



## Property Address:

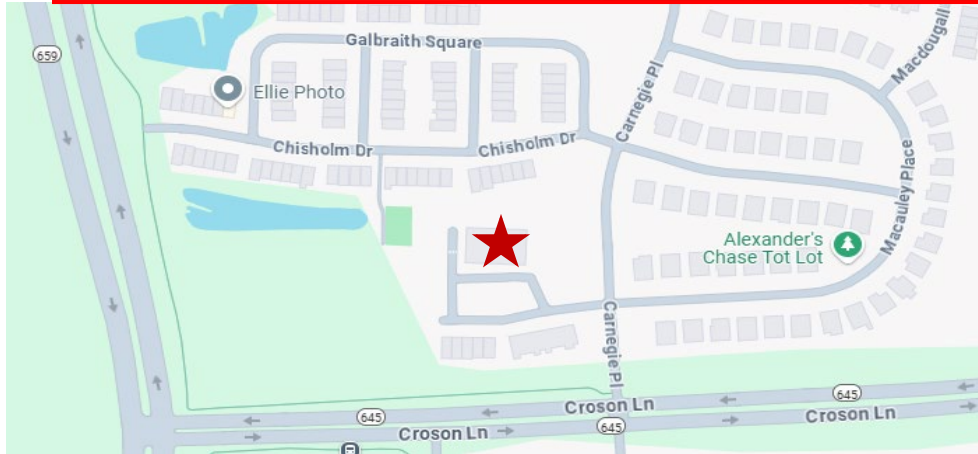
42660 Macauley Place, Ashburn, VA 20148  
 Loudoun County – Route 28 Corridor North  
 Space Available: 8,705 Square Feet available on  
 2.3 Acres

**For Sale: \$4,725,000.00**

**Parcel ID: 157275960000**

### 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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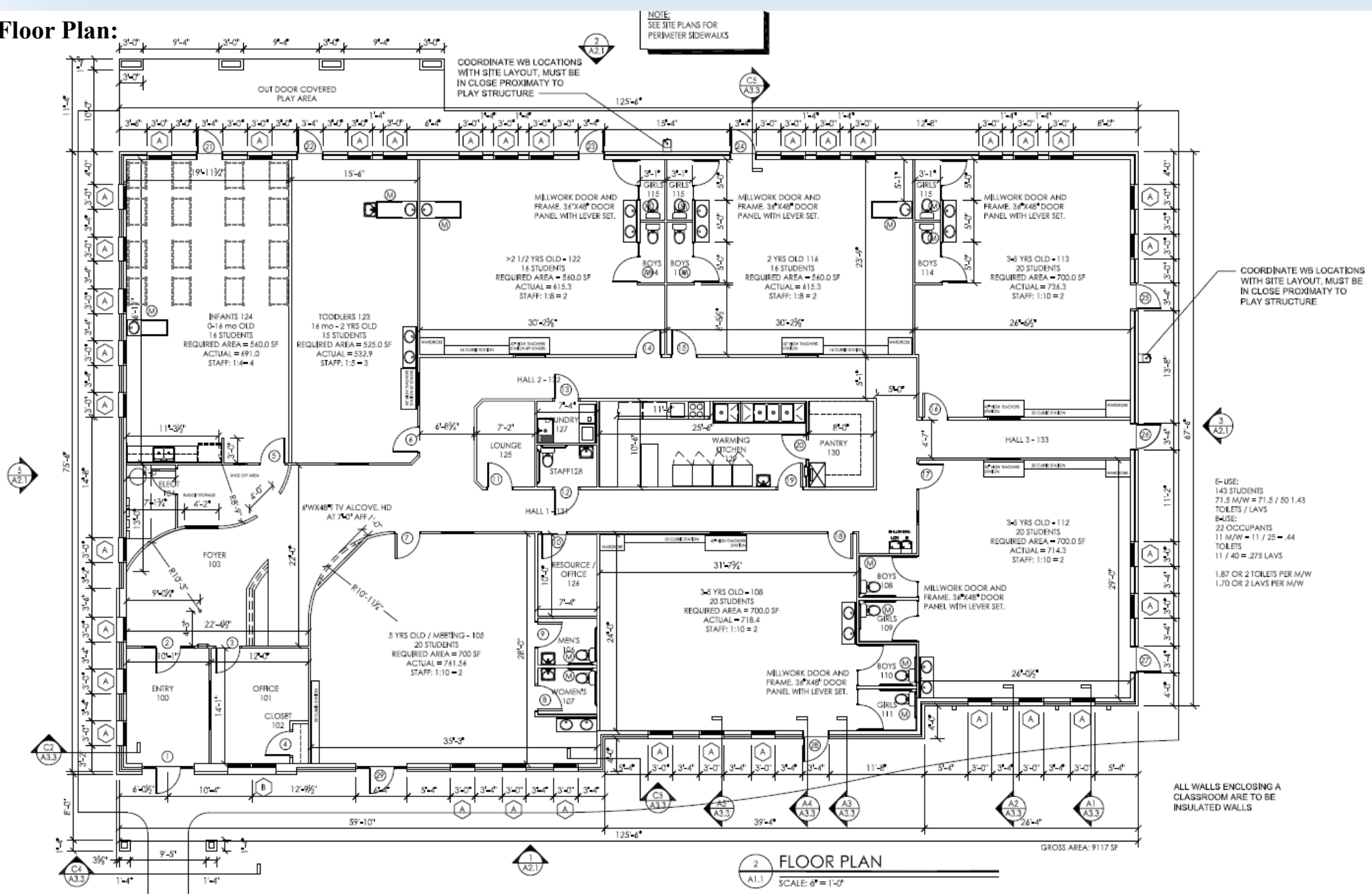
Post Office Box 686  
 Springfield, Virginia 22150  
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 F: 703.550.8815  
[www.rltinc.net](http://www.rltinc.net)

For more information, please  
 contact:  
**Guy Travers, Principal Broker**  
 703.339.0100  
[gtravers@rltinc.net](mailto:gtravers@rltinc.net)

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### Floor Plan:



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## Interior Photos:



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## Kitchen Area:



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## Playground Photos:



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**42660 Macauley Place**  
Ashburn, VA 20148

**Nursery School  
For Sale**

**Loudoun County, VA**

## Demographics:

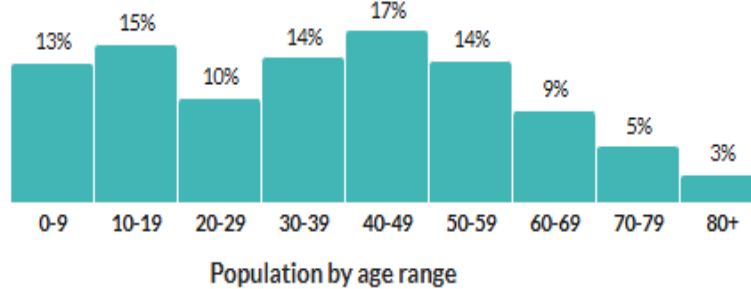
Age

**38.3**

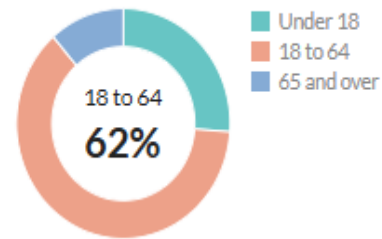
Median age

a little less than the figure in Virginia:  
39.3

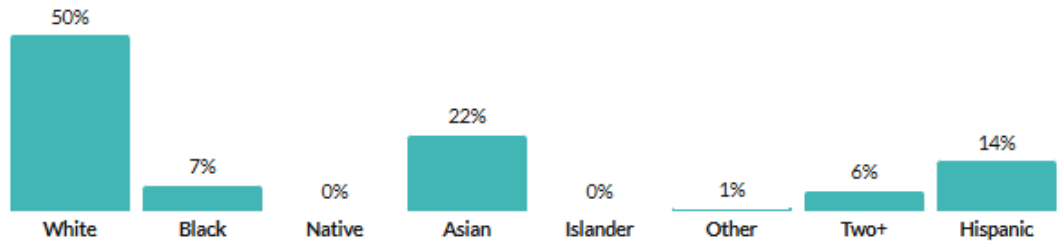
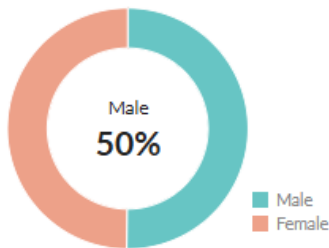
about the same as the figure in  
United States: 39.2



## Population by age category



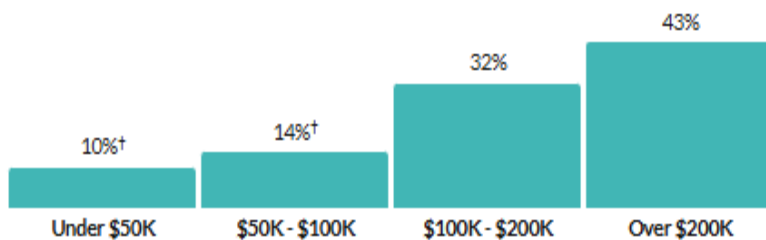
Gender



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

## Economics:

Household income



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

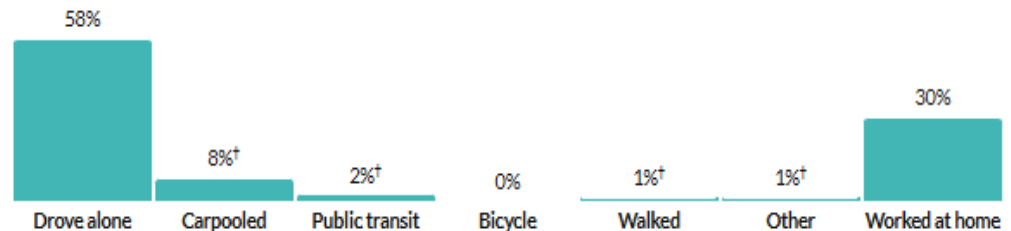
Poverty

**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

\*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/>>

\*Citation: U.S. Census Bureau (2023). *American Community Survey 5-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

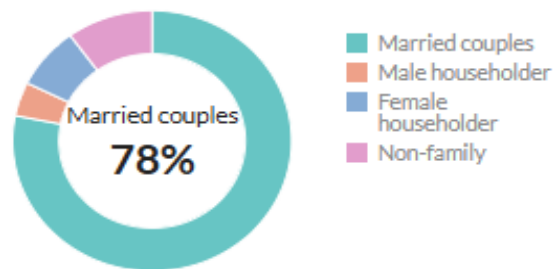
**145,601**

Number of households

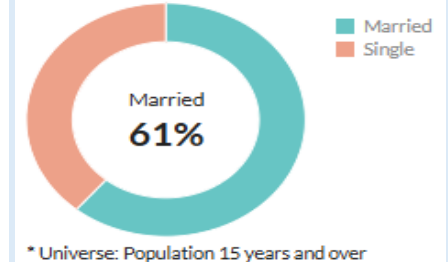
Virginia: 3,402,670

United States: 131,332,360

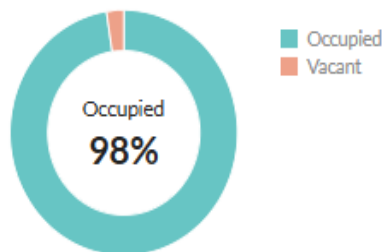
### Population by household type



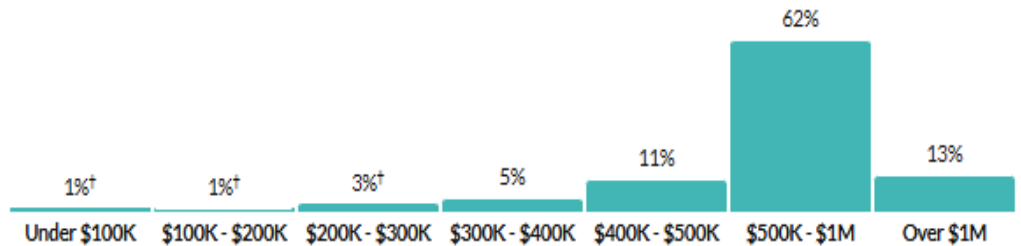
### Marital status



### Occupied vs. Vacant



### Value of owner-occupied housing units



\* ACS 2013 5-year data

### Value

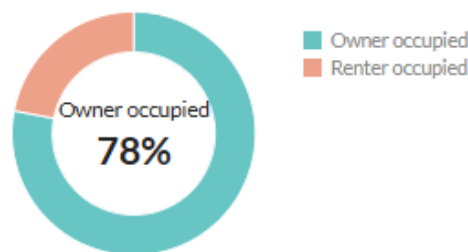
**\$734,700**

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



### 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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