

FOR SALE

## Leesburg Investment - Office Condo Portfolio

15 LOUDOUN STREET SOUTHWEST  
LEESBURG, VA 20175



**RICH VAALER**

Principal Broker  
772.266.9065  
rich@vaaler.us

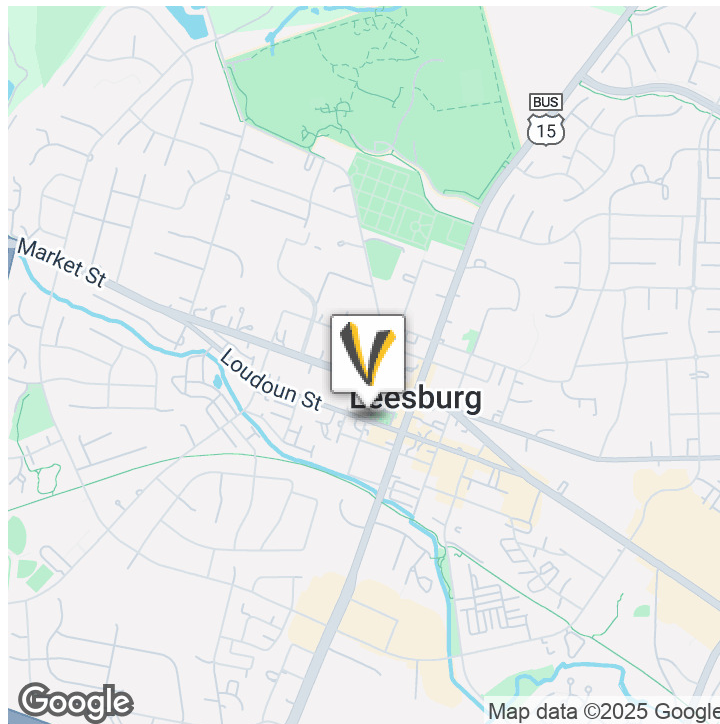
CO-LISTED BY:

**NANCY WYATT**

Vice President Sales and Leasing  
703.771.1162  
nancy@vaaler.us



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,425,000
Building Size:	2,953 SF
Occupancy:	100%
Year Built:	1983
Zoning:	Commercial
Market:	DC VA Burbs
Submarket:	Leesburg

### PROPERTY OVERVIEW

Discover the exceptional investment opportunity at this prime office building in the heart of the DC VA Burbs area. Two office condos totaling 2,953 SF with a commercial zoning, this property represents a lucrative prospect for office building investors. Built in 1983, the property showcases enduring quality and timeless appeal. With a current 100% occupancy rate, it offers immediate income potential and long-term stability. The strategic location provides convenient access to major transportation routes, enhancing its desirability for tenants. Don't miss this chance to capitalize on a premier commercial real estate asset in the thriving DC VA Burbs market.

### PROPERTY HIGHLIGHTS

- - 2,953 SF office building
- - Built in 1983
- - Commercial zoning
- - Prime DC VA Burbs location
- - 100% occupancy
- - Well-maintained property
- - Diverse tenant opportunities



#### 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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## ADDITIONAL PHOTOS



### OFFICE LOCATION

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Suite 103  
Leesburg, VA 20176

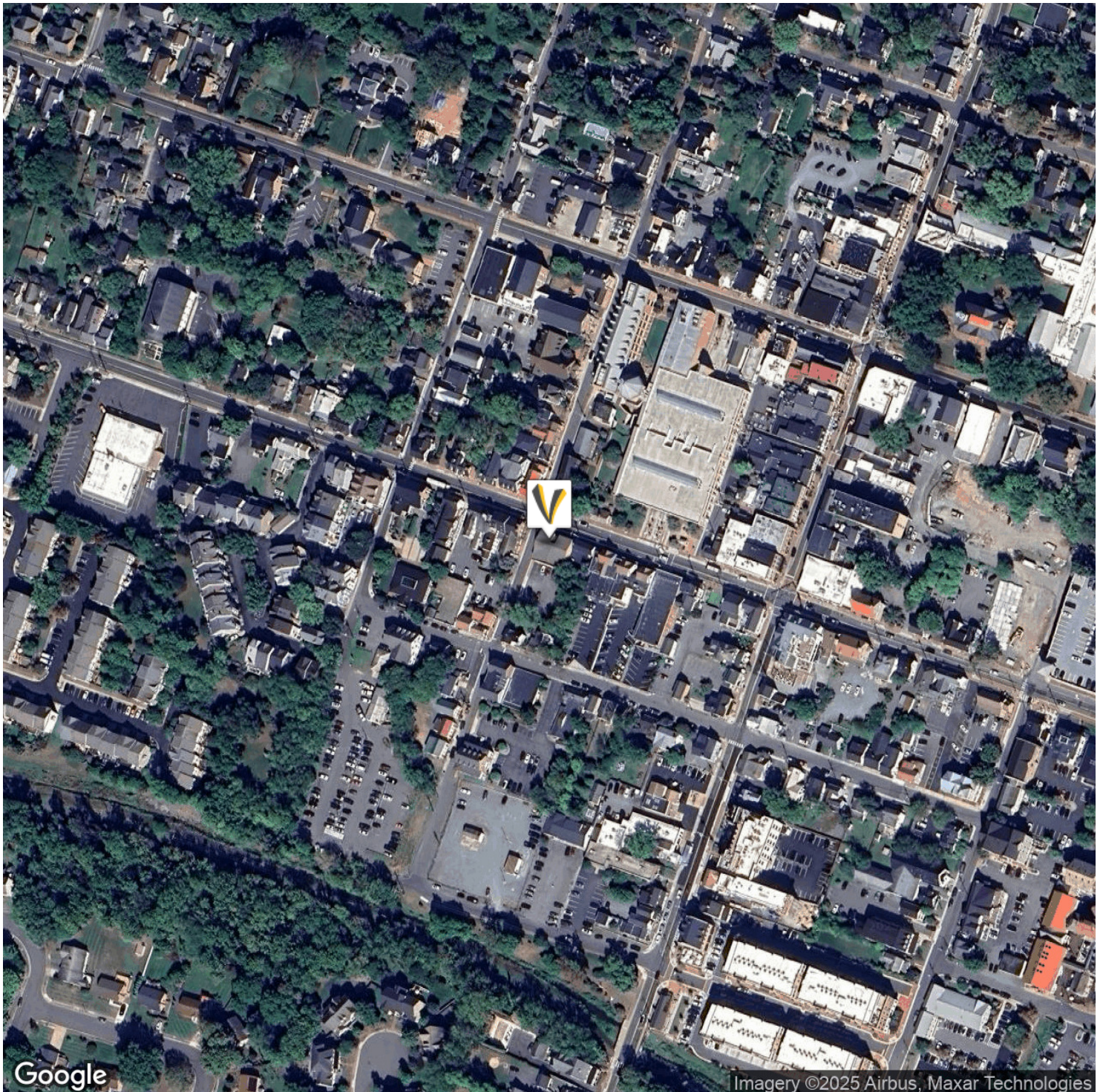
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## AERIAL MAP



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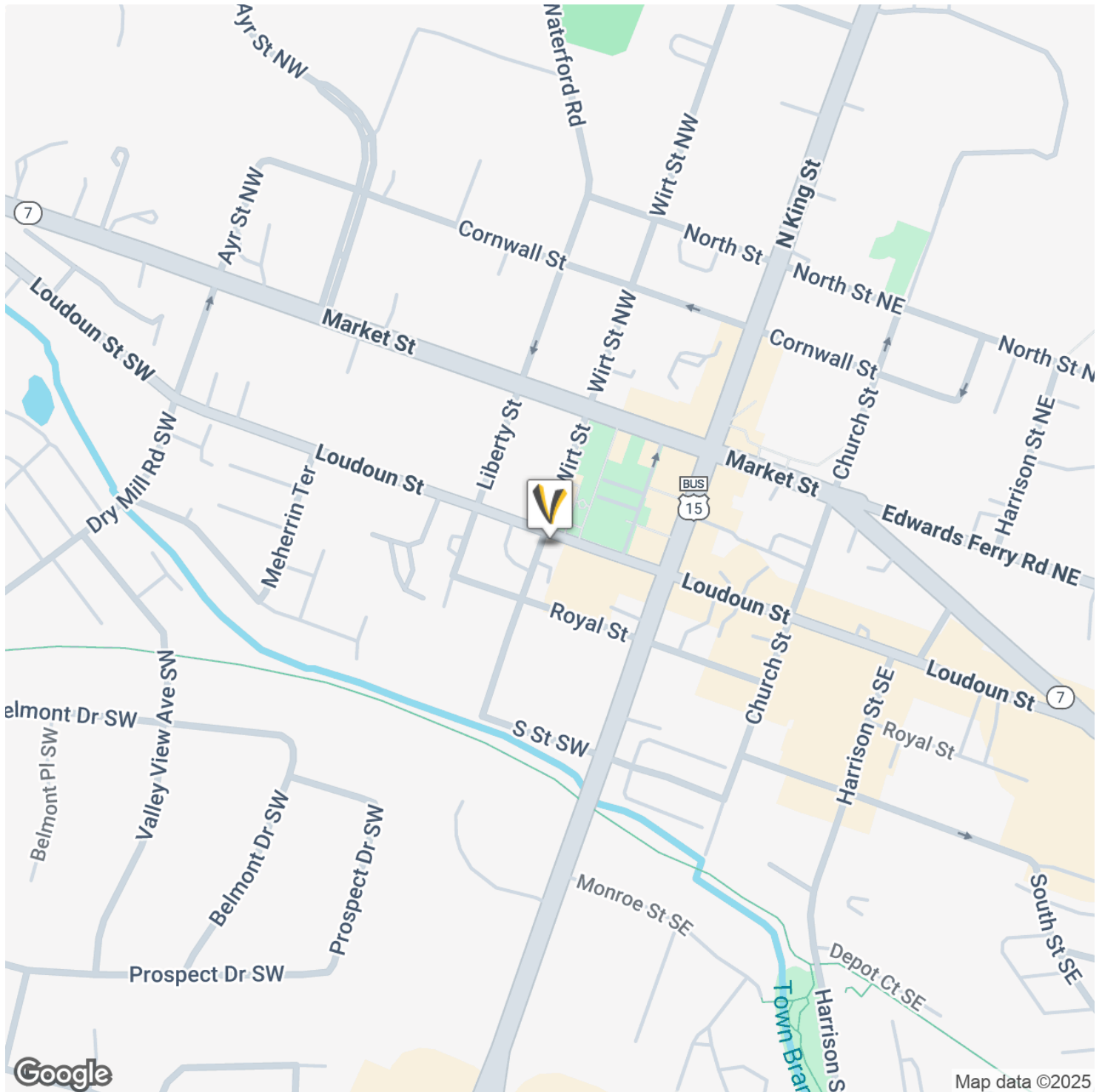
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## LOCATION MAP



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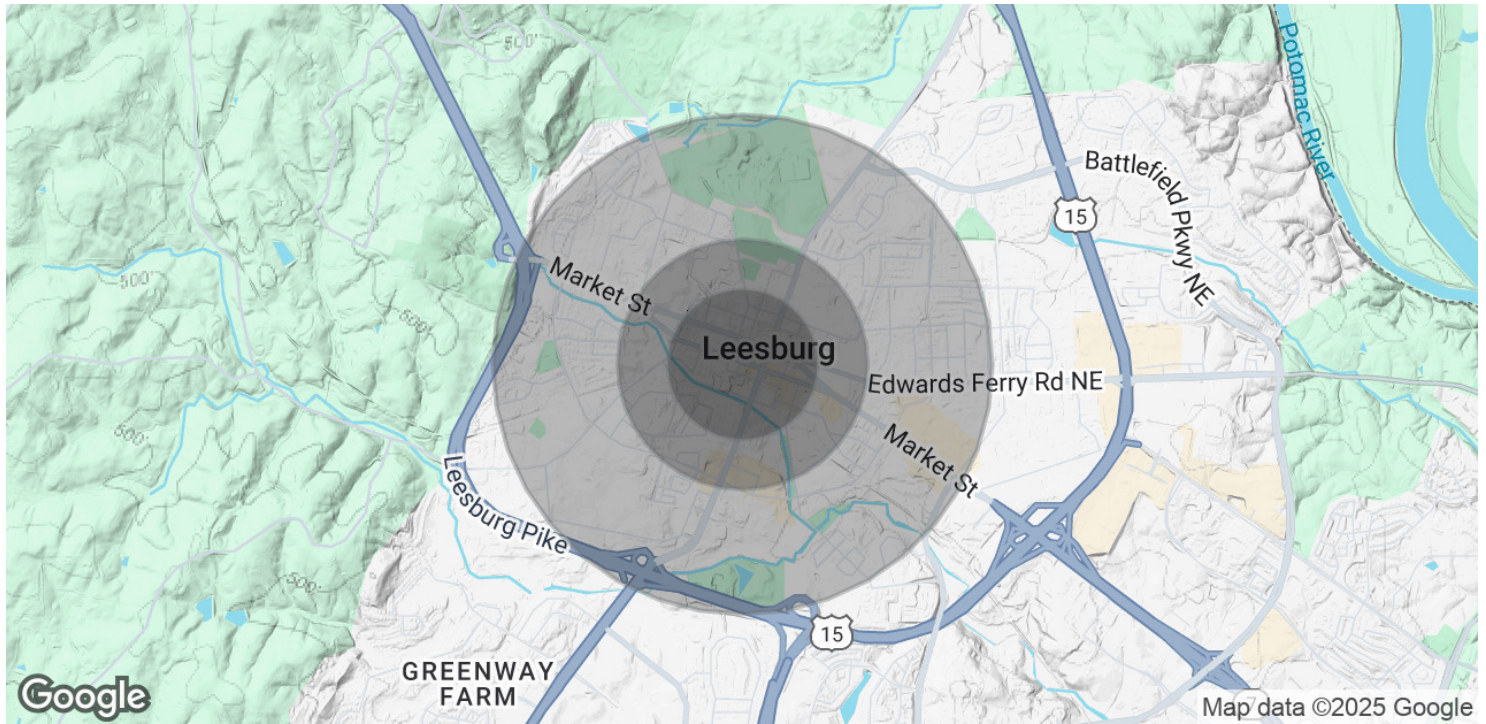
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## DEMOGRAPHICS MAP &amp; REPORT

**POPULATION**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,012	3,295	12,340
Average Age	41	41	40
Average Age (Male)	39	39	38
Average Age (Female)	42	43	41

**HOUSEHOLDS & INCOME**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	370	1,176	4,281
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$174,676	\$166,876	\$148,195
Average House Value	\$694,119	\$692,149	\$651,976

*Demographics data derived from AlphaMap*

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