

# Offering Memorandum

## 46077 Lake Center Plaza Sterling, Virginia



### HIGHLIGHTS



20,000 sq ft  
standalone  
building



Central location  
in Northern  
Virginia



Zoned  
PD-CC(NC)



83 parking  
spaces

**MID-ATLANTIC**  
COMMERCIAL REALTY, LLC

[www.midatlanticcommercialrealty.com](http://www.midatlanticcommercialrealty.com)

# THE OPPORTUNITY

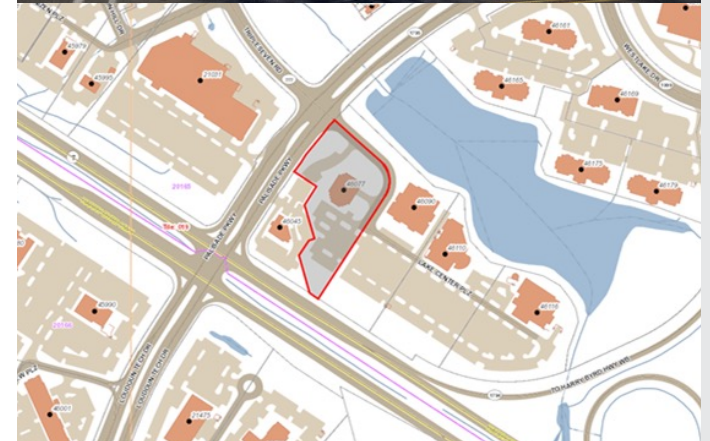
Mid-Atlantic Commercial Realty, LLC (“Mid-Atlantic”), as exclusive representative for Owner, is pleased to present this opportunity to purchase the 100% fee simple interest in the Melodee Music Building (the “Property”), a **20,000 SF standalone building located at 46077 Lake Center Plaza, Sterling, Loudoun County, Virginia**. The Property is 100% leased to one tenant, Melodee Music, an entity related to the owner. The Property has three floors. The northern end of the lower-level is at grade while the remaining sides are underground. The Property is suitable for a variety of by right uses.

For the value-creation investor or developer that appreciates the explosive growth in Loudoun County, the Property offers an ideal redevelopment opportunity with a unique blend of near-term upside and longer-term stability.

This market has strong demographics and a geographic location that is increasingly central in Northern Virginia.

- **North of VA Route 7**
- **Five miles north of Washington Dulles International Airport**
- **20 miles northwest of downtown Washington, DC.**

Additionally, this property is **zoned PD-CC(NC)**. The Planned Development-Housing (PD-H) district is established to provide for a variety of single and multifamily housing types in neighborhood settings plus supporting non-residential uses in a planned environment fostering a strong sense of community.



# PROPERTY SUMMARY

<b>ADDRESS</b>	<b>46077 Lake Center Plaza, Sterling, VA 20165</b>	
<b>COUNTY</b>	<b>Loudoun</b>	
<b>TOTAL BUILDING AREA</b>	<b>20,000 Gross Square Feet</b>	
<b>NUMBER OF STORIES</b>	<b>3 Stories, Including a Finished Basement</b>	
<b>FLOORS</b>	<b>2nd Floor</b>	<b>5,600 Gross Square Feet (Mezzanine)</b>
	<b>1st Floor</b>	<b>7,250 Gross Square Feet</b>
	<b>Lower Level</b>	<b>7,250 Gross Square Feet</b>
<b>YEAR BUILT</b>	<b>1998</b>	
<b>PARCEL SIZE</b>	<b>2.3481 Acres (102,283 Square Feet)</b>	
<b>CURRENT USE</b>	<b>Retail / Office / Music Store / Music Lessons</b>	
<b>CURRENT OWNER/USER</b>	<b>Melodee Music Center</b>	
<b>PARKING</b>	<b>83 Spaces / Parking Ratio 4.15:1,000</b>	
<b>CONSTRUCTION TYPE</b>	<b>Concrete Foundation and Slab Floor, Steel Framing, Masonry Exterior</b>	
<b>UTILITIES</b>	<b>Electric, Public Water &amp; Sewer Geothermal Wells on Property</b>	
<b>ELEVATORS</b>	<b>One</b>	
<b>ZONING</b>	<b>PD-CC(NC) (Planned Development Commercial Center)</b>	



# ADDITIONAL PHOTOS



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Mid-Atlantic Commercial Realty, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Mid-Atlantic Commercial Realty, LLC.

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### Tours by Appointment Only

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**Do NOT Communicate with  
Melodee Music Employees**

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