

Marathon
REALTY GROUP INC.



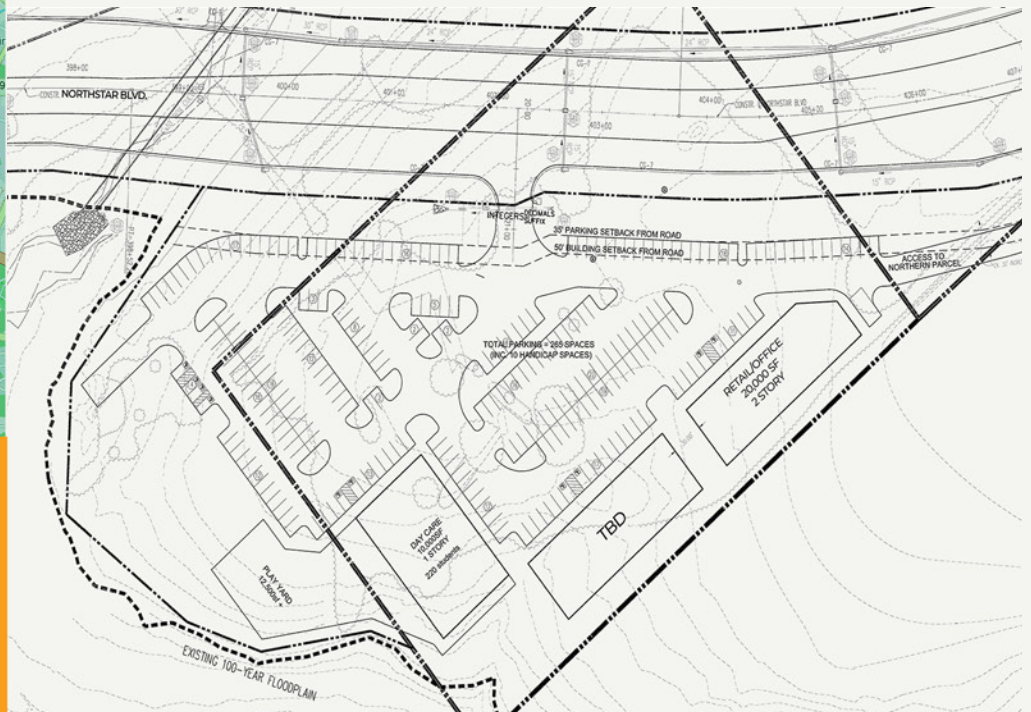
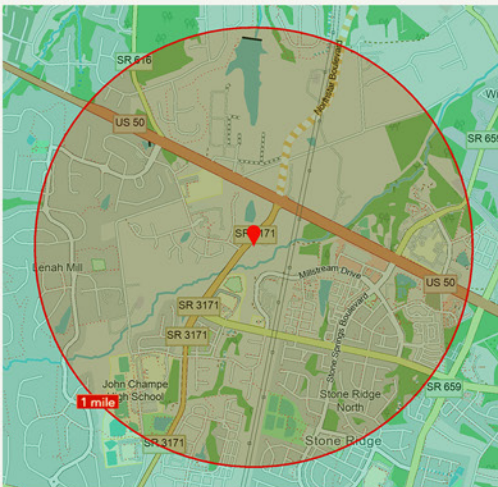
FOR SALE

NORTHSTAR 2ND FLOOR OFFICE CONDO

24450 NORTHSTAR BLVD

ALDIE, VA, 20105

1,500 - 10,000 SF @ \$ 345 PSF



SALES INFO

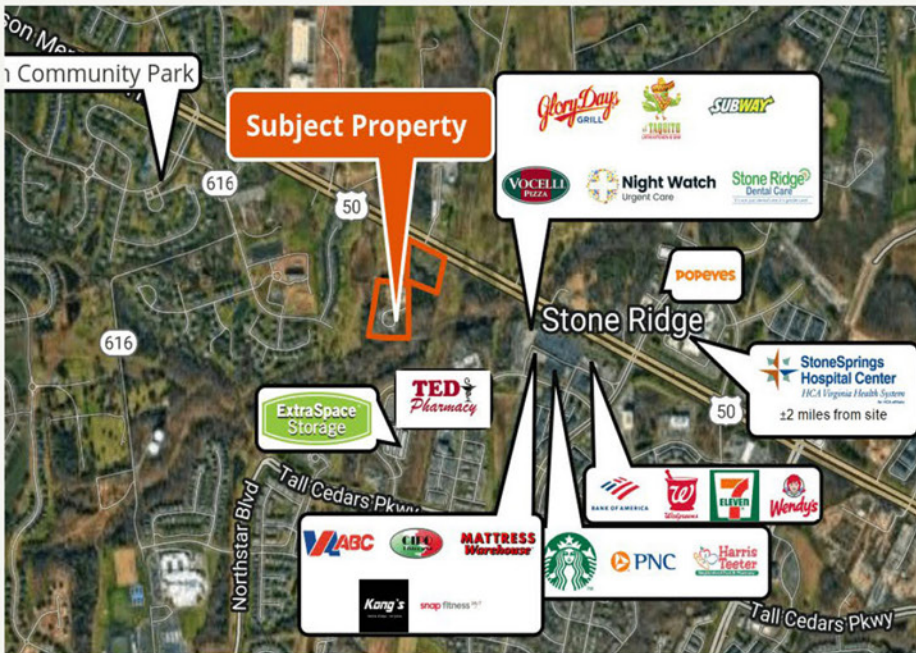
Est Delivery Q4 2025
2nd Floor Office Condo
Warm Shell

This 4.01-acre site, located in Loudoun County and zoned CLI (Commercial Light-Industrial), offers excellent opportunities for retail and office type businesses. The site will include a 20,000 square foot, two-story retail, and office building, which provides exterior signage opportunities for both the office and retail level. The design is tailored for a variety of uses on the second floor including, but not limited to, healthcare offices, personal care, and professional service businesses, making them ideal for the second level offices.



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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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