

Learning Center For Sale

Property Address:

43560 Suzanne Hope Way, Ashburn, VA 20147

Loudoun County – Leesburg/Route 7 Corridor

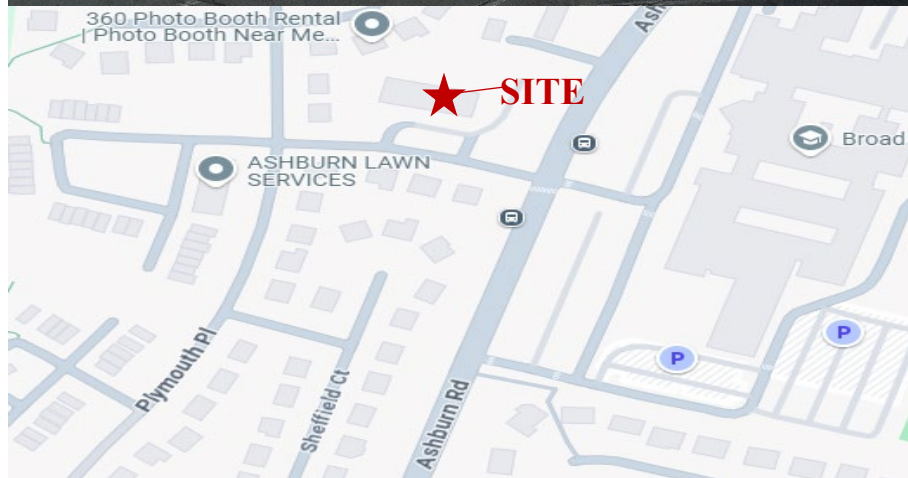
Space Available: 8,744 Square Feet available on
1.92 Acres

For Sale: \$4,000,000.00

Parcel ID: 118208335000

Building Features & Amenities:

- Freestanding building, Prime Location with Reception Area / Waiting Room, Private Window Lined Office and Eight (8) Classrooms, Resource Rooms, Kitchen, Multiple Outdoor Play Areas, Areas with access from classrooms.
- Turnkey spaces ready for immediate use, no build-out required.
- Extensive window line and Skylight, providing abundant natural light.
- Beautifully Landscaped & Ample On-Site Parking
- Every Classroom Equipped with Bathrooms and Sinks, ADA compliant Bathrooms.
- Outside Play Areas Completely Enclosed with Fencing for Privacy and Safety.
- Community Center Ideal for Childcare and Learning.



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R. L. Travers & Associates, Inc.

Post Office Box 686
Springfield, Virginia 22150
P: 703.339.0100
F: 703.550.8815
www.rltinc.net

For more information, please
contact:

Guy Travers, Principal Broker
703.339.0100
gtravers@rltinc.net

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Interior Photos:

Director Office



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Kitchen Area



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Outdoor Play Areas:



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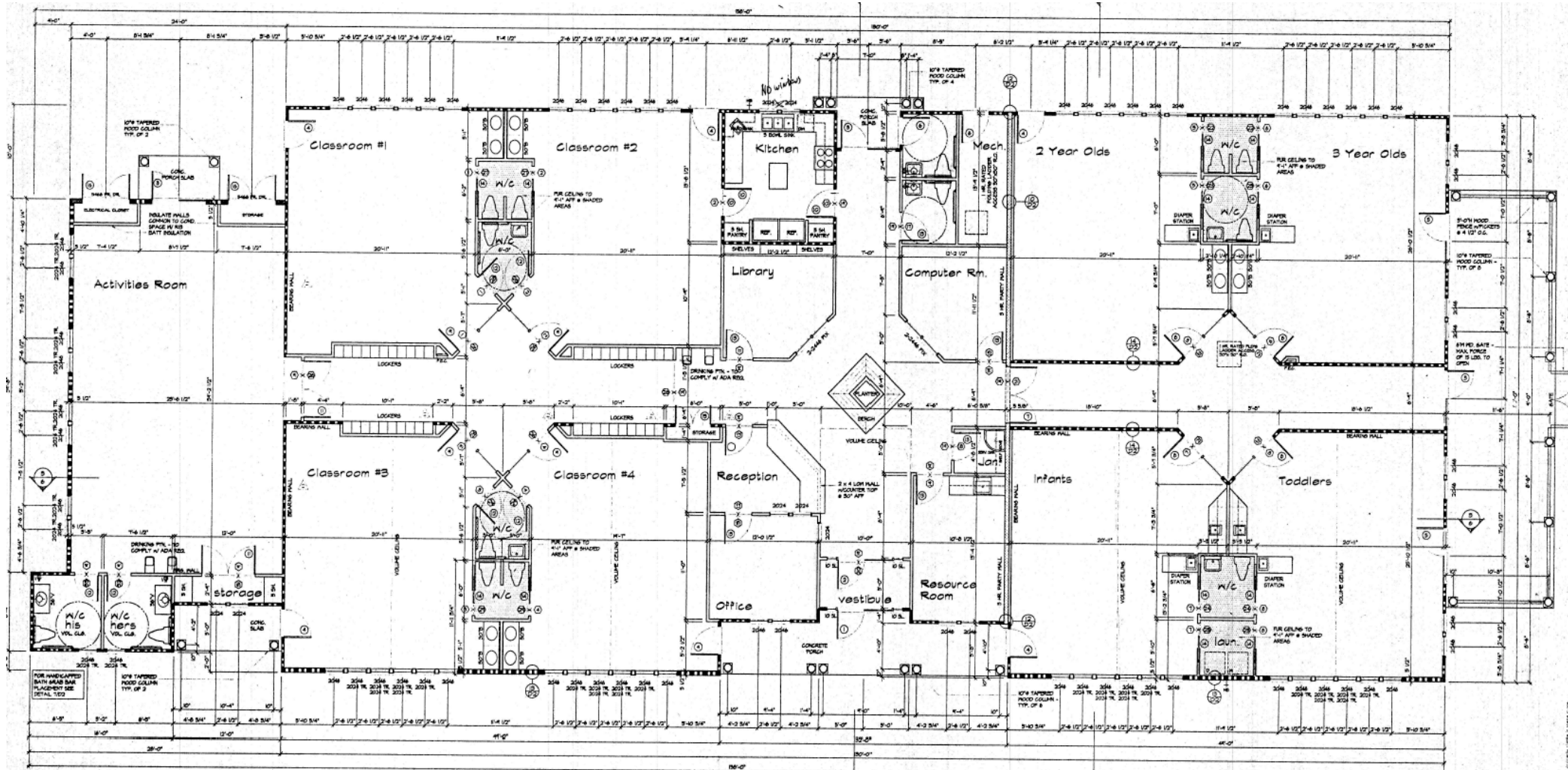
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Floor Plan

8,744 square feet



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Learning Center
For Sale

Loudoun County, VA

Demographics:

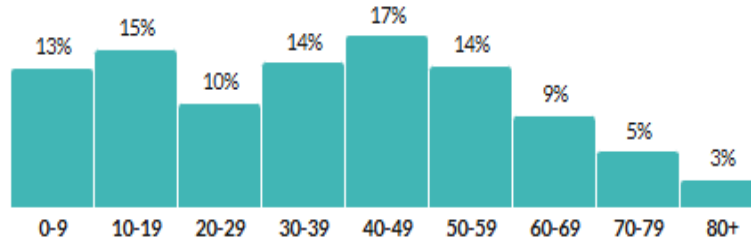
Age

38.3

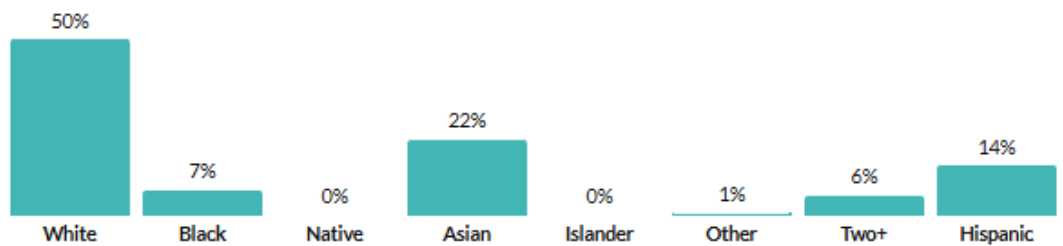
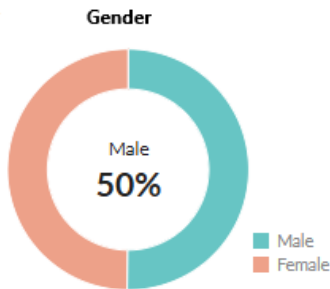
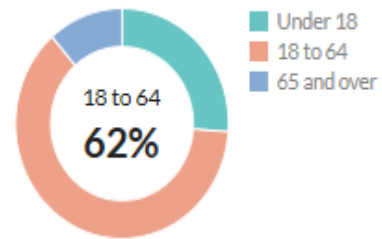
Median age

a little less than the figure in Virginia:
39.3

about the same as the figure in
United States: 39.2



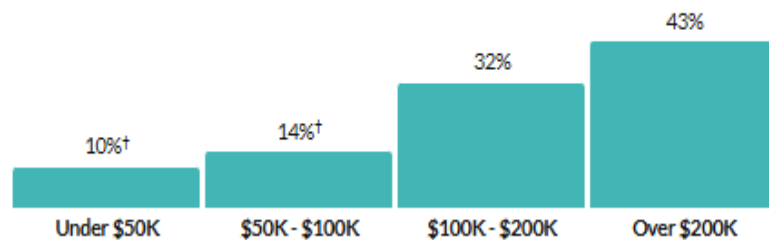
Population by age category



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

Economics:

Household income



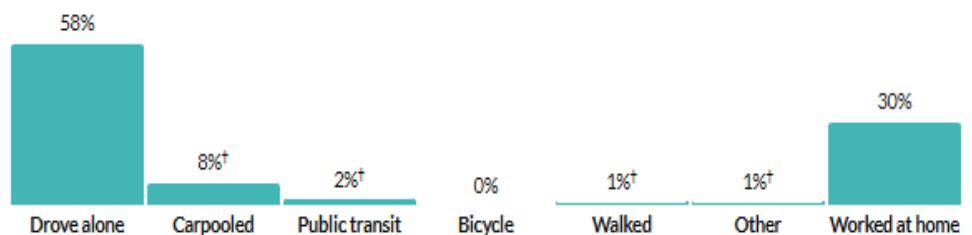
Poverty

4.5%

Persons below poverty line

about two-fifths of the rate in Virginia: 10.2%

about one-third of the rate in United States: 12.5%



* Universe: Workers 16 years and over

Means of transportation to work

Income

\$70,055

Per capita income

about 1.4 times the amount in
Virginia: \$48,689

more than 1.5 times the amount in
United States: \$43,313

\$174,148

Median household income

nearly double the amount in Virginia:
\$89,931

more than double the amount in
United States: \$77,719

*Citation: U.S. Census Bureau (2023). *American Community Survey 1-year estimates*. Retrieved from *Census Reporter Profile page for Loudoun County, VA* <<http://censusreporter.org/profiles/05000US51107-loudoun-county-va/>>

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Families & Housing:

Households

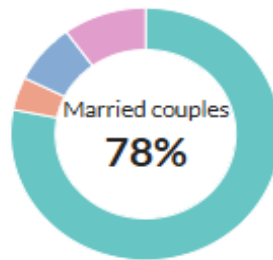
145,601

Number of households

Virginia: 3,402,670

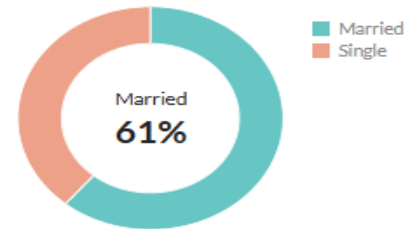
United States: 131,332,360

Population by household type



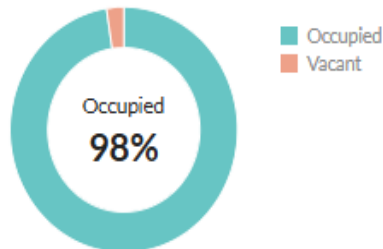
Married couples
Male householder
Female householder
Non-family

Marital status



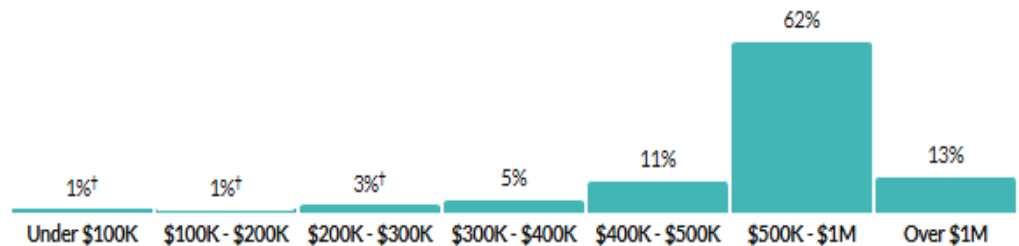
* Universe: Population 15 years and over

Occupied vs. Vacant



Occupied
Vacant

Value of owner-occupied housing units



* ACS 2023 5-year data

Value

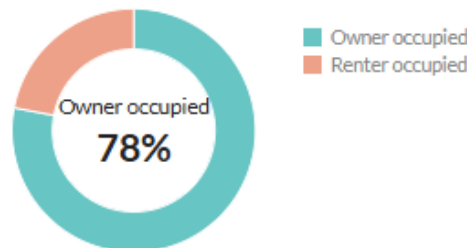
\$734,700

Median value of owner-occupied housing units

nearly double the amount in Virginia: \$382,900

more than double the amount in United States: \$340,200

Ownership of occupied units



Owner occupied
Renter occupied

Units & Occupancy

149,238

Number of housing units

Virginia: 3,717,625

United States: 145,333,460

Social:

Educational attainment

93.2%

High school grad or higher

about the same as the rate in Virginia: 91.5%

a little higher than the rate in United States: 89.8%

65.2%

Bachelor's degree or higher

about 1.5 times the rate in Virginia: 42.4%

nearly double the rate in United States: 36.2%

Language

35.7%

Persons with language other than English spoken at home

about double the rate in Virginia: 17.8%

about 1.5 times the rate in United States: 22.5%

*Citation: U.S. Census Bureau (2023). American Community Survey 1-year estimates. Retrieved from Census Reporter Profile page for Loudoun County, VA <<http://censusreporter.org/profiles/05000US51107-loudoun-county-va/>>

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- 1- Ashburn Town Square (CVS, Lotte Plaza Market, Loud'n Roasted Coffee Roasters, Ashburn Bagel & Sandwich Shop, & more...)
- 2- Ashburn Icehouse – Full Service Indoor Ice-Skating Rink
- 3- Windmill Park & Ashburn Farm Windmill Pool
- 4- Greg Crittenden Memorial Park
- 5- Ashburn Village Lakes Swimming Pool

- 6- Dominion Trail Elementary School
- 7- Rosetta Pl. Playground
- 8- Moorefield Station Elementary School
- 9- Broadlands Wetlands Preservation Area
- 10- Discovery Elementary School
- 11- Broad Run High School



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