

FOR SALE

Fully Entitled Medical Office Park Development Site

HIRST RD
PURCELLVILLE, VA 20132



RICH VAALER

Principal Broker
772.266.9065
rich@vaaler.us

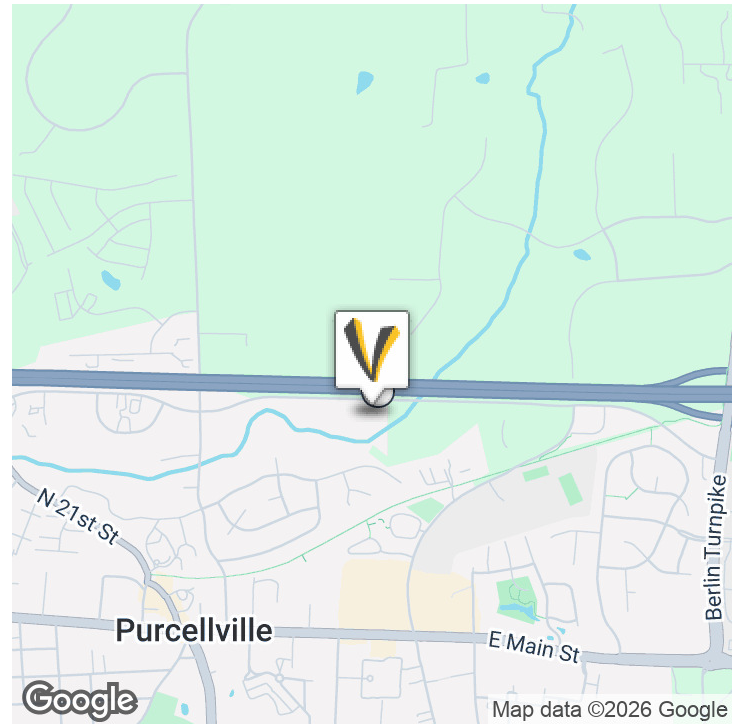
CO-LISTED BY:

NANCY WYATT

Vice President Sales and Leasing
703.771.1162
nancy@vaaler.us



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$6,950,000
Available SF:	78,000 sf
Lot Size:	12.04 Acres
Price / Acre:	\$577,243
Zoning:	commercial
Market:	DC VA Burb
Submarket:	Purcellville

PROPERTY OVERVIEW

This is not a typical vacant land offering. The property is fully entitled for approximately 78,000 square feet of specialty medical office and mixed-use commercial development, positioned in close proximity to the future Route 7 / Route 690 Interchange—a meaningful long-term driver for access, visibility, and desirability.

PROPERTY HIGHLIGHTS

- Fully Entitled
- High Visibility Location
- Accessible to Western Loudoun/Winchester Markets
- Easy Access from all points east & west



OFFICE LOCATION

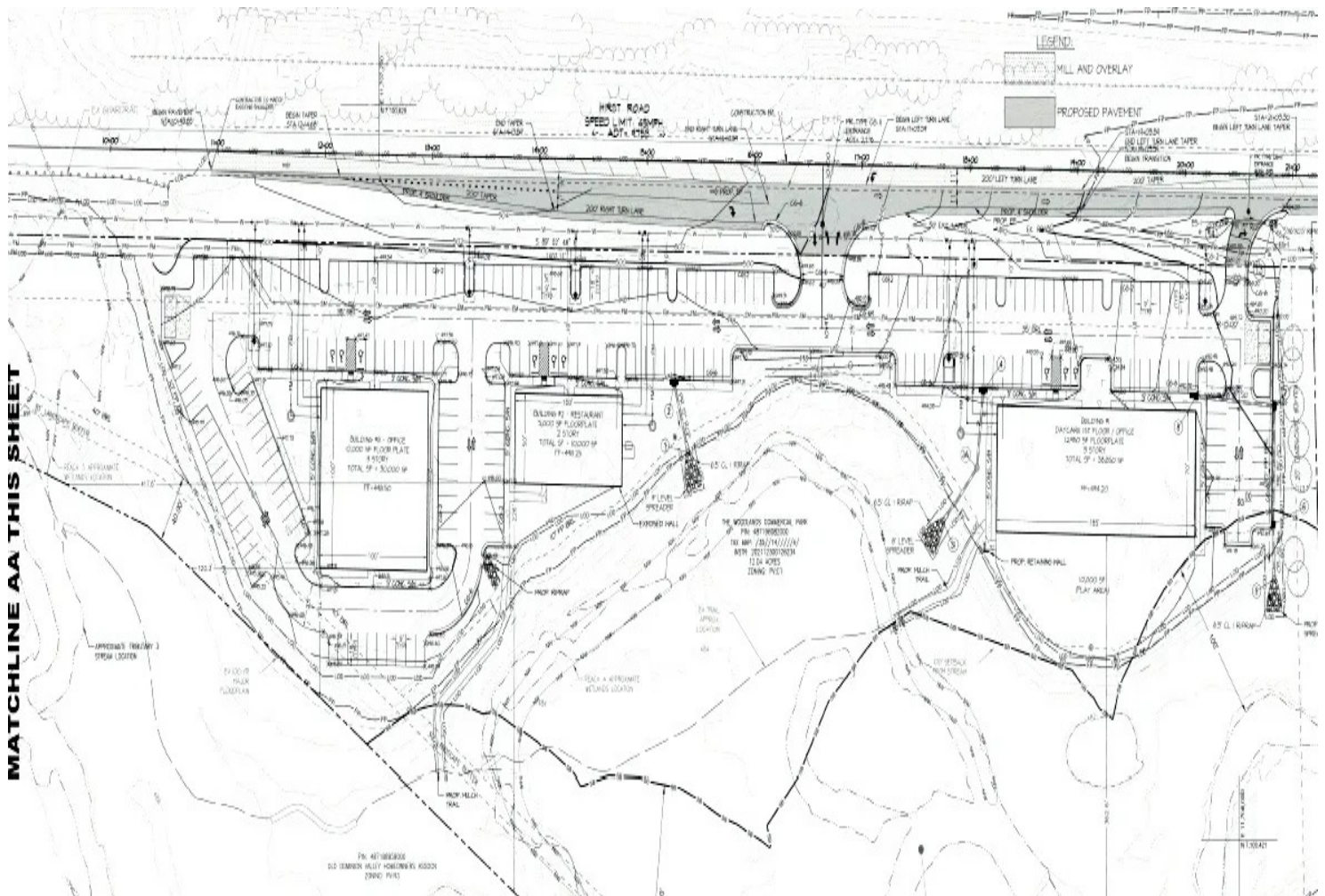
211 Gibson St NW
Suite 103
Leesburg, VA 20176

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

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SITE PLAN



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ADDITIONAL PHOTOS



OFFICE LOCATION

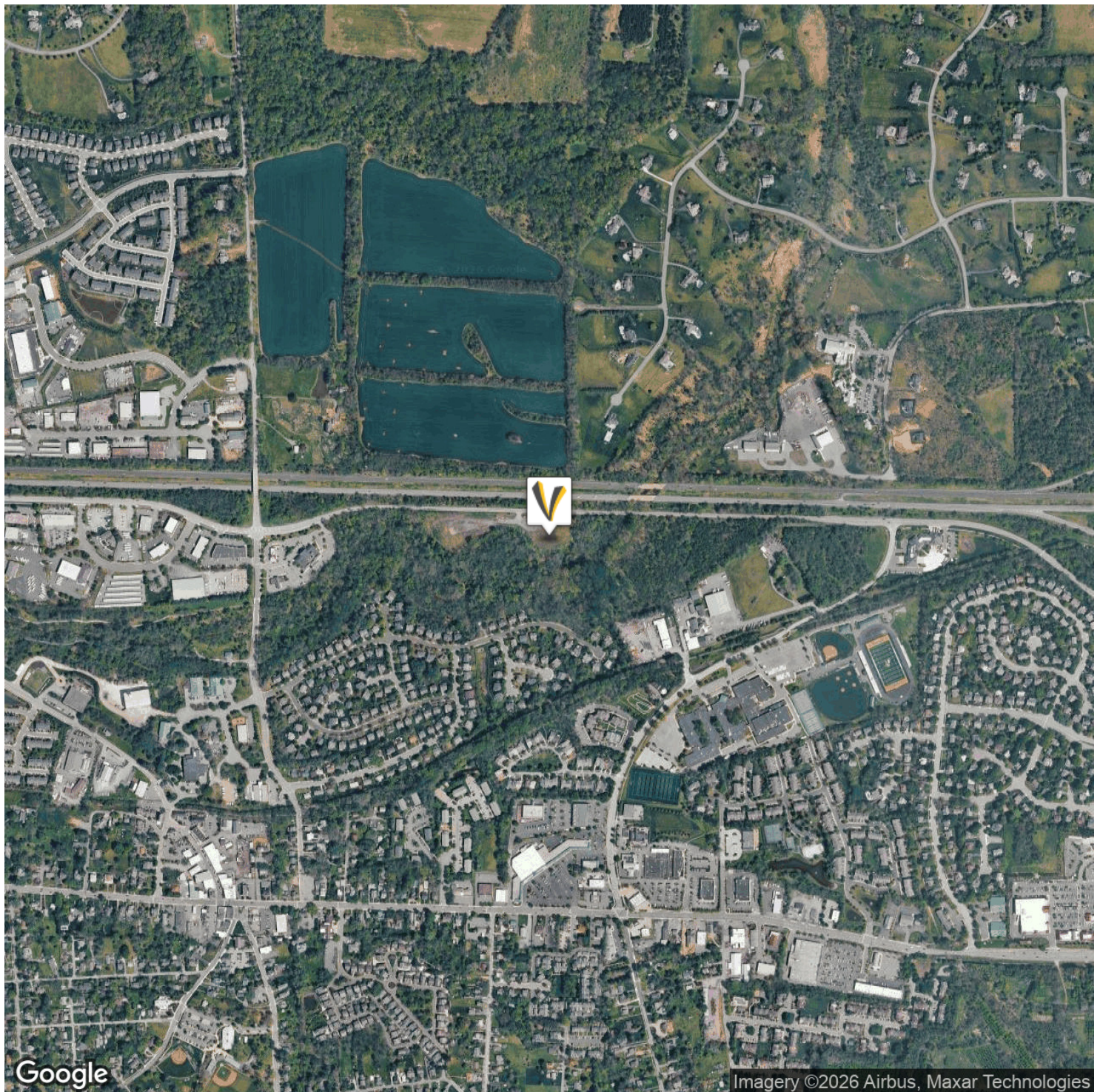
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AERIAL MAP

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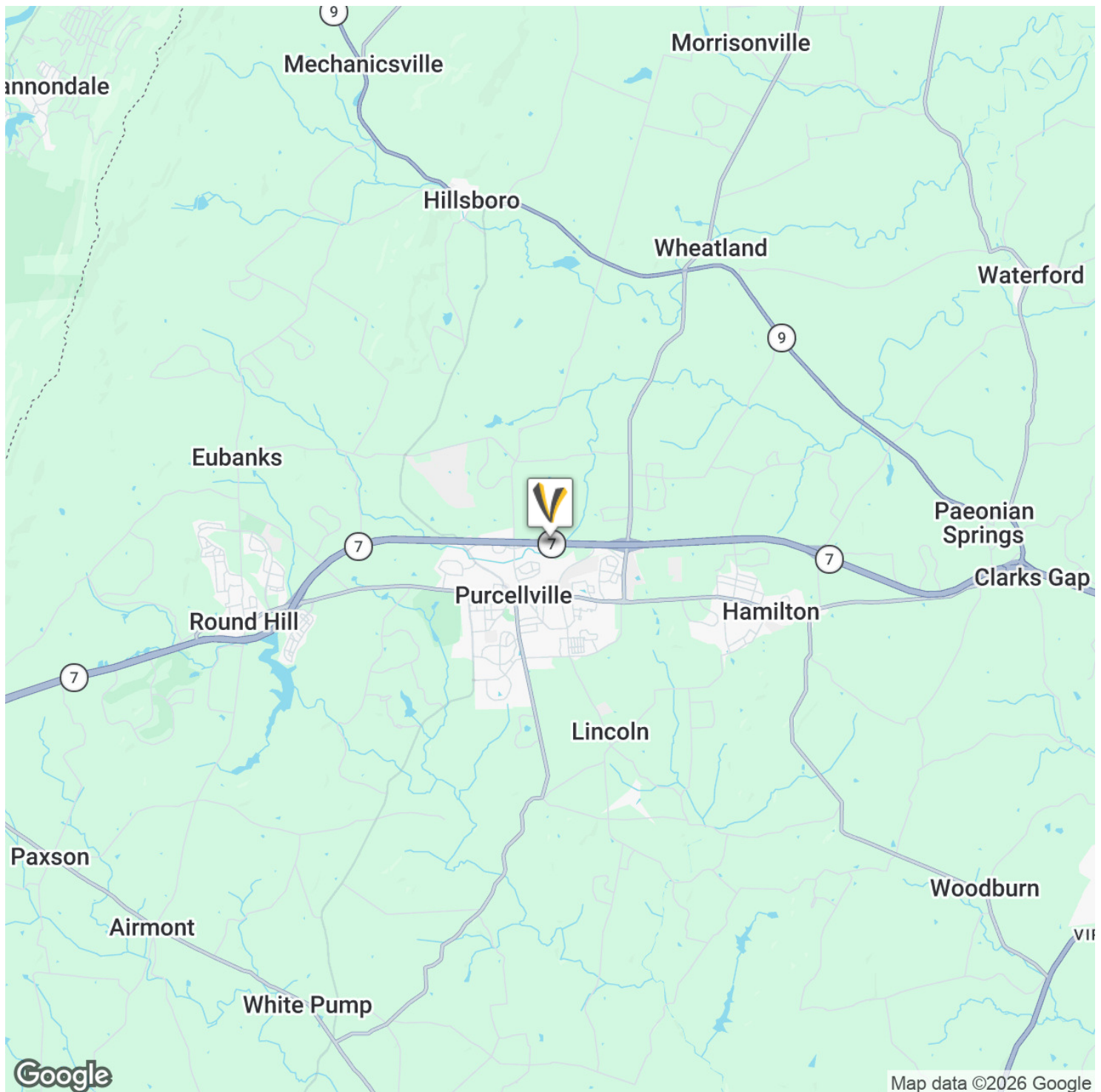
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LOCATION MAP

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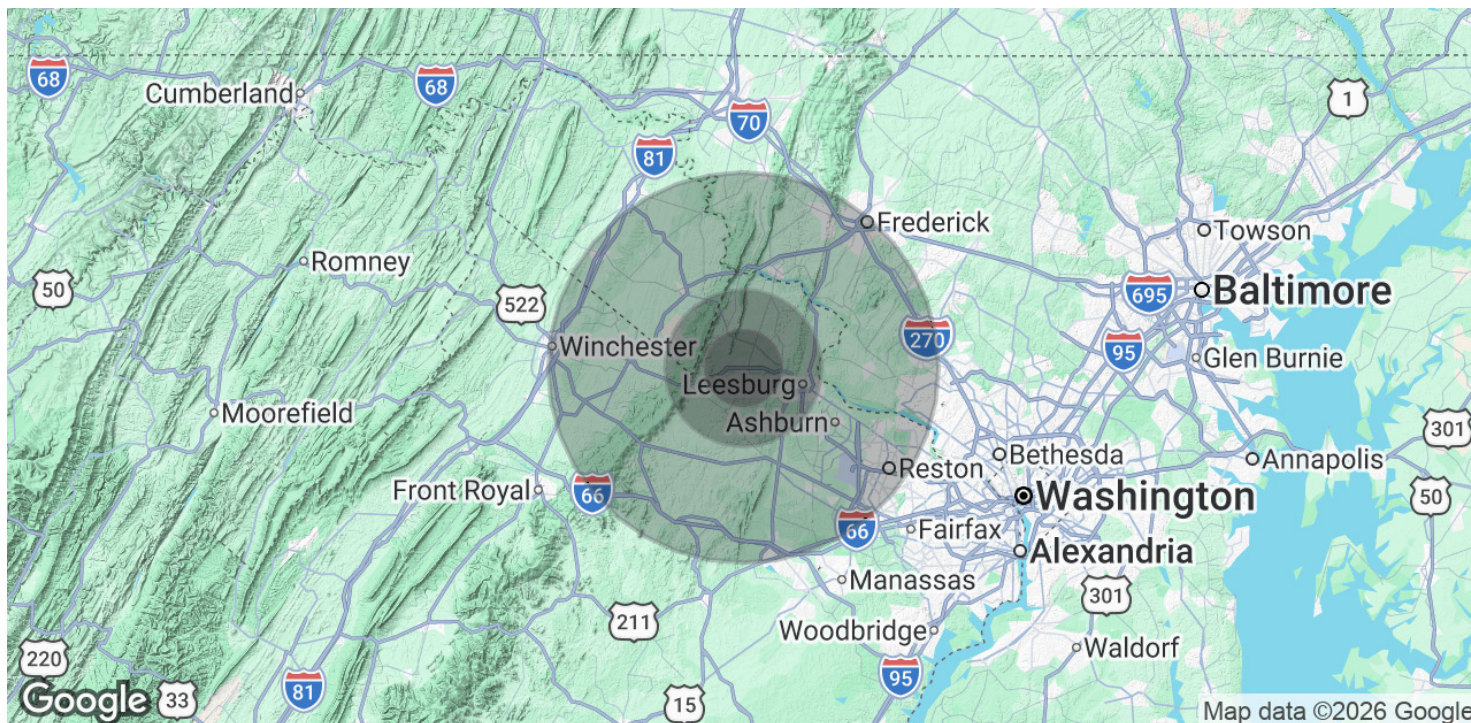
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DEMOGRAPHICS MAP & REPORT

**POPULATION**

	5 MILES	10 MILES	25 MILES
Total Population	28,562	104,398	1,172,760
Average Age	38.6	39.1	39.5
Average Age (Male)	39.1	38.6	38.8
Average Age (Female)	39.1	39.3	39.9

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	25 MILES
Total Households	8,819	34,913	410,840
# of Persons per HH	3.2	3.0	2.9
Average HH Income	\$231,210	\$196,183	\$177,295
Average House Value	\$791,529	\$717,825	\$629,896

2023 American Community Survey (ACS)

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