



NORTHSTAR DAYCARE CENTER

24450-B NORTHSTAR BLVD

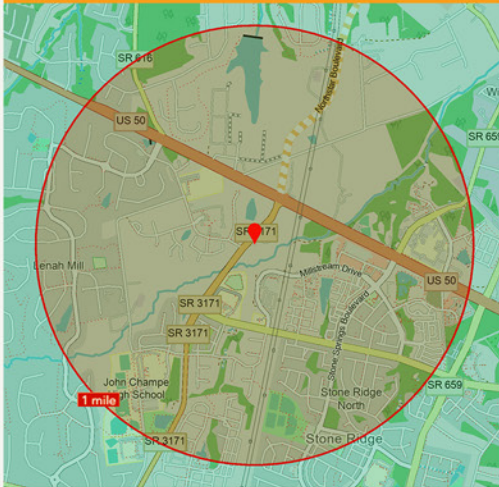
ALDIE, VA, 20105

DIVISIBLE 10,000-12,000 SQFT

SITE INFO

est delivery Q4 2025

Owner will consider build to suit, land lease, or the purchase of a finished pad



This 4.01-acre site in Loudoun County, zoned CLI (Commercial Light-Industrial), features a 10,000 to 12,000 square foot daycare facility available for lease or pad sale, with the owner considering build-to-suit options. This flexibility accommodates various business models and investment strategies, making it ideal for businesses aiming to establish a presence in a thriving area with strong community demand for various services, including childcare.



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NORTHSTAR BLVD PROJECT

Once constructed, the new 1.6 mile segment of Northstar Boulevard will serve as a minor arterial roadway from John Mosby Highway (Route 50) to Evergreen Mills Road (formerly Shreveport Drive). It is also part of what will be a 14 mile, uninterrupted corridor extending from Route 7 south to the Prince William County line.



The Northstar Boulevard Extension project will construct a new four-lane, median-divided segment from Evergreen Mills Road to U.S. Route 50. This development includes 10-foot-wide shared-use paths on both sides of the roadway and a new traffic signal at Evergreen Mills Road. A new bridge will carry Northstar Boulevard over North Fork Broad Run, and Arcola Mills Drive will be realigned to intersect with Northstar Boulevard. The project will also improve intersections, including realigning Youngwood Lane to connect with Northstar Boulevard and reconstructing Racefield Lane to provide primary access to the VDOT Arcola Area Headquarters.



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