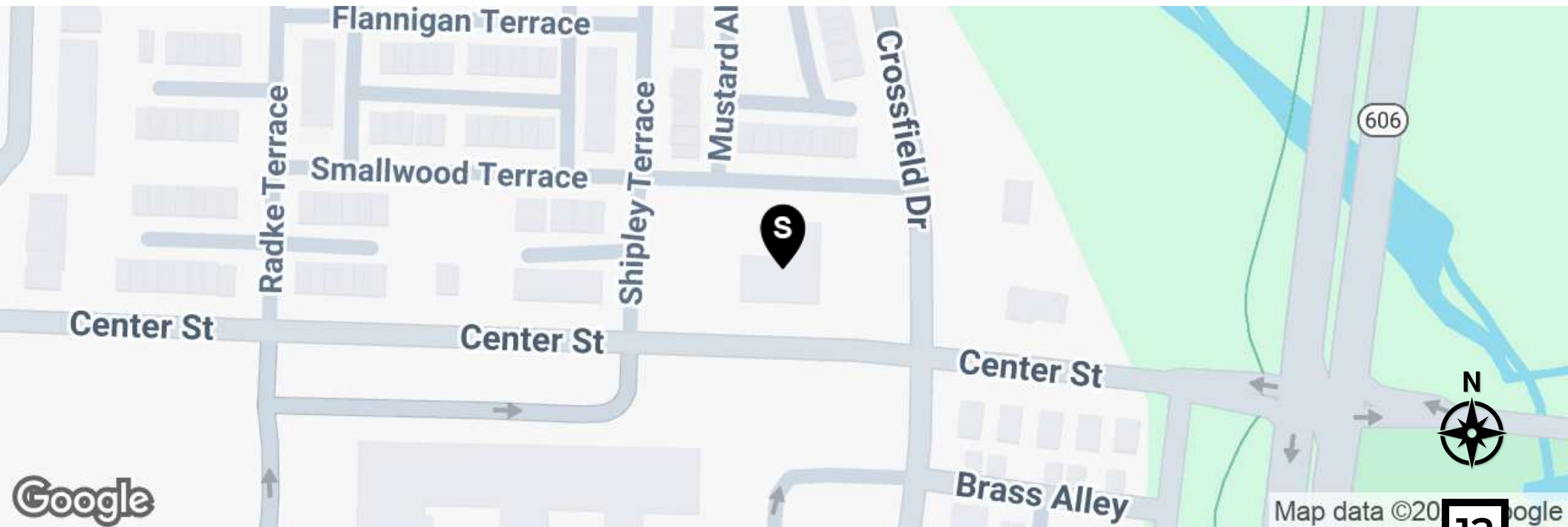
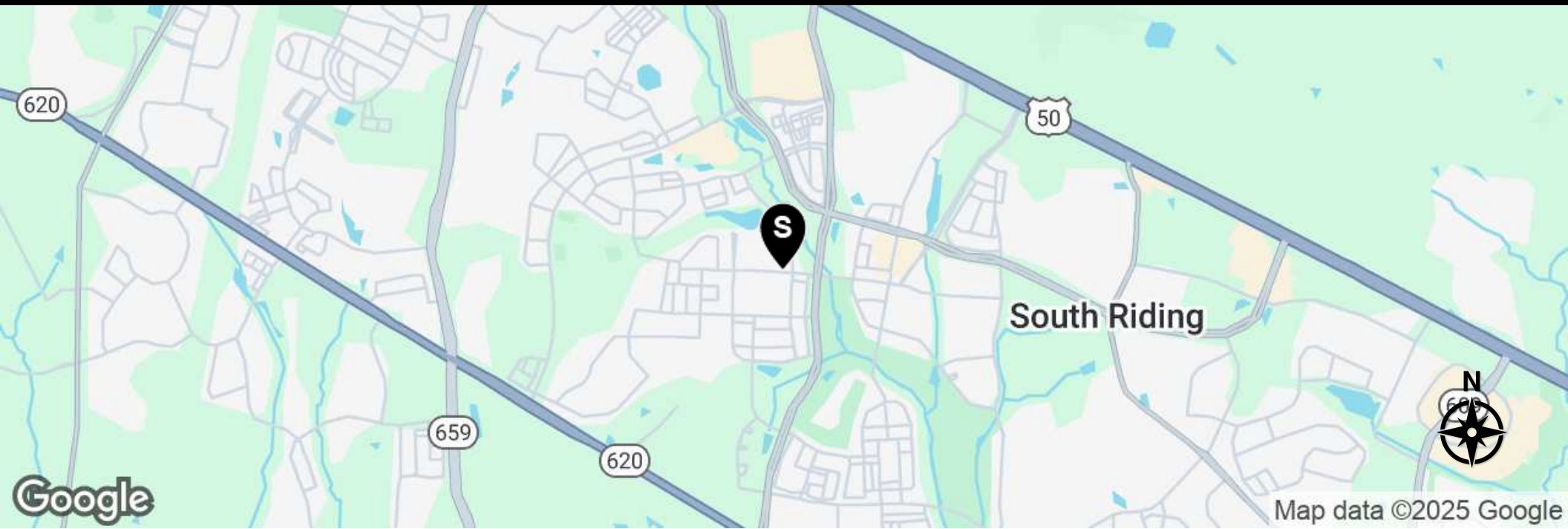
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LOCATION MAP



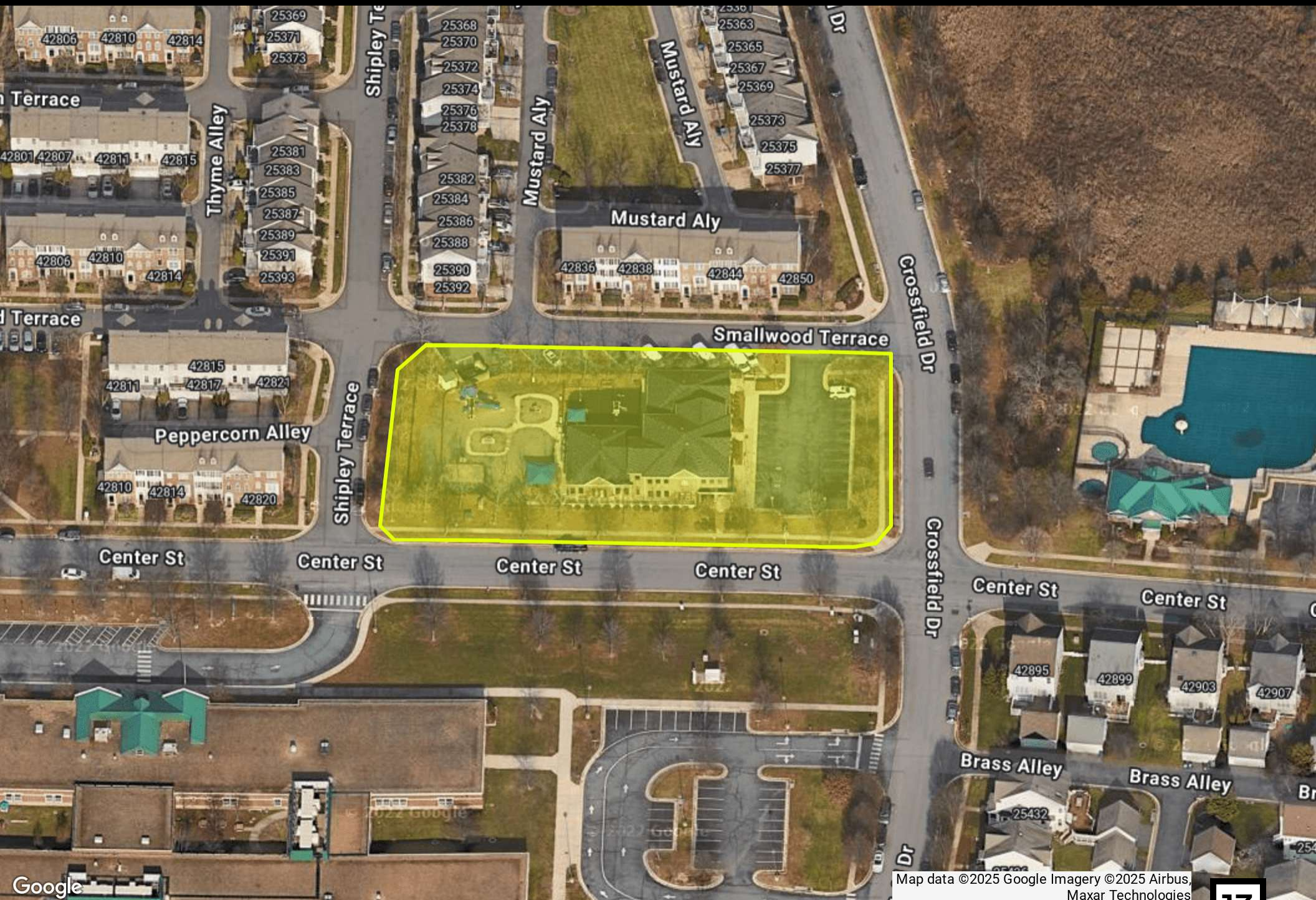
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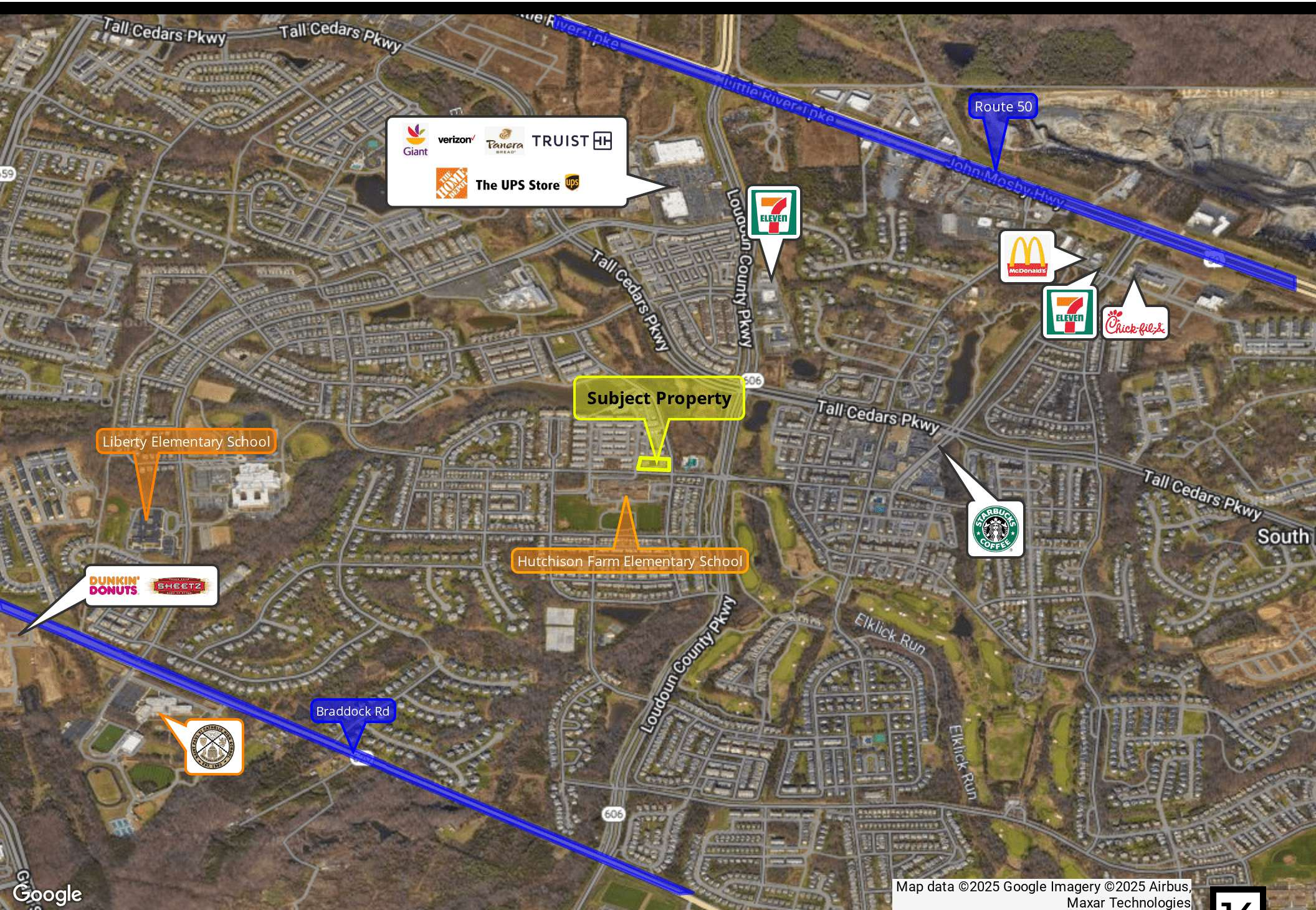
AERIAL MAP



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RETAILER MAP



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PARCEL MAPS

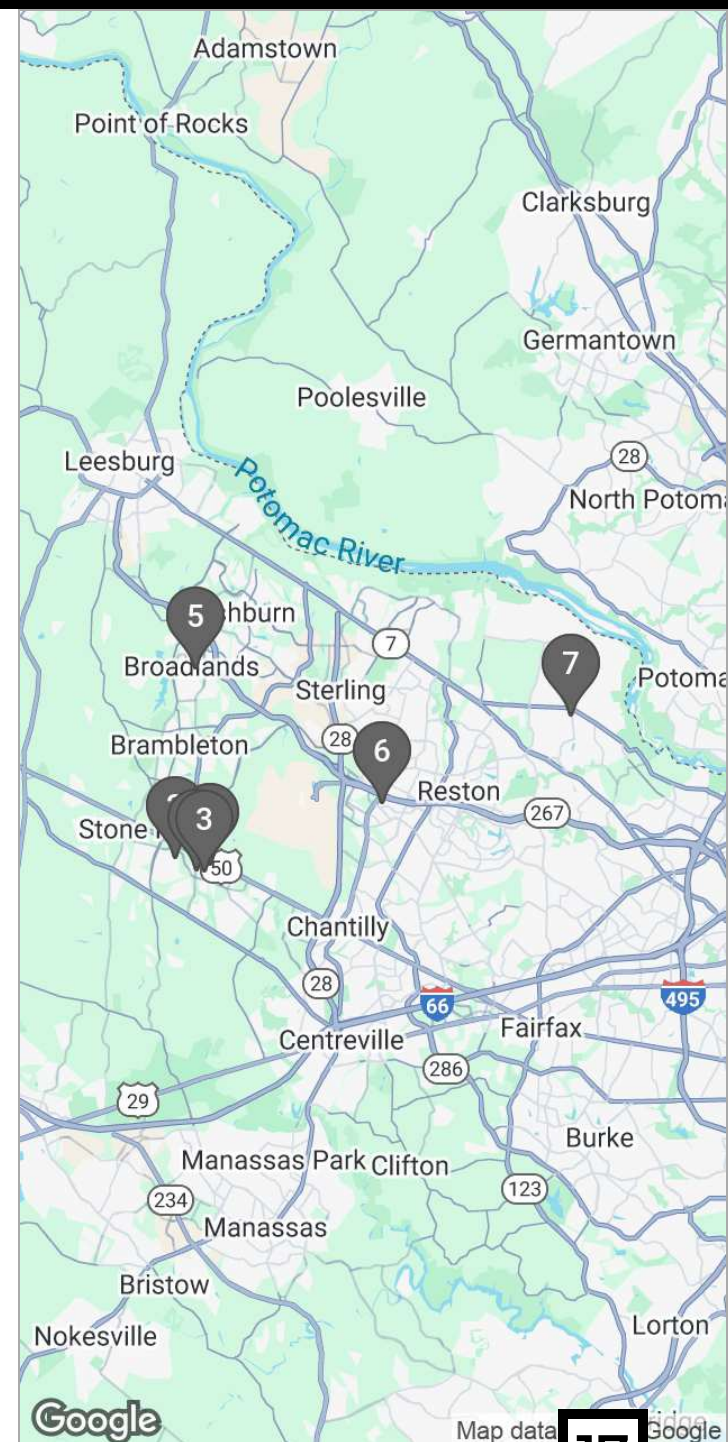


An aerial photograph of a residential development under construction. The central focus is a large building with a complex, multi-gabled roof structure, surrounded by a playground area with various equipment and blue tarps. To the right of the building is a parking lot with several cars. The surrounding area includes other residential buildings, streets, and green spaces. The text "SALE & LEASE COMPARABLES" is overlaid in white, bold, sans-serif font across the bottom half of the image.

SALE & LEASE
COMPARABLES

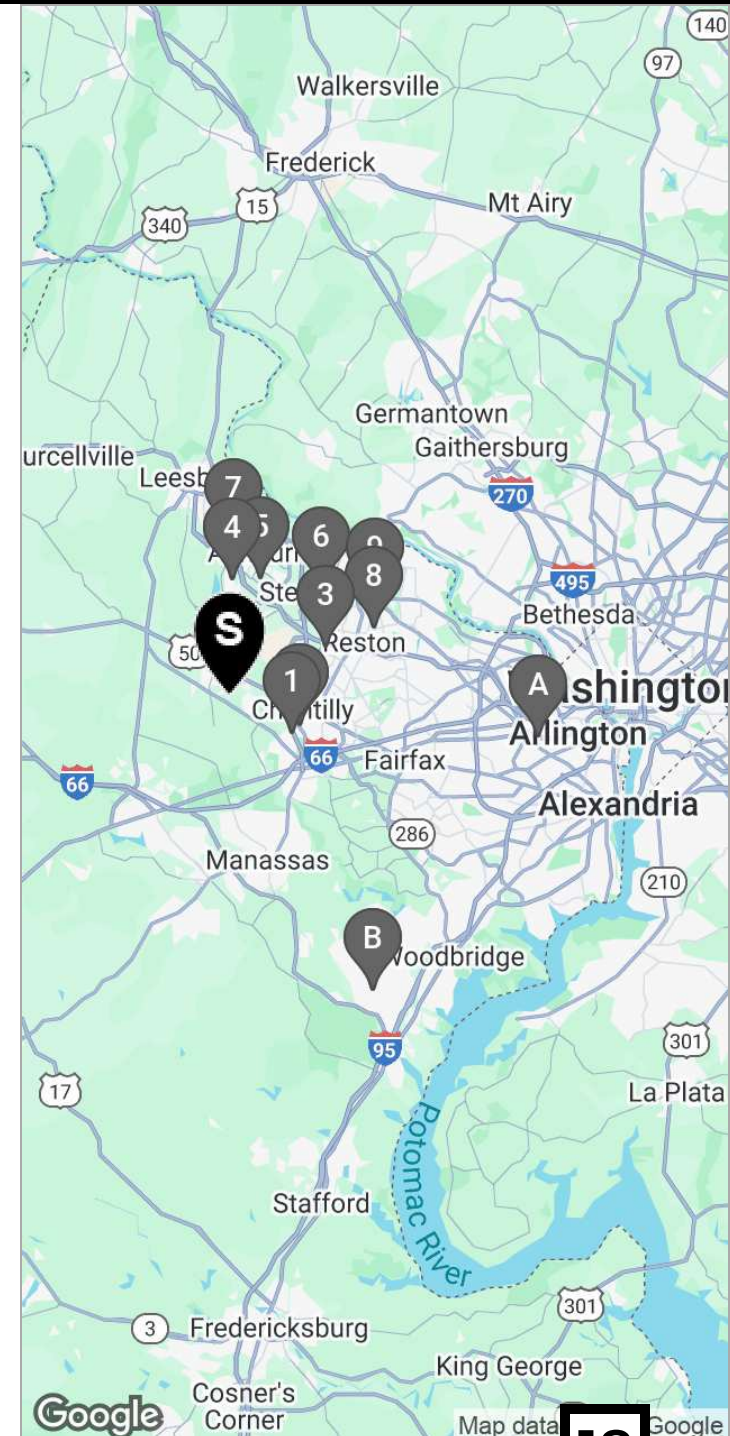
SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	PRICE/SF	DEAL STATUS
1	Kids R' Kids NNN 25160 Loudoun County Parkway Chantilly, VA	\$7,980,000	14,975 SF	\$532.89	Sold 5/31/2019
2	The Curious Minds Montessori School 24963 Ashgarten Plz Chantilly, VA	\$2,500,000	4,970 SF	\$503.02	On Market
3	Elk Lick Road Childcare Center 25235 Elk Lick Road Chantilly, VA	\$2,175,000	4,000 SF	\$543.75	Sold 3/30/2018
4	43181 Amberwood Drive Chantilly, VA	\$4,650,000	9,888 SF	\$470.27	Sold 2/26/2021
5	GuidePost Montessori Broadlands NNN 42945 Waxpool Road Ashburn, VA	\$11,100,000	21,189 SF	\$523.86	Sold 8/30/2019
6	GuidePost Montessori Herndon NNN 13251 Woodland Park Road Herndon, VA	\$4,200,000	7,014 SF	\$598.80	Sold 8/30/2019
7	790 Walker Road Great Falls, VA	\$6,350,000	14,482 SF	\$438.48	Sold 8/19/2021
AVERAGES		\$5,565,000	10,931 SF	\$515.87	



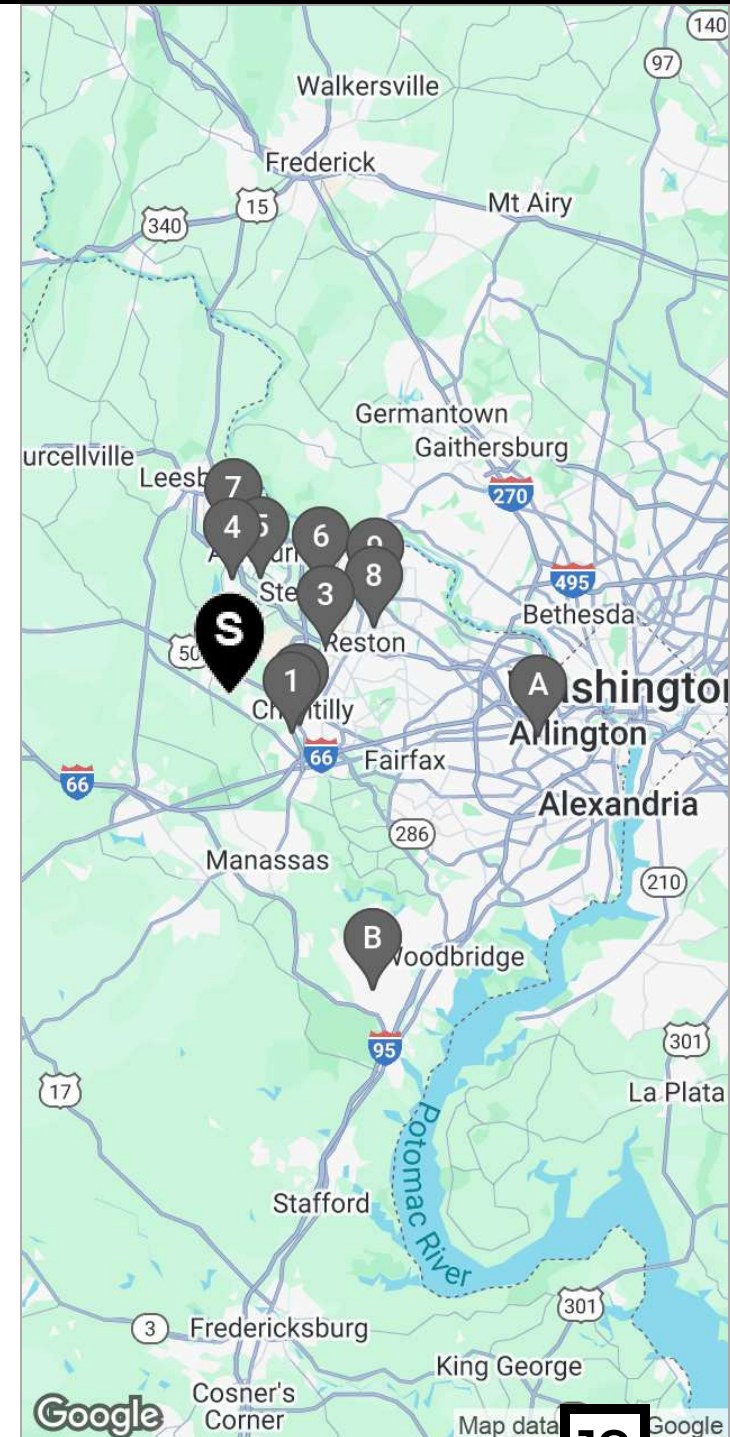
LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	LEASE RATE	LEASE TYPE	SPACE SIZE	LEASE TERM
★	Early Education & Childcare Center 42851 Smallwood Ter Chantilly, VA	\$41.00 /SF/yr	NNN	9,919 SF	Negotiable
1	5003 Westone Plaza Chantilly, VA	\$38.00 /SF/yr	NNN	21,222 SF	180 months
2	Guidepost Montessori Chantilly 4550 Walney Road Chantilly, VA	\$41.20 /SF/yr	NNN	22,342 SF	-
3	Guidepost Montessori Herndon 13251 Woodland Park Road Herndon, VA	\$47.27 /SF/yr	NNN	7,014 SF	-
4	Guidepost Montessori Broadlands (Ashburn) 42945 Waxpool Road Ashburn, VA	\$39.05 /SF/yr	NNN	21,189 SF	-
5	Everbrook Ashburn 21684 Romans Drive Ashburn, VA	\$39.83 /SF/yr	NNN	12,561 SF	-
6	Guidepost Montessori Sterling 624 W Church Road Sterling, VA	\$63.95 /SF/yr	NNN	8,099 SF	240 months
7	[Lease] Orchard Oriole - Dr. Snowden 42885 Orchard Oriole Drive Ashburn, VA	\$37.83 /SF/yr	NNN	10,734 SF	120 months



LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	LEASE RATE	LEASE TYPE	SPACE SIZE	LEASE TERM
8	Primrose of Reston 1609 N Village Road Reston, VA	\$40.00 /SF/yr	NNN	10,632 SF	179 months
9	Guidepost Montessori Reston 11579 Cedar Chase Drive Herndon, VA	\$48.79 /SF/yr	NNN	8,401 SF	-
A	Falls Church Montessori 6103 Arlington Blvd Falls Church, VA	\$56.00 /SF/yr	NNN	4,338 SF	180 months
B	Guidepost Montessori Montclair 3551 Waterway Drive Montclair, VA	\$52.61 /SF/yr	NNN	6,000 SF	240 months
AVERAGES		\$45.87 /SF/YR		12,048 SF	190 MONTHS





AREA OVERVIEW

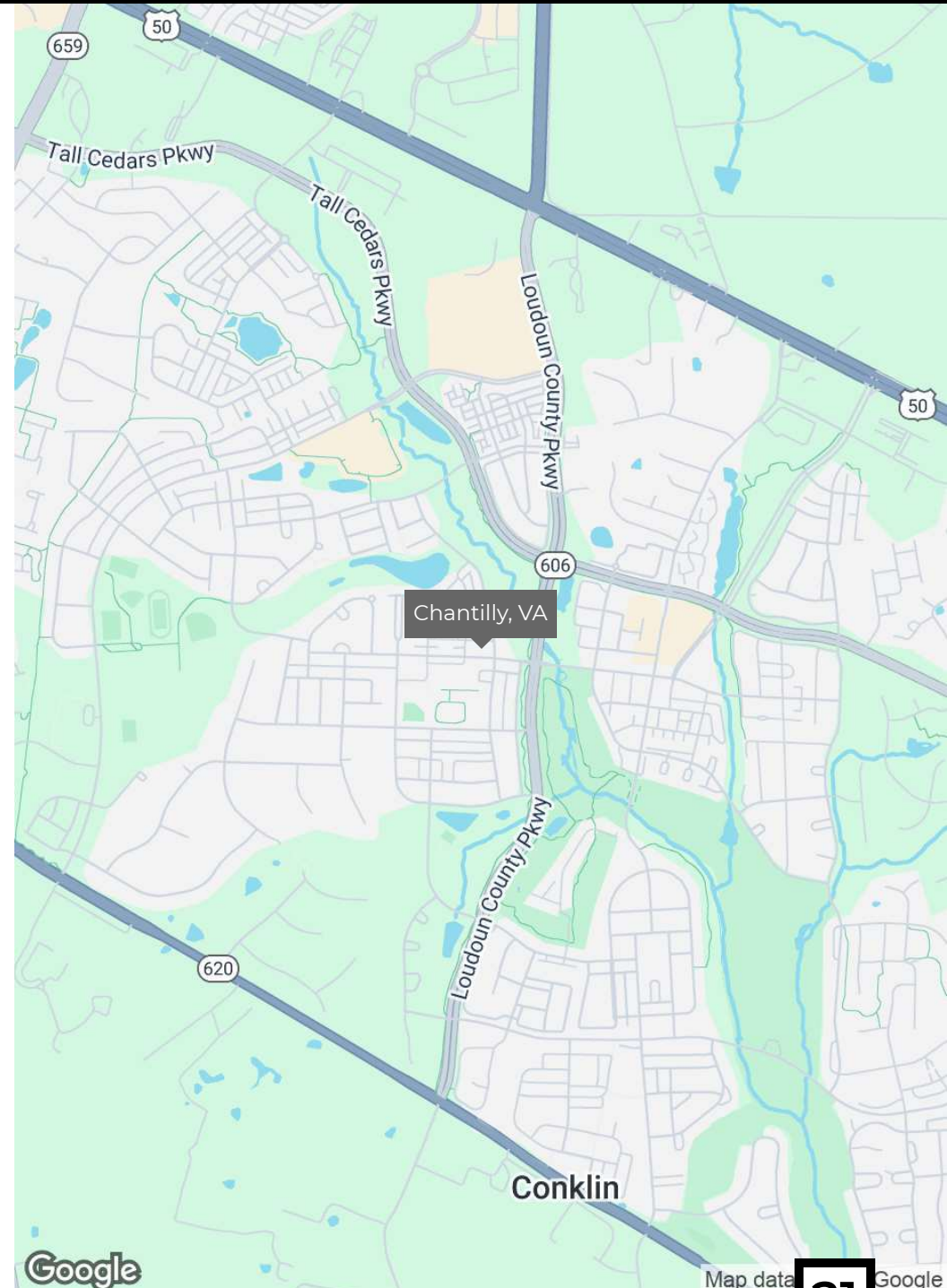
CITY INFORMATION

LOCATION DESCRIPTION

Chantilly, located in Loudoun County, Virginia, offers an exceptional business environment characterized by economic strength, affluence, and a thriving community. Known for its high household incomes and a significant number of dual-income families, Chantilly provides a solid foundation for businesses in the childcare and early education sectors.

The area's residents enjoy some of the highest income levels in the nation, with many households earning well above the national average. This affluence translates into strong demand for quality childcare services, as working professionals seek top-tier educational and care facilities for their children. The community's emphasis on education, combined with a steady influx of young families, creates consistent enrollment opportunities and long-term growth potential for childcare providers.

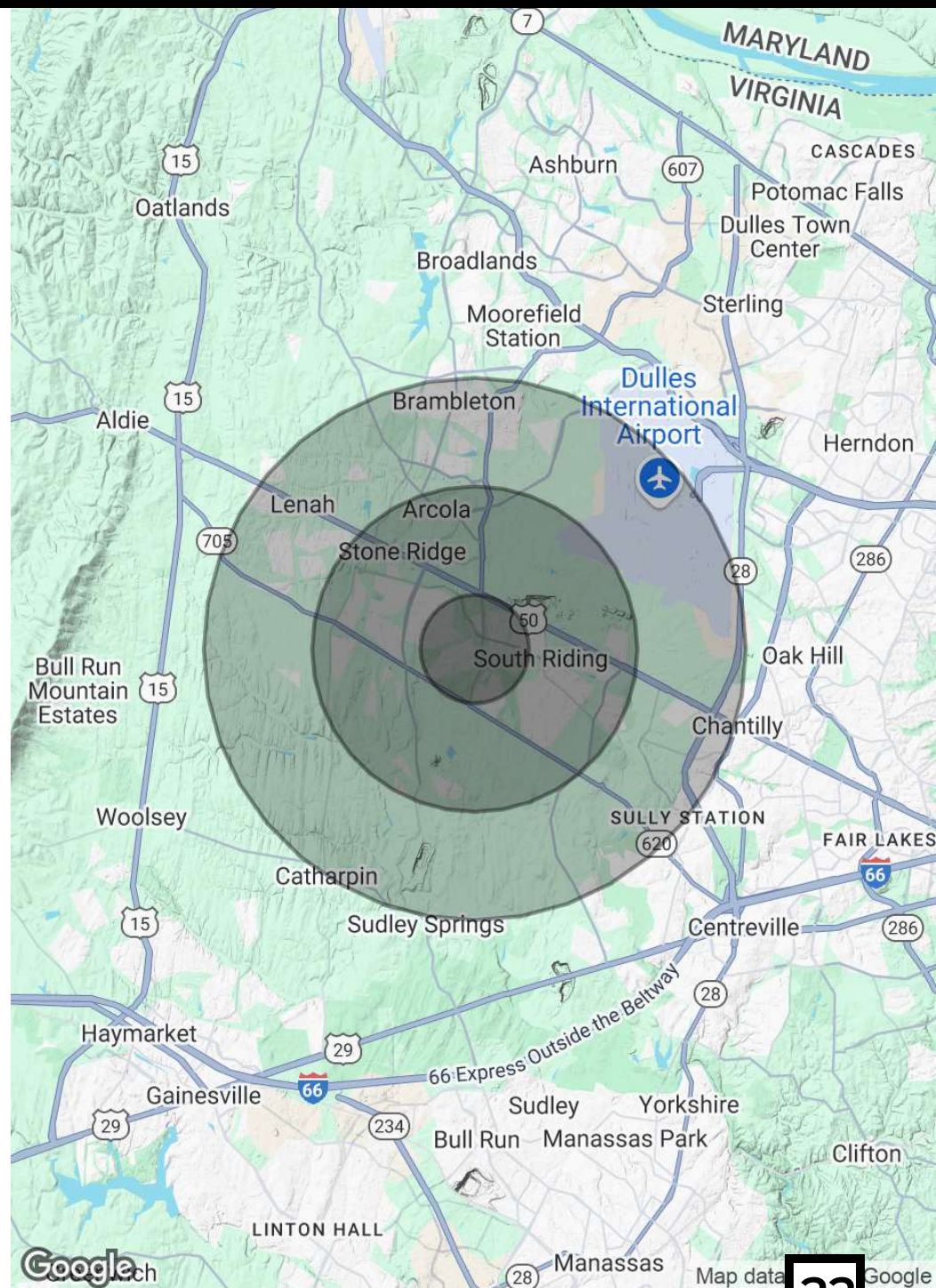
Chantilly's strategic location in the heart of Northern Virginia also benefits from excellent infrastructure, proximity to major employment hubs, and a well-educated population. These factors ensure that childcare businesses in Chantilly are well-positioned to thrive, supported by a community that values high standards of care and early learning excellence.



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,599	67,279	120,801
AVERAGE AGE	35	34	34
AVERAGE AGE (MALE)	35	34	34
AVERAGE AGE (FEMALE)	36	35	35
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,058	19,768	35,436
# OF PERSONS PER HH	3.3	3.4	3.4
AVERAGE HH INCOME	\$227,338	\$236,603	\$258,456
AVERAGE HOUSE VALUE	\$769,705	\$786,786	\$845,184

Demographics data derived from AlphaMap



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2022
BEST OF
LOUDOWN
— Loudoun Times-Mirror —

WINNER

2023
BEST OF
LOUDOWN
— Loudoun Times-Mirror —

WINNER

2024
BEST OF
LOUDOWN
— Loudoun Times-Mirror —

WINNER

ABOUT US

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\$653M
in Sold Transaction
Volume



1.35M
Total SF Sold




\$130M
in Active Listing
Inventory

#1
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



JOE SERAFIN

Owner & Principal Broker

jserafin@serafinre.com

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

PROFESSIONAL BACKGROUND

Joe Serafin is the Principal Broker and Owner of Serafin Real Estate, a leading commercial real estate brokerage based in Loudoun County, Virginia. With nearly two decades of experience, Joe has been instrumental in shaping the commercial real estate landscape in Loudoun, western Fairfax, and northern Prince William Counties, driving over \$650 million in transactions since the start of his career.

Under his leadership, Serafin Real Estate has become the top-selling commercial brokerage in Loudoun County, a three-time winner of the Best of Loudoun award (2022, 2023, 2024). The firm specializes in representing sellers of commercial properties, buyer representation, and commercial property leasing. Joe's expertise in strategic planning, financial investment analysis, and creative deal structuring has built a reputation for delivering results that exceed client expectations.

Recognized as one of the Top 10 Real Estate Agents in Virginia by Apple News in 2023, Joe is frequently featured in press releases and media outlets such as WTOP and the Washington Business Journal. His insights on the real estate market have earned him a spot as a contributor to "Ask the Expert" for the Loudoun Times Mirror. His influence in the industry is further underscored by frequent speaking engagements at real estate conferences.

A visionary in integrating technology into real estate, Joe has leveraged data analytics and AI tools to enhance Serafin Real Estate's market insights, offering clients cutting-edge strategies and accurate market predictions. His commitment to innovation has contributed to the firm's continued success and solidified its position as a trusted partner in the region.

Outside of work, Joe enjoys spending time with his family, honing his golf game, and sharing his expertise through presentations on real estate trends and technology. He holds a degree from Virginia Tech and remains an active figure in the real estate community, including serving as a Board Member of Marema.

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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.



JENNIFER CUPITT
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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.



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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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.