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REAL ESTATE

Commercial | Investment | Brokerage



Belmont Ridge Early Ed Center | Owner-User Opportunity
42885 Orchard Oriole Drive, Ashburn, VA 20147

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An aerial photograph of a large, two-story brick school building with a grey roof and several dormer windows. The building is surrounded by a parking lot and a grassy area. In the background, a dense residential neighborhood with many houses is visible under a clear blue sky. The text "PROPERTY INFORMATION" is overlaid in large, white, sans-serif capital letters across the center of the image.

PROPERTY INFORMATION

PROPERTY SUMMARY

VIDEO

PROPERTY DESCRIPTION

Request for Proposals – Premier Early Education Facility in Ashburn, VA
Proposals Due: February 28, 2026 (Reviewed Upon Receipt)

Serafin Real Estate is pleased to present a Request for Proposals for the lease of the Belmont Ridge Early Education Center, a purpose-built, freestanding early education facility located in one of Loudoun County's most affluent and supply-constrained submarkets.

This 10,734 SF turnkey school, situated on 1.27 acres within the Belmont Greene community of Ashburn, offers operators a rare opportunity to secure a fully built-out facility in a market where replacement cost, zoning constraints, and limited available inventory create a meaningful barrier to entry. The property was previously licensed for up to 184 children and is designed to accommodate a wide range of early education, Montessori, or specialty childcare concepts.

The ownership is inviting qualified operators and brokers to submit proposals outlining rental rate, lease structure, term, and any tenant-specific considerations. Proposals will be reviewed on a rolling basis, with ownership reserving the right to select a proposal prior to the deadline should a compelling offer be received.

This RFP process is intended to create clarity, urgency, and flexibility, allowing the market to determine optimal terms while ensuring the owner can move decisively with a best-in-class operator.



OFFERING SUMMARY

LEASE RATE:	Request for Proposals
ESTIMATED NNN'S:	\$2.80/SF
AVAILABLE SF:	10,734 SF
LOT SIZE:	1.27 Acres
YEAR BUILT:	2008
ZONING:	PDH-3

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,246	26,241	60,307
TOTAL POPULATION	10,220	77,990	175,404
AVERAGE HH INCOME	\$232,082	\$239,860	\$219,519

HIGHLIGHTS

PROPERTY HIGHLIGHTS

- **Request for Proposals:** Ownership is soliciting lease proposals with a formal submission deadline of February 28, 2026, creating urgency while allowing flexibility on structure, economics, and timing.
- **Purpose-Built, Turnkey Early Education Facility:** The ±10,734 SF building was specifically designed and operated as a childcare center, minimizing startup time and capital for a new operator.
- **High License Capacity in an Undersupplied Market:** Previously licensed for 184 children, the property supports strong revenue potential in a submarket with sustained childcare demand and limited competing inventory.
- **Freestanding Building on 1.27 Acres:** A rare standalone facility with dedicated parking, controlled access, and a secure outdoor playground—features that are increasingly difficult to replicate under current zoning and development conditions.
- **Prime Ashburn / Loudoun County Demographics:** Located within one of the wealthiest counties in the U.S., surrounded by high household incomes, strong population growth, and a dense concentration of dual-income families.
- **Flexible Lease Structures Considered:** Ownership will evaluate a range of proposals, including varying lease terms, rental structures, and improvement requests, allowing qualified operators to tailor offers to their business model.
- **Immediate or Phased Occupancy Options:** The property can accommodate immediate occupancy or structured transitions, depending on operator needs and proposal terms.
- **Reviewed Upon Receipt – Early Selection Possible:** Proposals may be accepted prior to the stated deadline if ownership determines an offer represents the best overall execution and



PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME	Belmont Ridge Early Ed Center Owner-User Opportunity
STREET ADDRESS	42885 Orchard Oriole Drive
CITY, STATE, ZIP	Ashburn, VA 20147
COUNTY	Loudoun
MARKET	Washington DC Metro
NEAREST HIGHWAY	Route 7
NEAREST AIRPORT	Dulles International Airport

BUILDING INFORMATION

BUILDING SIZE	10,734 SF
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2008
GROSS LEASABLE AREA	10,734 SF
CONSTRUCTION STATUS	Existing
CONDITION	Excellent
ROOF	Hip, Asphalt/FBGL Shingle
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
WALLS	20'
FOUNDATION	Concrete

PROPERTY INFORMATION

PROPERTY TYPE	Special Purpose
PROPERTY SUBTYPE	School
ZONING	PDH3
LOT SIZE	1.27 Acres
APN #	152199137000
POWER	Yes

PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	3.54
NUMBER OF PARKING SPACES	38

UTILITIES & AMENITIES

RESTROOMS	11
LANDSCAPING	Artificial Turf on Playground Areas

TAXES & VALUATION

TAXES	\$20,079.74
FORECLOSURE / DISTRESSED	No

ADDITIONAL PHOTOS



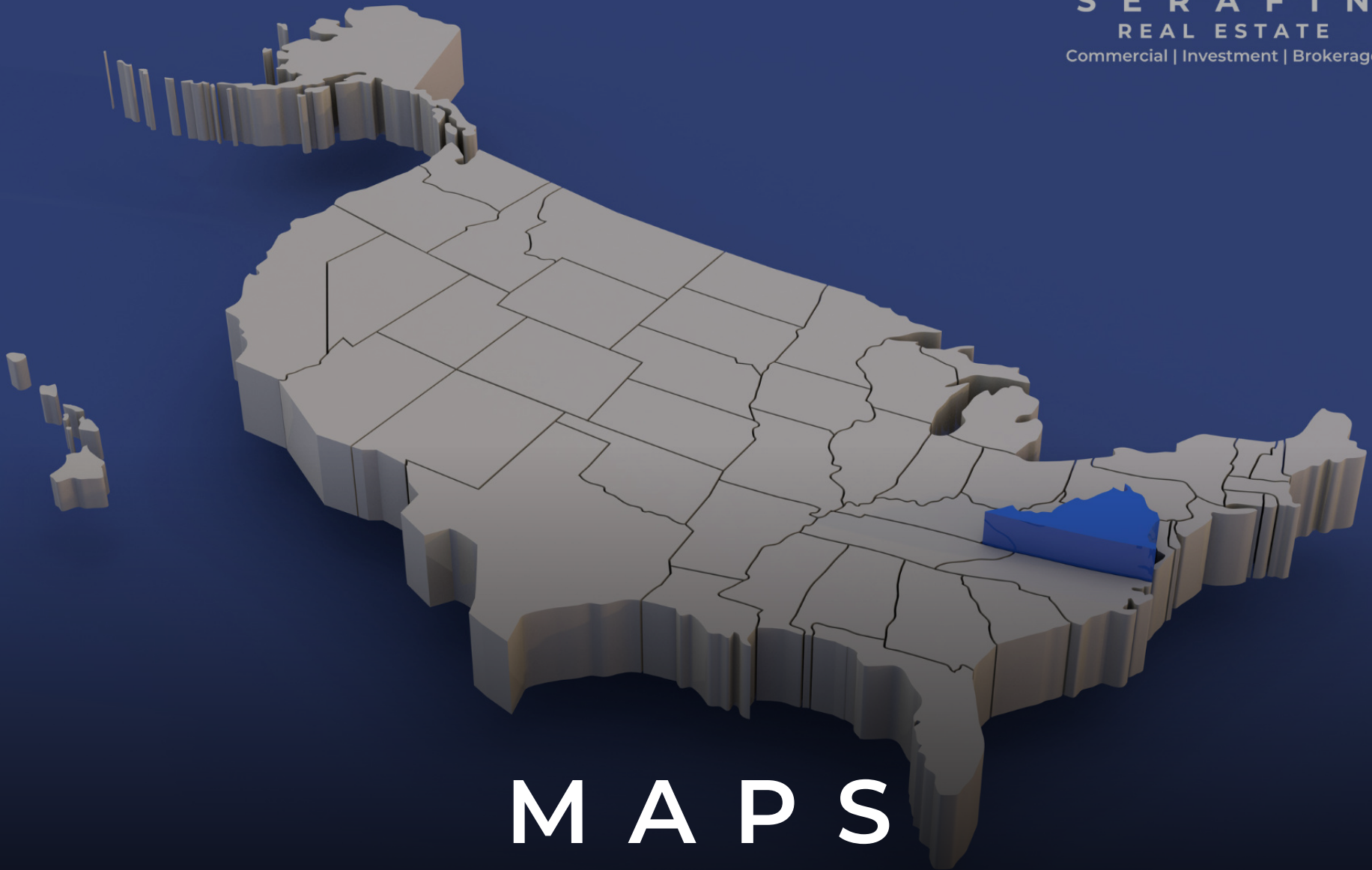
FLOOR PLANS

VIDEO TOUR



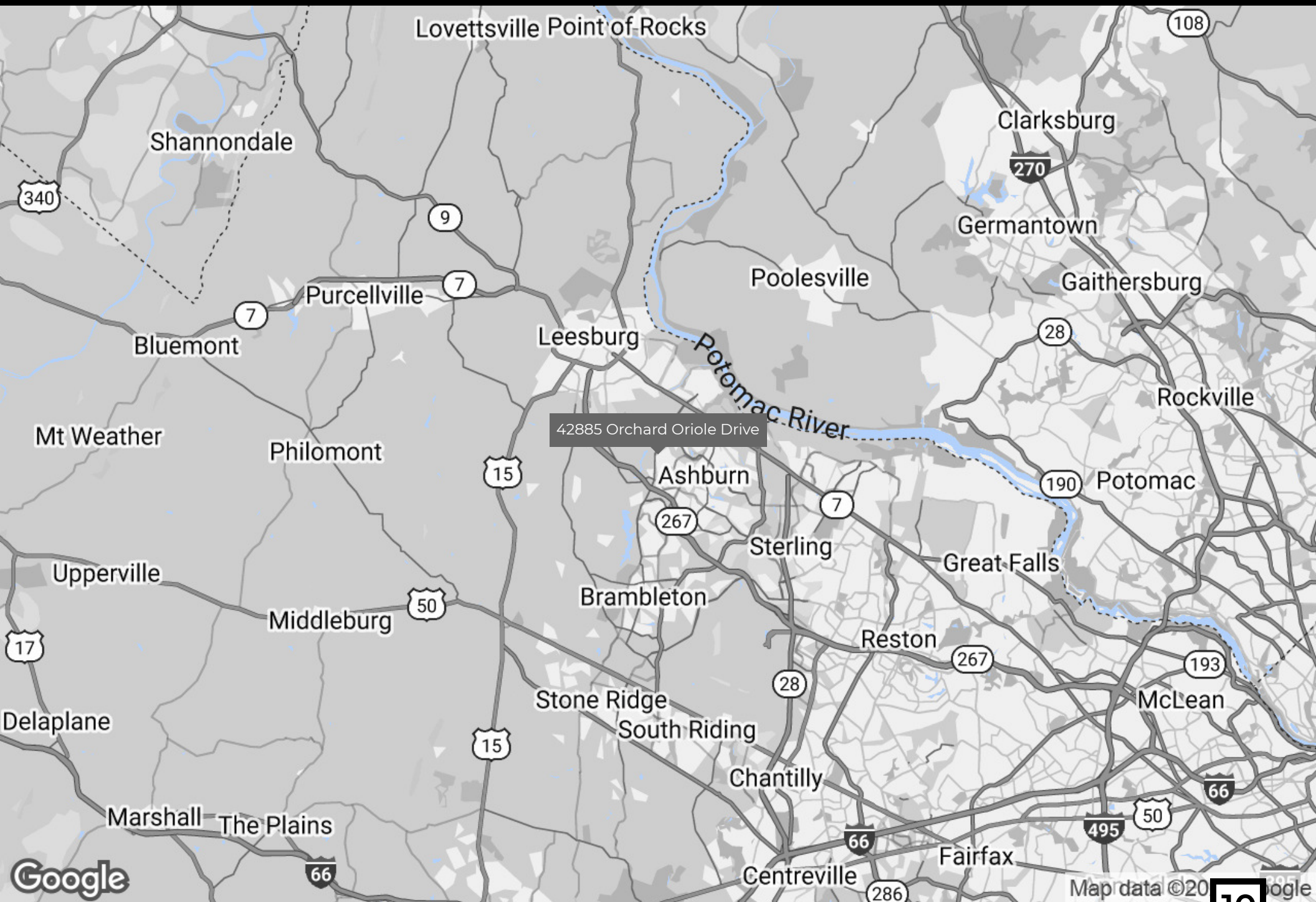
FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



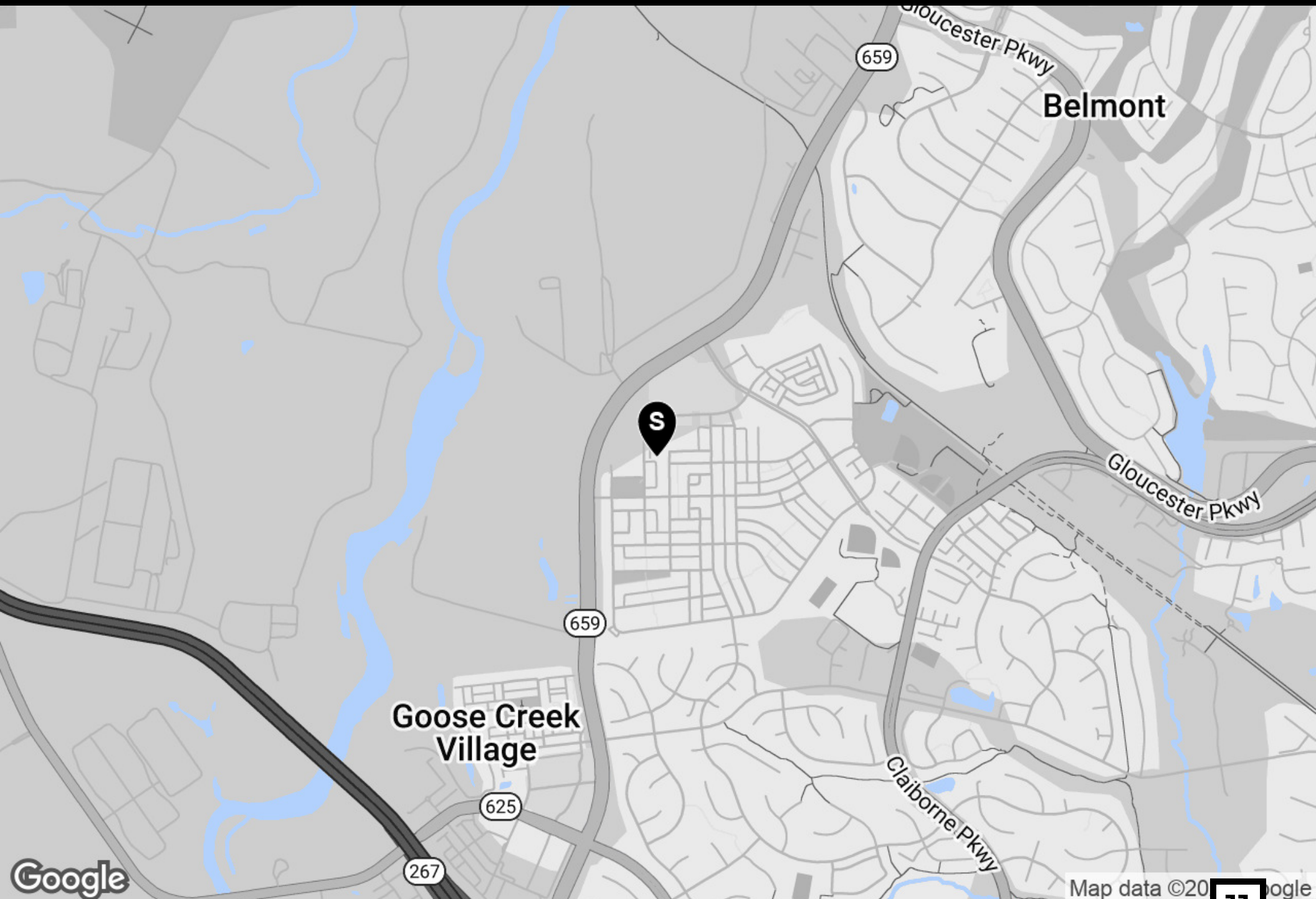
M A P S

REGIONAL MAP



42885 Orchard Oriole Drive

LOCATION MAP



RETAILER MAP



Google

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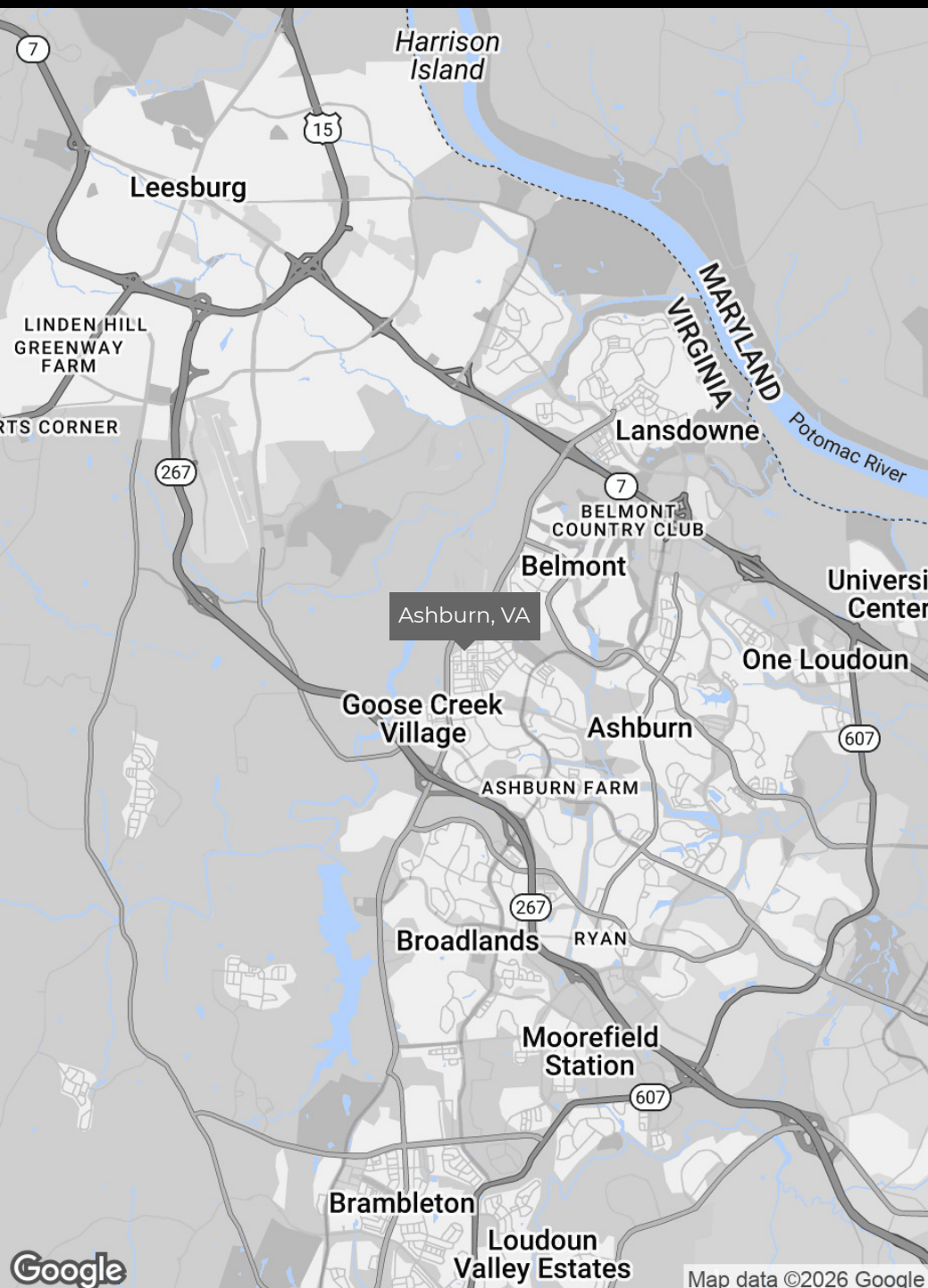
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An aerial photograph of a residential neighborhood. In the foreground, a large, two-story brick building with a dark roof and several dormer windows is visible. It has a flat roof section with several air conditioning units. A paved parking lot with several spaces is in front of the building. To the left of the building is a green lawn with some trees. In the background, a dense residential area with many houses of various styles and colors stretches towards the horizon under a clear blue sky with some light clouds.

AREA OVERVIEW

CITY INFORMATION



LOCATION DESCRIPTION

Ashburn, Virginia, is a highly affluent community located in the heart of Loudoun County, known for its exceptional quality of life, high household incomes, and a booming economy. As one of the wealthiest counties in the United States, Loudoun's residents enjoy median household incomes far above the national average, often exceeding \$200,000 annually. Ashburn, in particular, attracts families with young children due to its top-rated schools, family-friendly amenities, and proximity to the booming tech sector in Northern Virginia, including nearby Data Center Alley, which has fueled economic growth.

The demand for high-quality childcare in Ashburn is substantial, driven by the area's affluence and the growing number of dual-income households. As more families seek professional early education options, businesses in the childcare sector have seen significant success. In Loudoun County, childcare centers thrive thanks to the county's strong population growth and need for services that cater to young families. The combination of high household incomes and an increasing number of young children makes Ashburn an ideal location for successful childcare businesses.

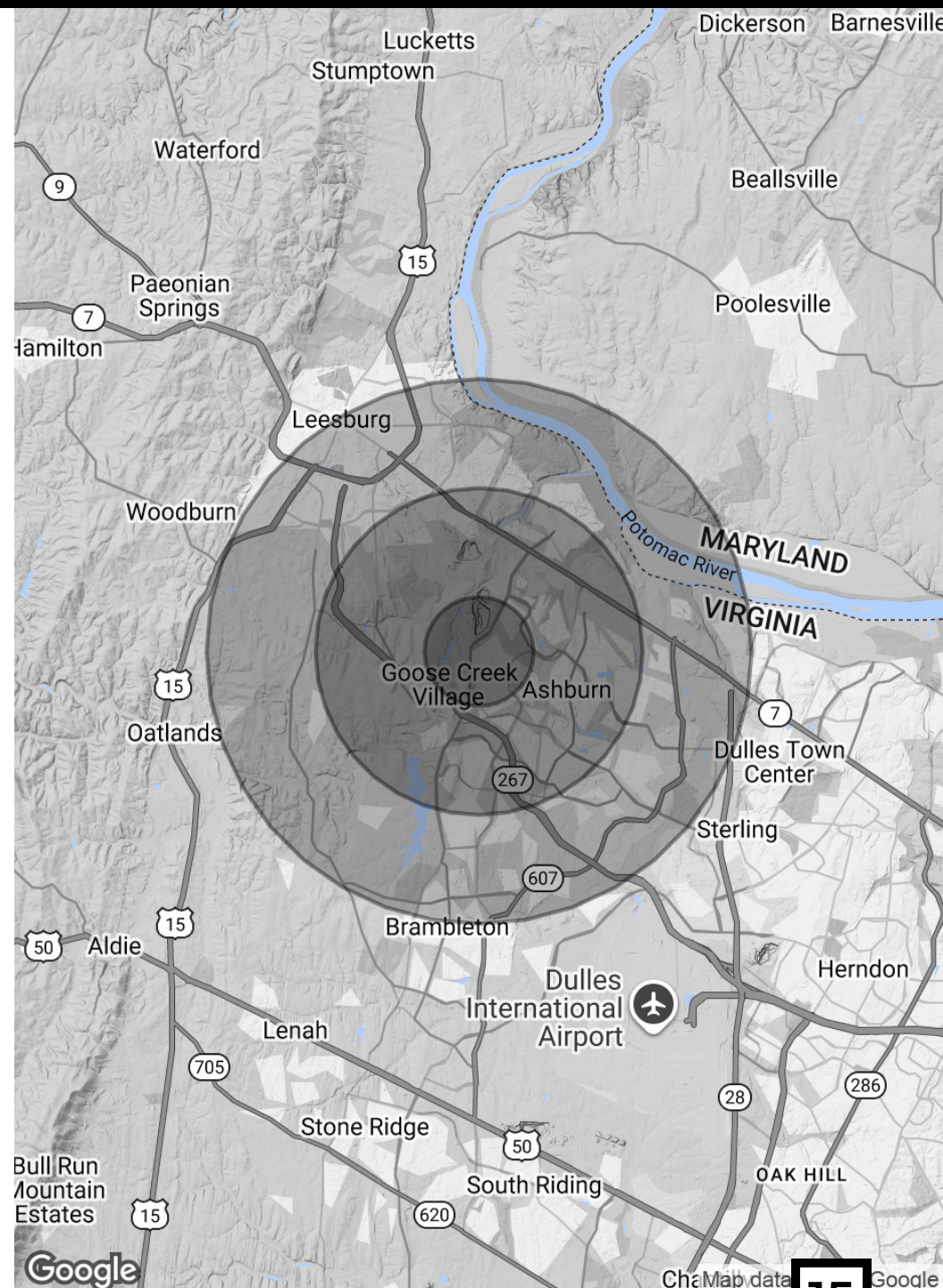
LOCATION DETAILS

MARKET	Washington DC Metro
COUNTY	Loudoun
NEAREST HIGHWAY	Route 7
NEAREST AIRPORT	Dulles International Airport

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,220	77,990	175,404
AVERAGE AGE	36	38	38
AVERAGE AGE (MALE)	35	37	37
AVERAGE AGE (FEMALE)	36	38	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,246	26,241	60,307
# OF PERSONS PER HH	3.1	3	2.9
AVERAGE HH INCOME	\$232,082	\$239,860	\$219,519
AVERAGE HOUSE VALUE	\$746,727	\$781,558	\$771,090

Demographics data derived from AlphaMap

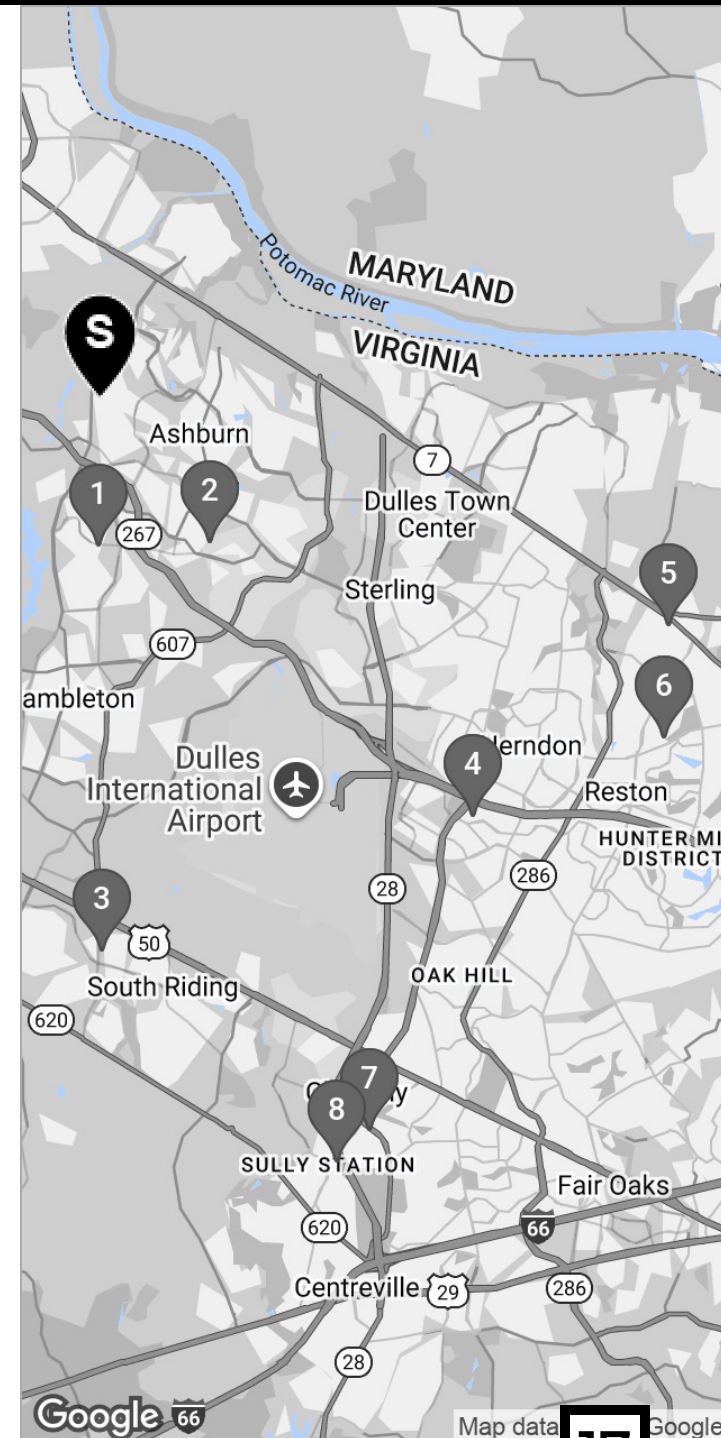


An aerial photograph of a school building with a dark green roof and brick walls. The building has a large central section and several smaller wings. To the left of the building is a playground with colorful equipment and a blue canopy. To the right is a parking lot with several cars and a white bus. In the background, there are residential houses and a dense forest of bare trees under a clear blue sky. The text "LEASE COMPARABLES" is overlaid in large white capital letters across the center of the image.

LEASE
COMPARABLES

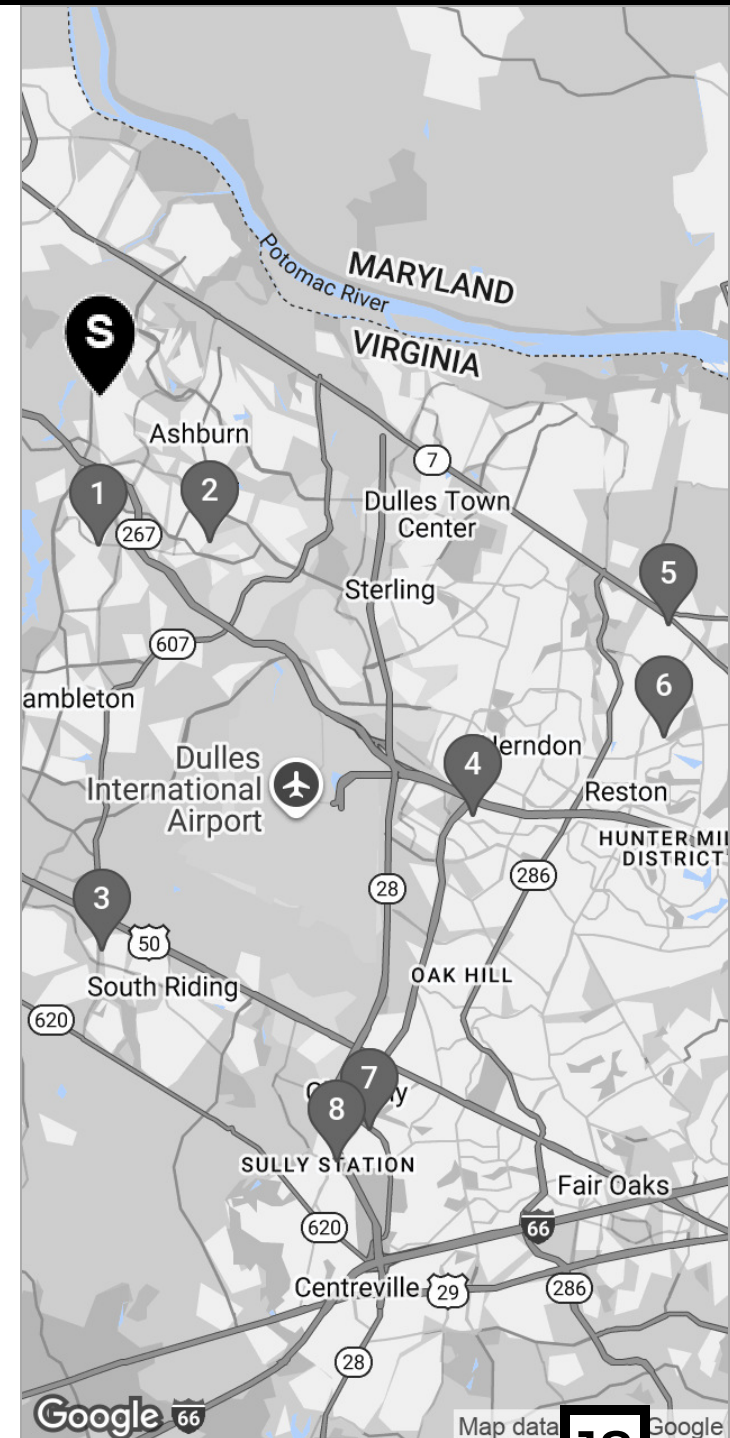
LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	LEASE RATE	LEASE TYPE	SPACE SIZE	DEAL STATUS
★	Belmont Ridge Early Ed Center Owner-User Opportunity 42885 Orchard Oriole Drive Ashburn, VA	Request for Proposals	NNN	10,734 SF	Subject Property
1	Guidepost Montessori Broadlands (Ashburn) 42945 Waxpool Road Ashburn, VA	\$39.05 /SF/yr	NNN	21,189 SF	Leased
2	Everbrook Ashburn 21684 Romans Drive Ashburn, VA	\$39.83 /SF/yr	NNN	12,561 SF	Leased
3	Kids R' Kids Loudoun County 25160 Loudoun County Parkway Chantilly, VA	\$38.22 /SF/yr	NNN	14,978 SF	Leased
4	Guidepost Montessori Herndon 13251 Woodland Park Road Herndon, VA	\$47.27 /SF/yr	NNN	7,014 SF	Leased
5	Guidepost Montessori Reston 11579 Cedar Chase Drive Herndon, VA	\$48.79 /SF/yr	NNN	8,401 SF	Leased



LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	LEASE RATE	LEASE TYPE	SPACE SIZE	DEAL STATUS
6	Primrose of Reston 1609 N Village Road Reston, VA	\$40.00 /SF/yr	NNN	10,632 SF	Leased 12/16/2022
7	Guidepost Montessori Chantilly 4550 Walney Road Chantilly, VA	\$41.20 /SF/yr	NNN	22,342 SF	Leased
8	5003 Westone Plaza Chantilly, VA	\$38.00 /SF/yr	NNN	21,222 SF	Leased 9/1/2023
AVERAGES		\$41.55 /SF/YR		14,792 SF	





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A B O U T U S

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.

By applying this expertise and market knowledge, Joe consistently exceeds the investment goals for his clients and has earned their trust as a reliable resource, creating life-long business and personal relationships. Joe is an active member of many professional networking real estate groups and graduated from Virginia Tech with a Bachelor of Business Administration degree.



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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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.



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.