

Approved K-12 Private School | Owner-User
20577 Ashburn Rd, Ashburn, VA 20147

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A photograph of a two-story brick building, likely a school or institutional structure. The building features a dark grey roof and a facade of dark brown bricks. It has numerous windows, some of which are small and square, while others are larger and rectangular. A prominent entrance on the right side is covered by a light-colored, flat roof supported by several columns. A set of stairs leads up to this entrance. In the foreground, there is a dark asphalt parking lot with white parking lines. A small, low wooden fence runs along the base of the building. The sky is blue with a few wispy clouds.

OFFERING OVERVIEW

EXECUTIVE SUMMARY



OFFERING SUMMARY - FOR SALE OR LEASE

SALE PRICE:	Guidance Upon Request
LEASE RATE:	Guidance Upon Request
BUILDING SIZE:	15,148 SF
LOT SIZE:	3.04 Acres
USE:	Private School
YEAR BUILT:	2019
ZONING:	CR2
MARKET:	Washington DC Metro
SUBMARKET:	Route 7 Corridor
TRAFFIC COUNT:	8,764

AWARD-WINNING PRIVATE SCHOOL CAMPUS | RARE LOUDOUN COUNTY SPECIAL EXCEPTION USE

Serafin Real Estate is proud to present a rare opportunity to purchase or lease a premier, award-winning educational facility in the heart of Ashburn, Virginia. 20577 Ashburn Rd is a 15,148 SF, purpose-built school on 3.04 acres—approved by special exception for use as a private K–12 school, a privilege rarely granted in Loudoun County, where such uses are not permitted by right.

Designed by acclaimed firm Reader & Swartz Architects, the building was honored with multiple prestigious awards, including:

- AIA Northern Virginia Award of Merit for Institutional Architecture
- 2021 Signatures of Loudoun Design Excellence Award

This architecturally striking facility was thoughtfully constructed in 2019 and delivers a best-in-class environment for academic programming. With its CR2 zoning, strong demographics, and central access to Route 7 and Dulles Greenway, this location supports a wide range of educational models, including STEM, international, and specialty learning.

Currently occupied, all showings and inquiries must be coordinated exclusively through Serafin Real Estate.

HIGHLIGHTS

PROPERTY HIGHLIGHTS

-
- **Rare Special Exception Approval:** One of the only privately-owned properties in Loudoun County approved for K-12 private school use—zoning that is not permitted by right.
- **Award-Winning Architecture:** Designed by Reader & Swartz Architects, the building received the AIA Northern Virginia Award of Merit and the 2021 Signatures of Loudoun Design Award.
- **Modern, Purpose-Built Facility:** Constructed in 2019, this 15,148 SF, three-story building offers a turnkey educational environment with flexible classroom layouts.
- **Premium Location:** Centrally located in Ashburn with excellent visibility, easy access to Route 7 and 267, and surrounded by high-income demographics.
- **Ideal for Owner-User Operators:** Perfect for private schools, charter programs, or specialty academies seeking a long-term campus solution.
- **Showings by Appointment Only:** The property is currently occupied—all inquiries and tours must be coordinated through Serafin Real Estate.



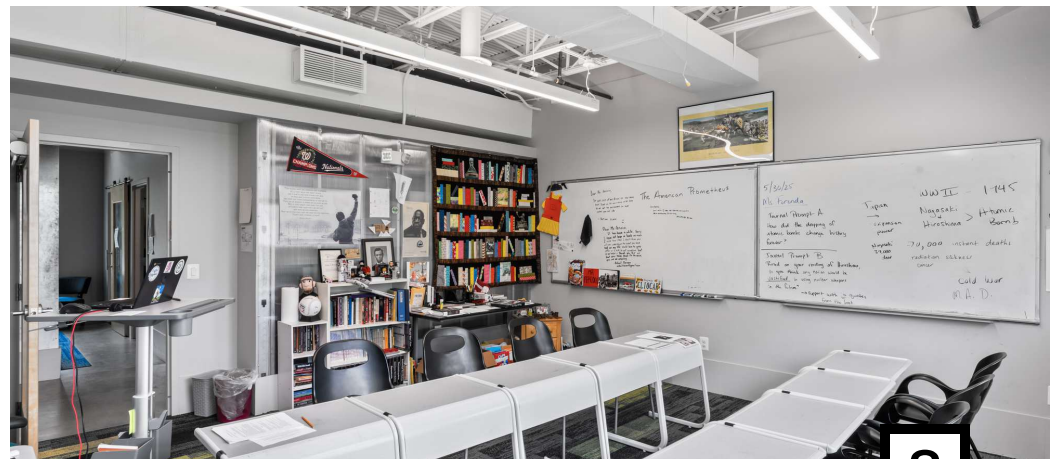
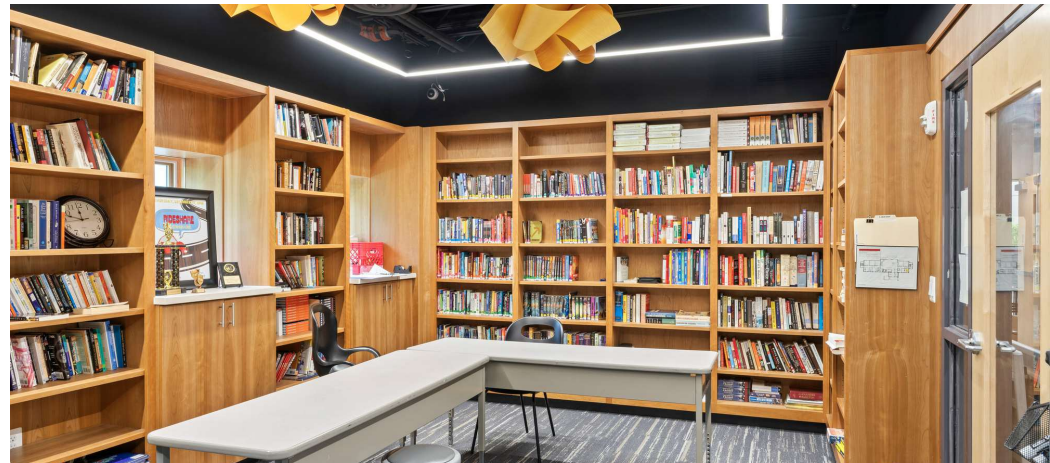
AERIAL PHOTOS



EXTERIOR PHOTOS



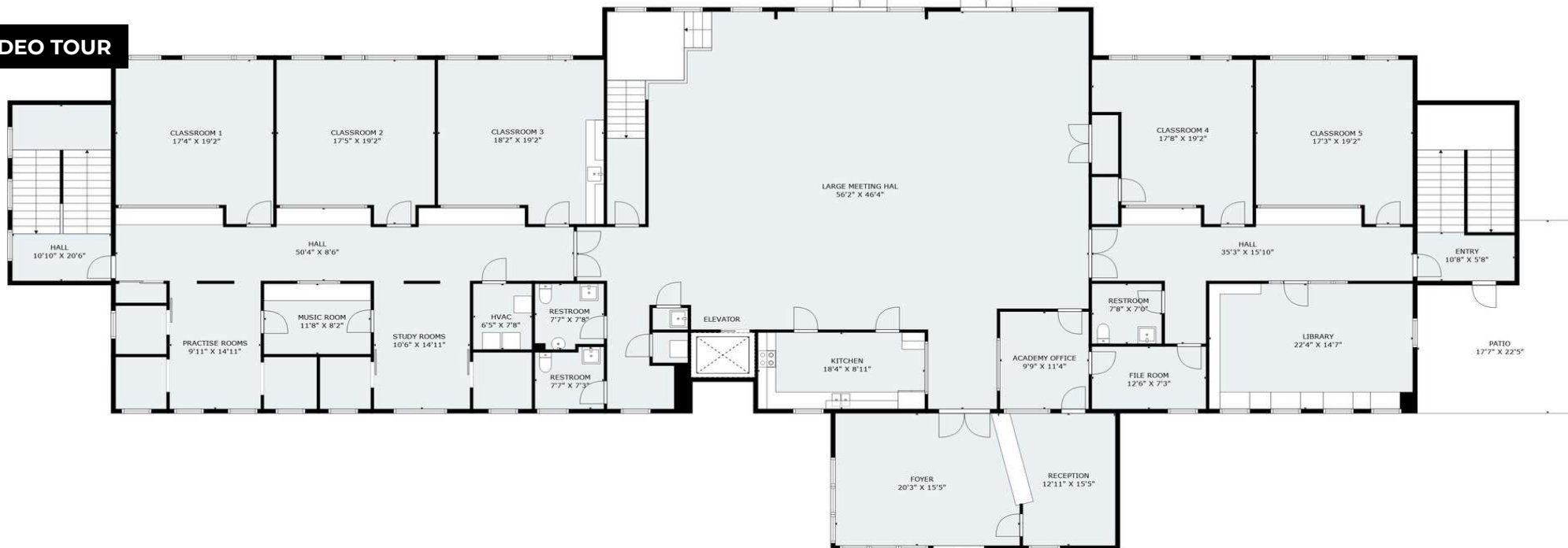
INTERIOR PHOTOS



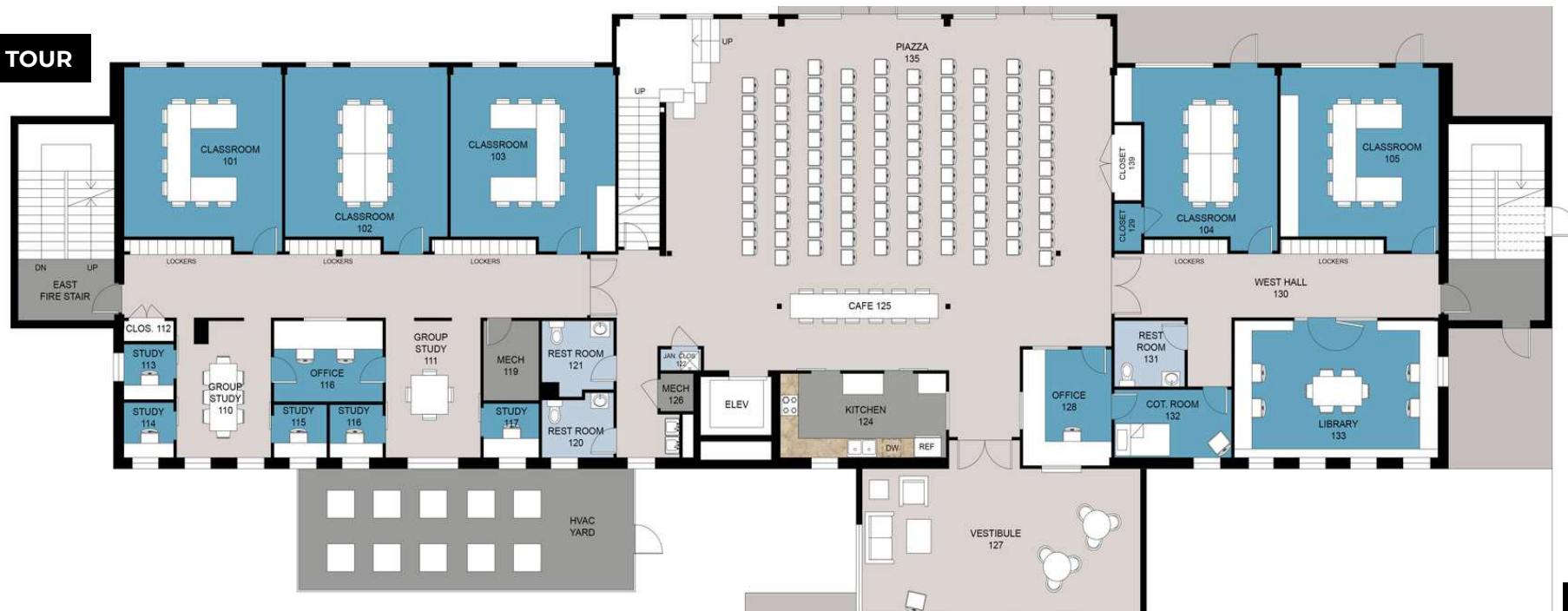
PROPERTY DETAILS

LOCATION INFORMATION		BUILDING INFORMATION	
BUILDING NAME	Approved K-12 Private School Owner-User	BUILDING SIZE	15,148 SF
STREET ADDRESS	20577 Ashburn Rd	TENANCY	Single
CITY, STATE, ZIP	Ashburn, VA 20147	CEILING HEIGHT	12 ft
COUNTY	Loudoun	MINIMUM CEILING HEIGHT	10 ft
MARKET	Washington DC Metro	NUMBER OF FLOORS	3
SUB-MARKET	Route 7 Corridor	YEAR BUILT	2019
CROSS-STREETS	Ashburn Road & Gloucester Pkwy	GROSS LEASABLE AREA	15,148 SF
NEAREST HIGHWAY	Route 7 & 267	CONSTRUCTION STATUS	Existing
NEAREST AIRPORT	Dulles International Airport and the Leesburg Airport	CONDITION	Excellent
PROPERTY INFORMATION		FREE STANDING	Yes
PROPERTY TYPE	Special Purpose	NUMBER OF BUILDINGS	1
PROPERTY SUBTYPE	School	FOUNDATION	Concrete
ZONING	CR2	PARKING & TRANSPORTATION	
LOT SIZE	3.04 Acres	PARKING TYPE	Surface
APN #	085368139000	NUMBER OF PARKING SPACES	38
TRAFFIC COUNT	8764	TAXES	
TRAFFIC COUNT STREET	Ashburn Road	TAXES	\$37,025.00
UTILITIES & AMENITIES		FORECLOSURE / DISTRESSED	No
NUMBER OF ELEVATORS	1		

VIDEO TOUR

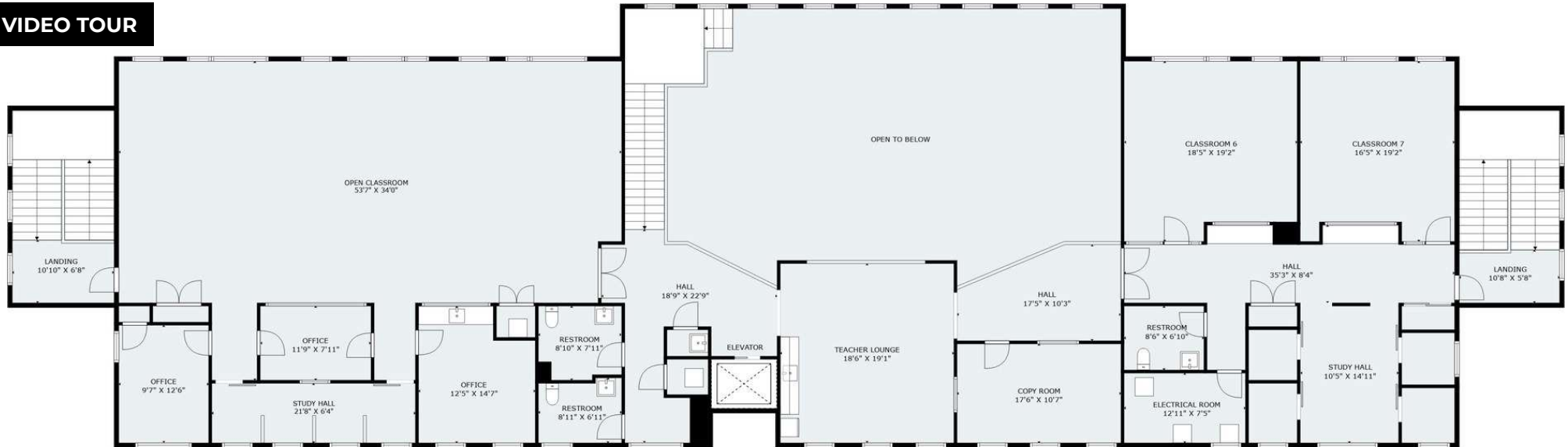


VIDEO TOUR

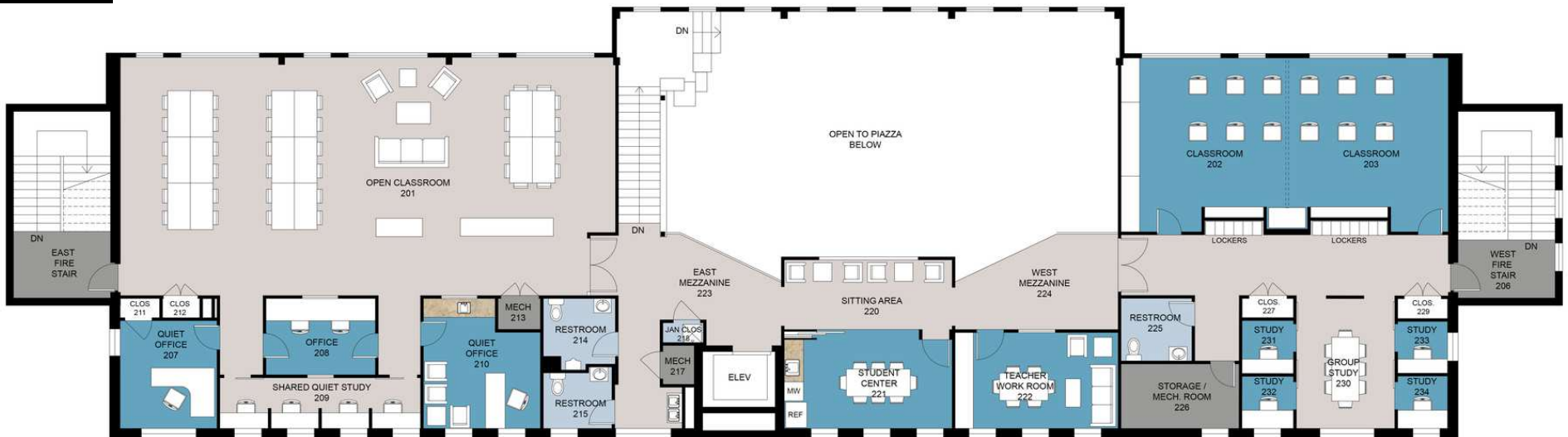


2ND FLOOR

VIDEO TOUR



VIDEO TOUR

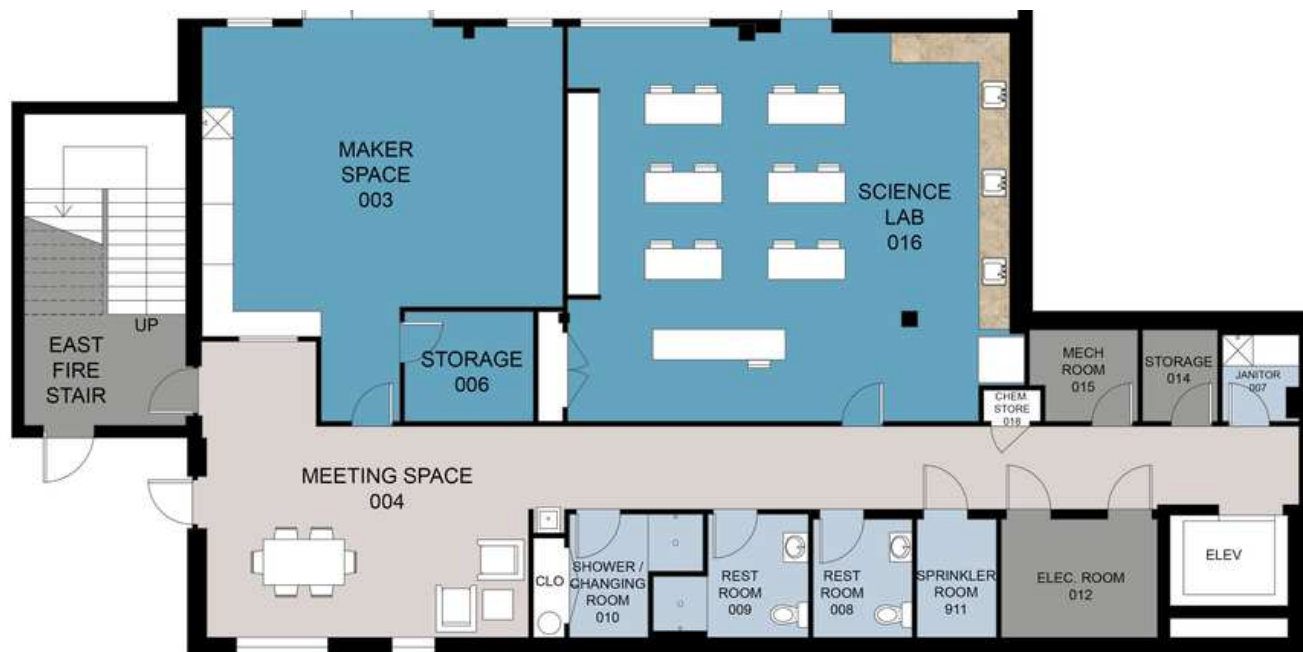


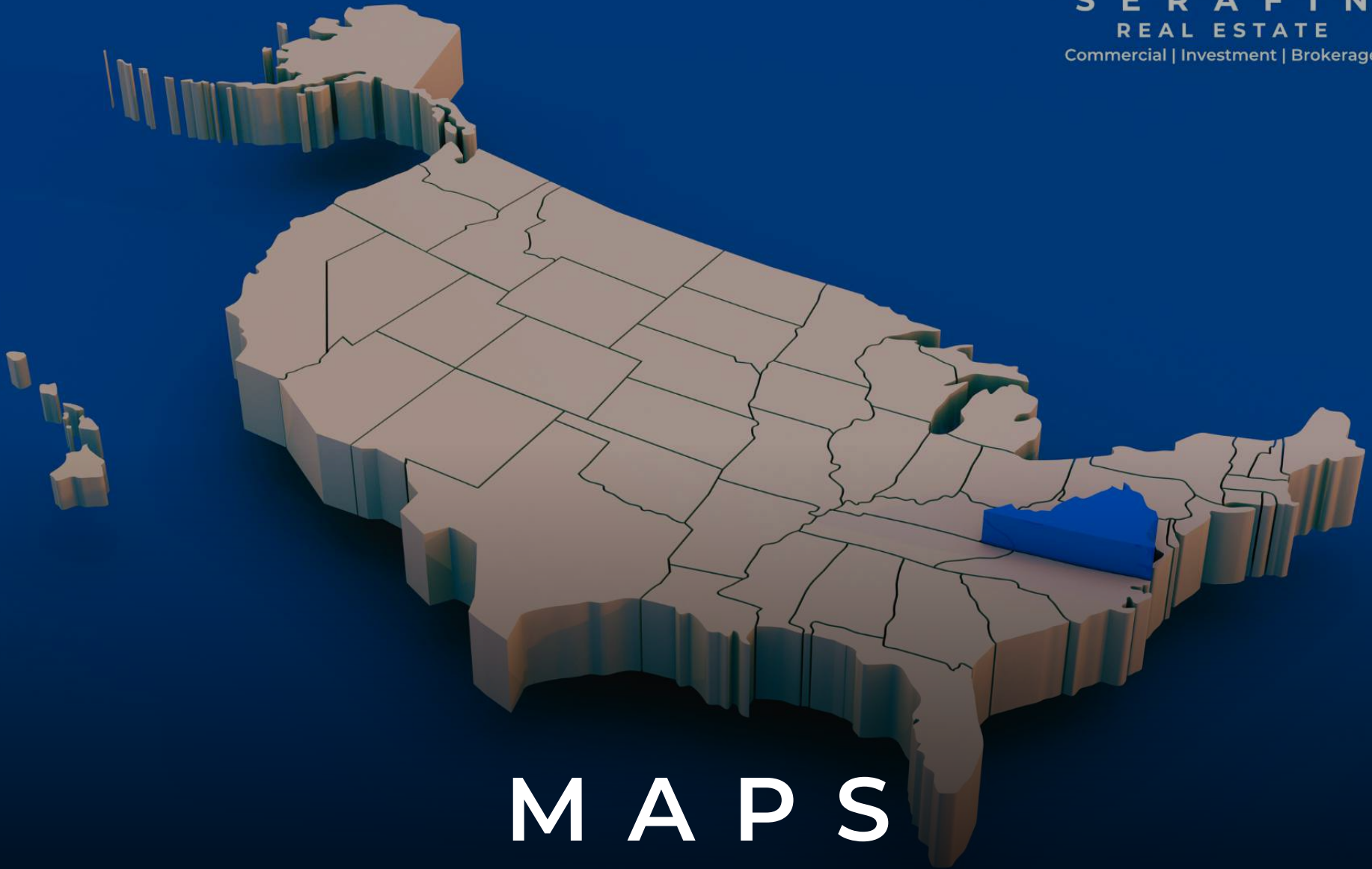
LOWER LEVEL

VIDEO TOUR



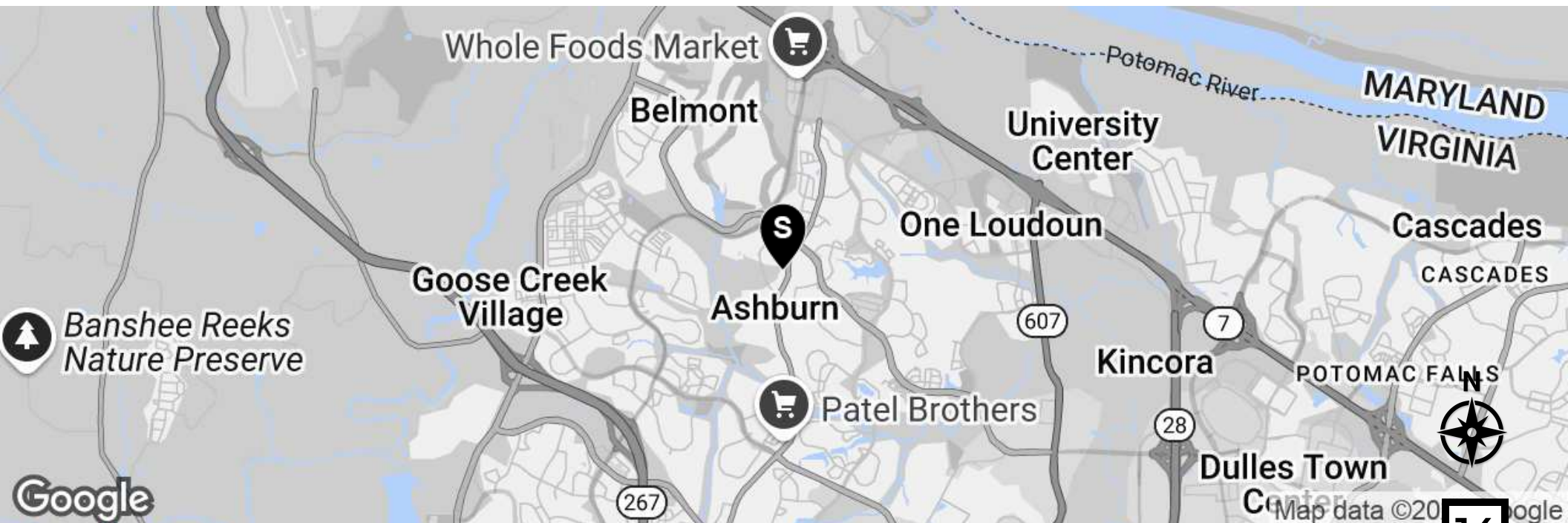
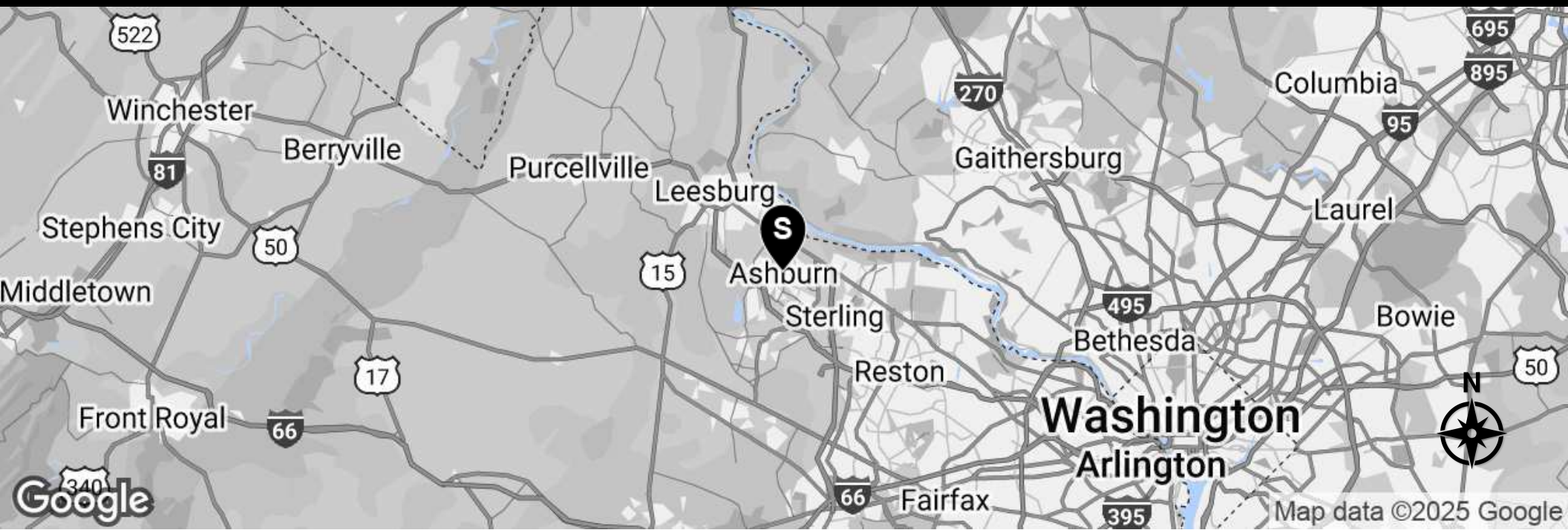
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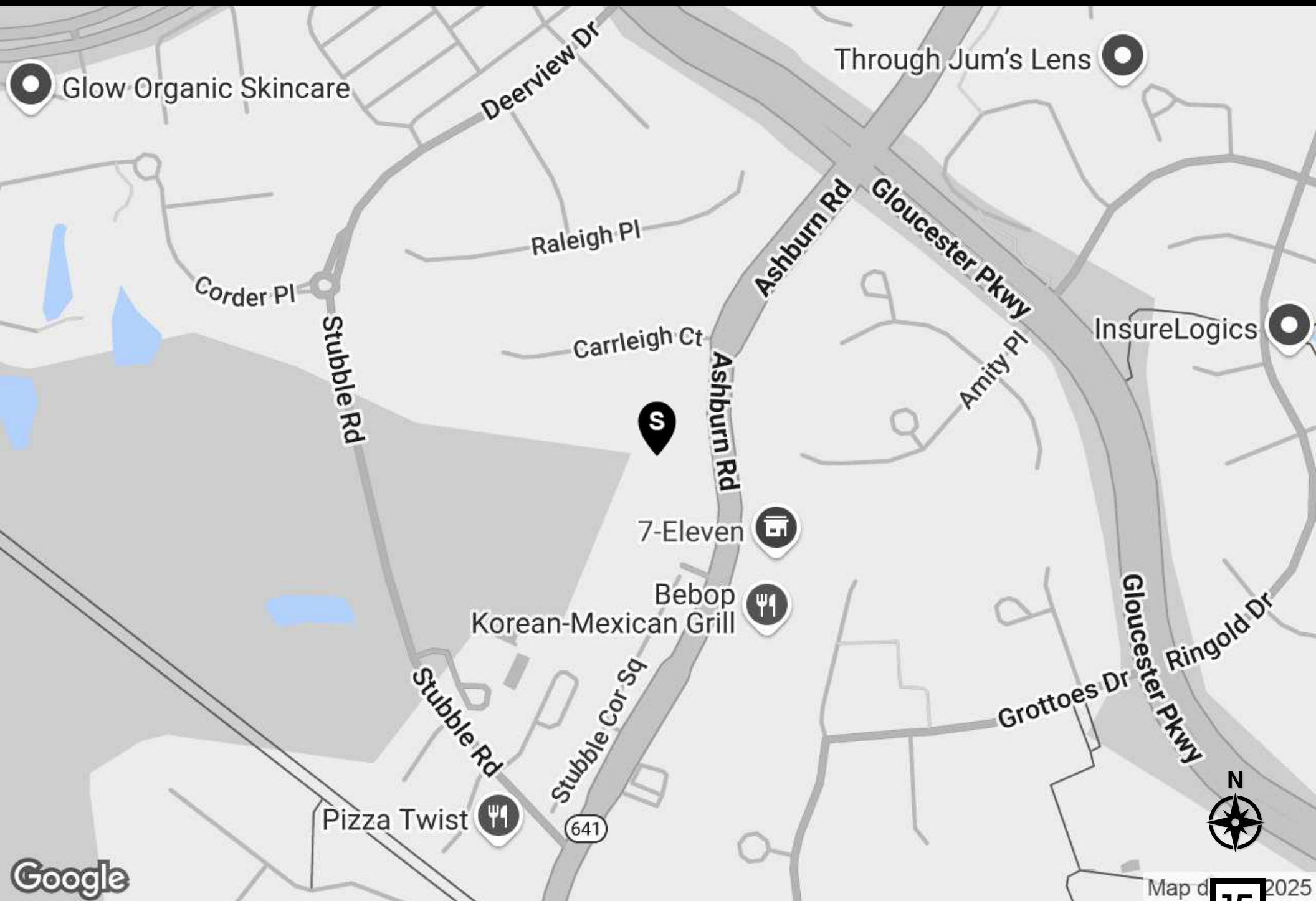


M A P S

REGIONAL MAP



LOCATION MAP



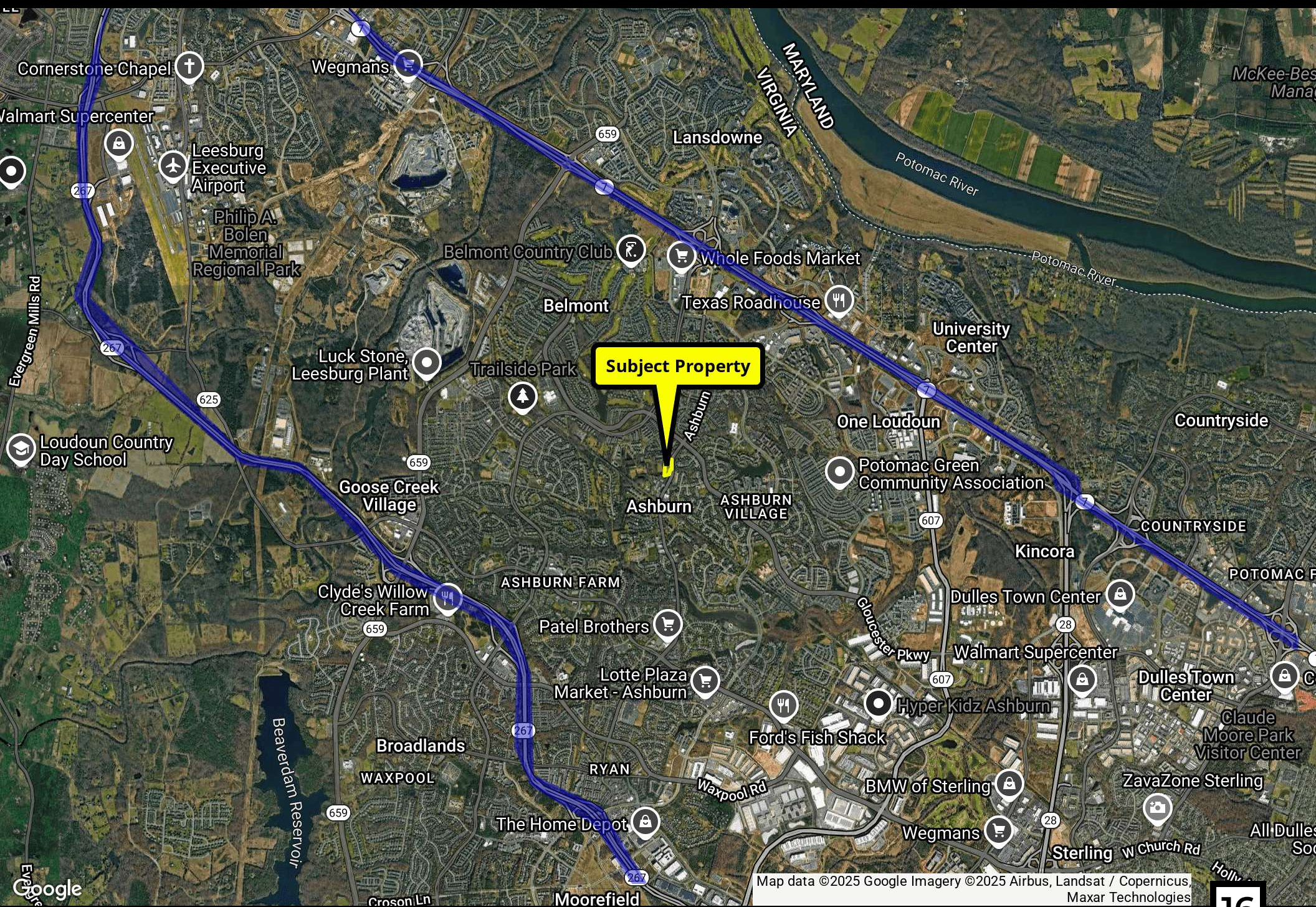
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RETAILER MAP

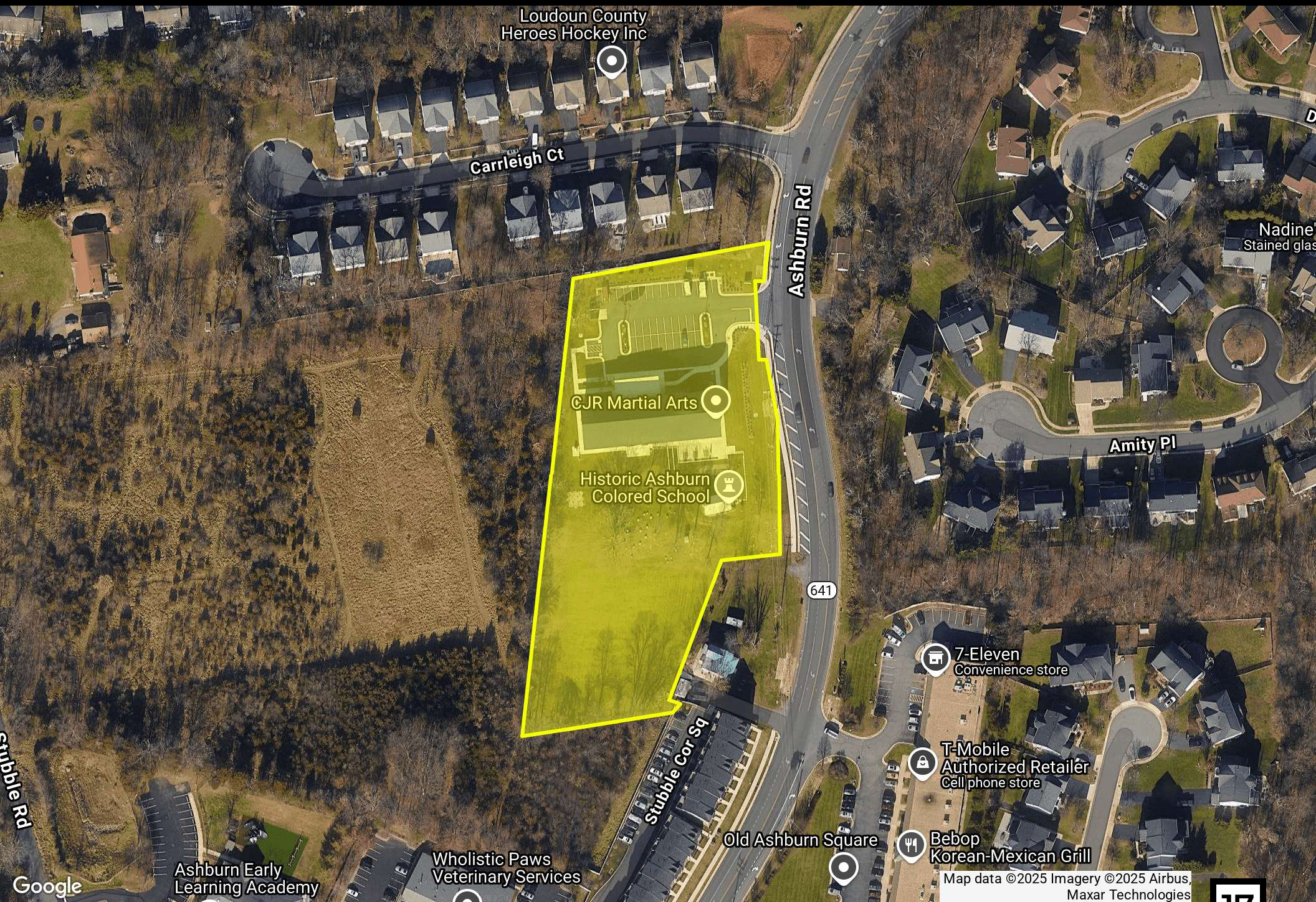


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AERIAL MAP



Loudoun County
Heroes Hockey Inc

Carrleigh Ct

Ashburn Rd

Amity Pl

Nadine
Stained glass

CJR Martial Arts

Historic Ashburn
Colored School

641

7-Eleven
Convenience store

T-Mobile
Authorized Retailer
Cell phone store

Old Ashburn Square

Bebo
Korean-Mexican Grill

Ashburn Early
Learning Academy

Wholistic Paws
Veterinary Services

Map data ©2025 Imagery ©2025 Airbus,
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Stubble Rd



AREA OVERVIEW

CITY INFORMATION

LOCATION DESCRIPTION

20577 Ashburn Road is situated in the heart of Ashburn, VA—a thriving, affluent community in Loudoun County. This location offers a prime setting for a school serving elementary through high school students, with strong demographics and sustained growth.

Affluent, Family-Oriented Community

Ashburn boasts a median household income of \$152,094 and an average household income of \$176,521, reflecting a highly educated and professional population. The median age is approximately 41.3 years, indicating a stable, family-centric community with a significant portion of households having children under 18.

Loudoun County, encompassing Ashburn, is one of the wealthiest counties in the United States, with a median household income of \$178,707 and an average household income of \$217,283. Households led by individuals aged 45 to 64 report the highest median income at \$209,901, underscoring the area's economic strength.

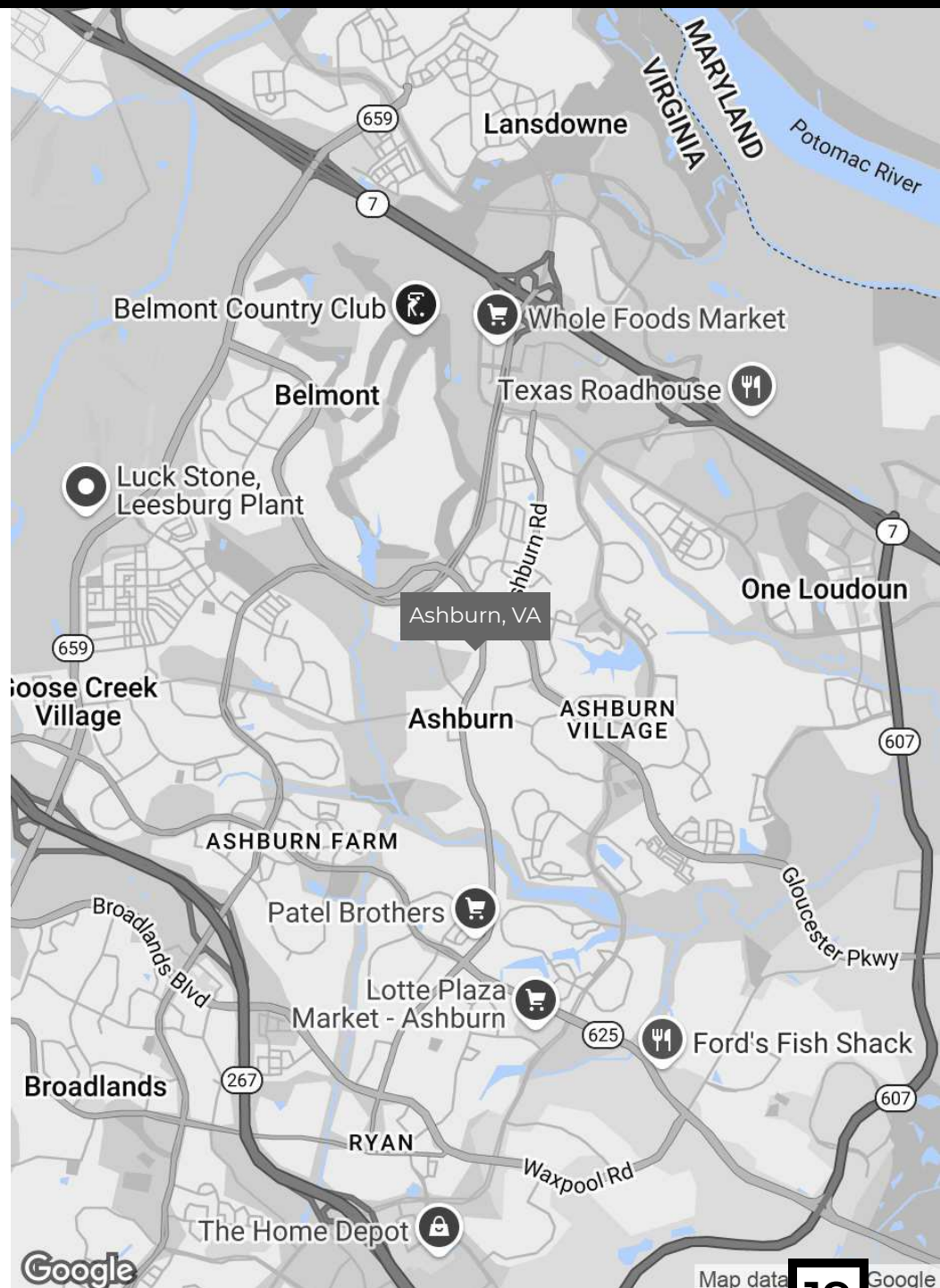
Rapid Growth and Development

Ashburn continues to experience steady population growth, supported by ongoing residential and commercial development. The area features a blend of well-established neighborhoods and upscale new housing communities, meeting the rising demand from young families for high-quality education and services.

Strategic Location

Located within the Dulles Technology Corridor, Ashburn is home to numerous technology companies and data centers, fueling a strong local economy. Its proximity to Washington, D.C., and major transportation routes enhances its appeal for families looking for suburban quality of life with convenient access to urban centers.

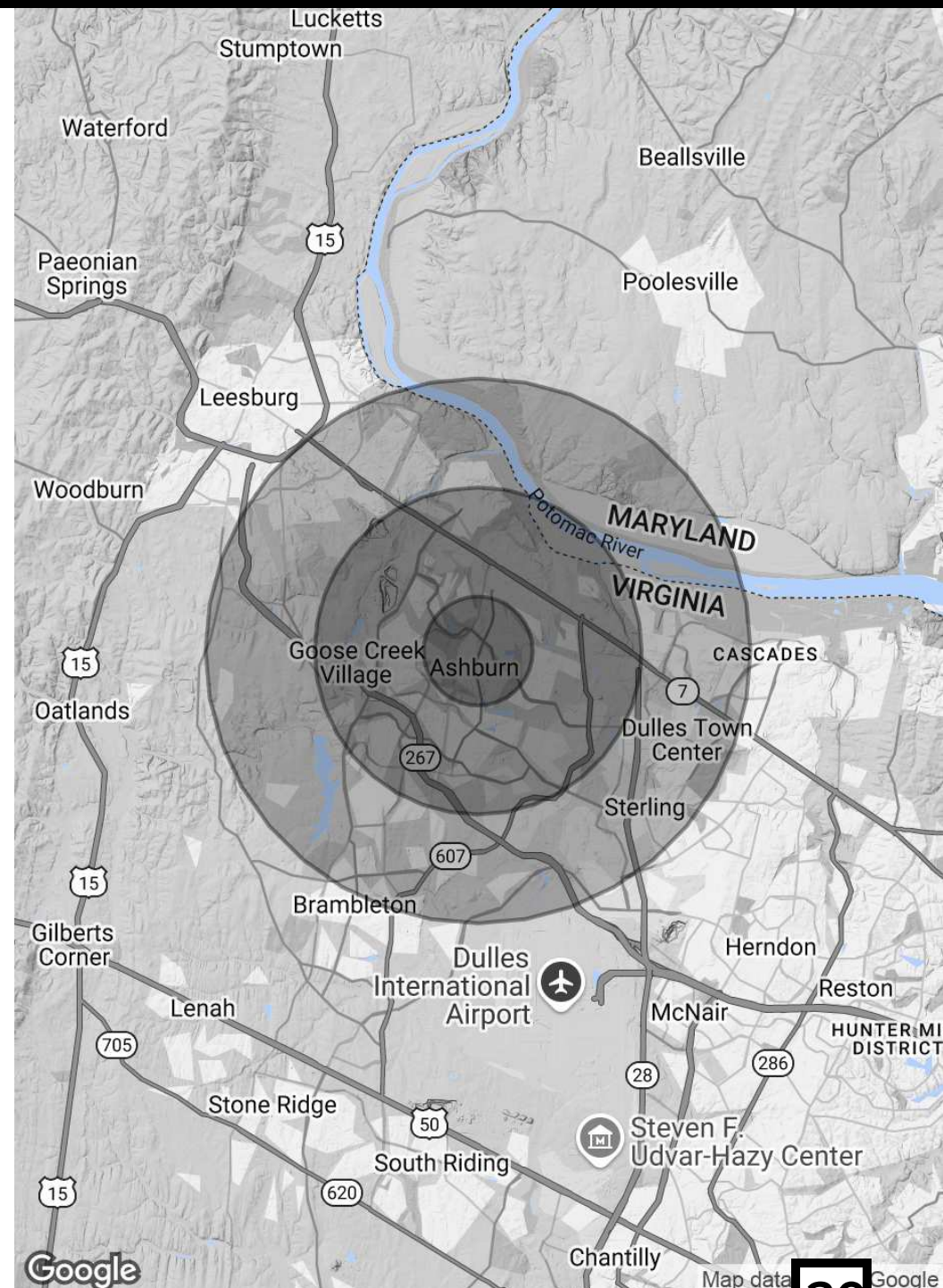
In summary, 20577 Ashburn Road offers an exceptional opportunity for educational institutions aiming to serve a prosperous, growing, and family-oriented population in one of Virginia's most dynamic and desirable regions.



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,320	89,862	174,359
AVERAGE AGE	39	39	38
AVERAGE AGE (MALE)	38	39	37
AVERAGE AGE (FEMALE)	39	40	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,758	32,667	60,198
# OF PERSONS PER HH	2.8	2.8	2.9
AVERAGE HH INCOME	\$215,343	\$219,967	\$222,080
AVERAGE HOUSE VALUE	\$721,484	\$768,751	\$774,654

Demographics data derived from AlphaMap





ZONING

3.02.04 Legacy Transition, Rural, and JLMA Zoning Districts Use Table

Table 3.02.04-1. Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts <i>Note: P = Permitted S = Special Exception M = Minor Special Exception blank cell = Prohibited</i>														
		Use-Specific Standard	Transition ⁴	Rural ⁵										JLMA
			TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD-RV Con	PD-RV Res	PD-RV Work	JLMA 20 ⁶
Residential														
Household Living														
1	Caretaker or Guard Residence													P
2	Dwelling, Live/Work	4.02.03												
3	Dwelling, Multifamily	4.02.08							P					
4	Dwelling, Single-Family Attached	4.02.07							P		P			
5	Dwelling, Single-Family Detached	4.02.07	P	P	P	P	P	P	P	P	P	P		P
6	Dwelling, Tenant ²	4.02.09	P	P	P	P	P				P			P
7	Manufactured Home	4.02.04	P	P	P						P			P
Group Living														
8	Congregate Housing		S	S	S	S	S	S	S					
9	Continuing Care Facility	4.02.02	S		S	S	S					S	P/S	
10	Dormitory, Seasonal Labor	4.02.06	S	S	S	S	S							S
11	Religious Housing	4.02.05	S	S	S						P ³	S ³	P ³	
12	Rooming and Boarding	4.02.05												
Lodging														
13	Bed and Breakfast Homestay	4.03.01	P	P	P	P	P			P	P	P		P
14	Bed and Breakfast Inn	4.03.01	M	P	P	S	S	S		P		P	P	P
15	Camp, Day and Boarding	4.03.02		S	S	S								P/S
16	Campground	4.03.03		S	S	S								S
17	Country Inn	4.03.01		M/S	S	M/S	M/S	M/S	M/S	P			P	M/S
18	Hotel/Motel	4.03.04								P		S	S	
19	Rural Resort	4.03.01		S	S	S					S		S	S

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		Use-Specific Standard	Transition ⁴	Rural ⁵										JLMA
			TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD-RV Con	PD-RV Res	PD-RV Work	JLMA-20 ⁶
20	Recreational Vehicle Park													
21	Short-Term Rental, Commercial Whole House	4.03.05	M	P	P	M	M	M	M	P	P	P		P
Commercial														
Animal Services														
22	Animal Care Business		P											P
23	Animal Hospital	4.04.01		S	S	S				P			S	S
24	Companion Animal/Pet Grooming			S	S	S								S
25	Kennel	4.04.16		S	S	S								S
26	Kennel, Indoor	4.04.16		S	S	S								S
27	Veterinary Service		P		S	S				P	P		P	P
Day Care														
28	Adult Day Care		S	S	S	S	S	S	S	S	S	S	P	
29	Child Day Center	4.04.08	S	S	S	S	S	S	S	S	S	S	P	
30	Child Day Home	4.04.08	P	P	P	P	P	P	P	P	P	P		
Financial Services														
31	Bank or Financial Institution	4.04.12								P			P	
Food and Beverage Sales/Service														
32	Banquet/Event Facility	4.04.05		M	M	S	S	S	S	P			S	M
33	Craft Beverage Manufacturing	4.04.11								P/M				
34	Farmers Market	4.04.14	P	S	S					P			P	P
35	Farmers Market (off-site production)	4.04.14												
36	Food Preparation	4.04.06								P				
37	Restaurant	4.04.10								P			P	S
38	Restaurant, Rural	4.04.18												
Office, Business, and Professional														
39	Office, Professional	4.04.17								P		S	P/S	

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40	Small Business, Agricultural and Rural	4.04.19	P/S	P/S	P/S						P/S			P/S
Personal/Business Services														
41	Business Support Services	4.04.07								P		S	P	
42	Dry Cleaning Plant													
43	Farm Machinery Sales and Service	4.04.13		P	P					P	P		S	P
44	Maintenance and Repair Services													
45	Personal Services									P		S	P	
46	Postal Services ³									P		S	P	
Retail														
47	Antiques, Art, and Crafts	4.04.02								P		S	S	
48	Auction	4.04.03			S					S				
49	Convenience Store									P			P	
50	Convenience Store (with Gasoline Sales)									S			S	
51	Feed and Farm Supply Center	4.04.15		P	P					P	P			
52	Machinery and Equipment Sales and Services													
53	Nursery, Commercial	4.04.09			S					P			S	P
54	Retail, General	4.04.12								P		S	P/S ¹	
Automotive														
55	Car Share	4.04.04												
56	Car Wash												S	
57	Vehicle Repair, Heavy	4.04.20												
58	Vehicle Repair, Light	4.04.21								S				
59	Vehicle Sales and/or Rental	4.04.23								S				
60	Vehicle Service Station									S			S	

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			TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD-RV Con	PD-RV Res	PD-RV Work	JLMA-20 ⁶
61	Vehicle Wholesale Auction	4.04.22												
Public/Civic/Institutional														
Assembly														
62	Civic, Social, and Fraternal Meeting Place		S	S	S	S	S	S	S	S			S	
63	Community Center	4.05.14	P	S	S	S	S	S	S	P		S	P	
64	Convention or Exhibition Facility													
65	Religious Assembly ³	4.05.04	P/S	S	S	S	S	S	S	P		S	P	P/S
Death Care Services														
66	Cemetery	4.05.08	S	S	S	S	S	S	S		S			S
67	Crematorium			S	S	S				S				S
68	Funeral Home	4.05.08								S				
Government														
69	Government (General) (not otherwise listed) ³		S	S	S	S	S	S	S			S	P	S
70	Public Safety	4.05.15	S	S	S	S	S	S	S	S			P	S
71	School, Public ³	4.05.18	P		P	P	P	P	P	M	M	M	M	P
Education														
72	Agricultural Education or Research	4.05.03												P
73	College or University	4.05.20	S	S	S									
74	Conference and Training Facility	4.05.06								S				S
75	Library ³					S	S	S	S	P		S	P	
76	Personal Instructional Services									P				
77	Rural Retreat	4.05.17		P/S	P/S						S		S	S
78	School, Private	4.05.19	P/M		P/M	P/M	P/M	P/M	P/M	M	M	M	M	P/M
79	School, Trade		S											S
Medical														

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			TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD-RV Con	PD-RV Res	PD-RV Work	JLMA-20 ⁶
80	Hospital	4.05.13			S									
81	Medical Care Facility													
82	Medical Office	4.04.17								P			P	
Arts, Entertainment, and Recreation														
83	Agricultural Cultural Center	4.05.02												
84	Amphitheater	4.05.01												
85	Art Studio	4.04.02								P		P	P	
86	Cultural Facility ³	4.05.05		P/S	P/S	P/S	P/S	P/S	P/S		P	S	P	P/S
87	Cultural Tourism	4.05.10	P											P
88	Dog Park		M	M	M	M	M	M	M			M		M
89	Entertainment Facility													
90	Health and Fitness Center	4.05.12												
91	Park, Community		S	S	S	S	S	S	S	P				S
92	Park, Passive		P	P	P	P	P	P	P	P	P	P	P	P
93	Park, Regional		S	S	S	S	S	S	S		S			S
94	Recreation, Indoor	4.05.16			S					S				
95	Recreation, Outdoor or Major	4.05.16	S	S	S	S	S	S	S	S	S			P/S
96	Shooting Range, Indoor													
97	Theater ³	4.05.21								P		S	P	
98	Urban Deck													
99	Zoo													
Industrial/Production														
Manufacturing and Employment														
100	Contractor	4.06.01								P			P	
101	Data Center	4.06.02												
102	Extractive Industries	4.06.03												
103	Flex Building	4.06.04												
104	Manufacturing, General	4.06.05											S	

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			TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD-RV Con	PD-RV Res	PD-RV Work	JLMA-20 ⁶
105	Manufacturing, Intensive	4.06.11												
106	Research and Development	4.06.08												
107	Sawmill	4.06.09		S	S									S
108	Slaughterhouse			S	S									
109	Wood, Metal and Stone Crafts												S	
Warehousing, Storage, and Distribution														
110	Building and Landscaping Materials Supplier	4.06.07												
111	Industrial Storage	4.06.07												
112	Mini-Warehouse	4.06.06											S	
113	Moving and Storage													
114	Outdoor Storage	4.06.07											S	
115	Outdoor Storage, Vehicles	4.06.07											S	
116	Vehicle Storage and Impoundment	4.06.07												
117	Wholesale Distribution, Warehousing and Storage	4.06.10											S	
Infrastructure														
Transportation/Parking														
118	Airport/Landing Strip	4.07.01		S	S									S
119	Ground Passenger Transportation (e.g. Taxi, Charter bus)													
120	Helipoint or Helistop													
121	Marina				S									
122	Parking Facility	4.07.03	P	P/S	P/S	P/S	P/S	P/S	P/S	P	P			
123	Transit Facility	4.07.10								S				
Utilities														

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124	Electric Generating Plant and Transmission Facility/Utility Generating Plant or Transmission Facility													
125	Energy Storage, Utility Scale	4.07.02												S
126	Public Service Center, with Outdoor Storage	4.06.07	S		S	S								S
127	Public Service Center, without Outdoor Storage		P							P				
128	Solar Facility, Utility Scale	4.07.06												
129	Utility, Minor	4.07.11	P	P	P	P	P	P	P	P	P	P	S	P
130	Utility, Major	4.07.04	S	S	S	S	S	S	S	S	S			S
Communications Facilities														
131	Recording Studio													
132	Telecommunications Facility	4.07.08	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P	P/S	P
Waste-Related														
133	Composting Facility			S	S									
134	Junkyard	4.07.05												
135	Material Recovery Facility	4.07.05												
136	Recycling Collection Center	4.07.05	P	P	P	P	P	P	P	P	P			P
137	Solid Waste Facility	4.07.05												
138	Stockpiling	4.07.07												
139	Vegetative Waste Management Facility	4.07.05		S	S									
Agriculture														
140	Agricultural Processing	4.08.12		P	P					P				P
141	Agriculture ²	4.08.02	P	P	P	P	P	P	P	P	P			P
142	Agritainment	4.08.03												P

Table 3.02.04-1.

Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts

Note: P = Permitted | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

		Use-Specific Standard	Transition ⁴	Rural ⁵										JLMA
			TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD-RV Con	PD-RV Res	PD-RV Work	JLMA-20 ⁶
143	Animal Husbandry ²	4.08.02	P	P	P									P
144	Auction Facility, Livestock	4.08.11								S				
145	Brewery, Limited	4.08.05		P	P									
146	Community Garden ²													
147	Equestrian Event Facility	4.08.10												P
148	Farm Co-ops ²	4.08.03	P											P
149	Farm Distribution Hub	4.08.04												
150	Feedlot	4.08.03												P
151	Horticulture ²	4.08.02	P	P	P	P	P	P	P	P	P			P
152	Mill, Feed and Grain			S	S					P				
153	Nursery, Production ²			P	P	P					P			
154	Pet Farm ²	4.08.09	P	P	P	P	P	P	P					P
155	Stable, Livery ²	4.08.06	P	P	P	P					P			P
156	Stable, Private ²		P	P	P	P					P			P
157	Wayside Stand ²	4.08.07	P	P	P	P				P	P			P
158	Winery, Commercial	4.08.08												S
159	Winery, Farm			P	P									P
Miscellaneous														
160	Adaptive Reuse	4.09	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S
161	Temporary Uses	3.04	P	P	P	P	P	P	P	P	P	P	P	P

TABLE KEY:

PD-RV Con = Village Conservancy and Satellite Conservancy Subdistricts

PD-RV Res = Village Center - Residential Area

PD-RV Work = Village Center - Commercial and Workplace Areas

TABLE NOTES:¹PD-RV Village Center - Commercial and Workplace Areas refer to Section 2.04.03.05.B.²Use permitted in required Open Space in the TR-2 Zoning District.³Use permitted on a Civic Lot in the Village Center of a PD-RV Zoning District.⁴See Section 2.03.05 for Transitional Residential-2 (TR-2) Legacy Zoning District regulations.⁵See Section 2.04.03 for Agricultural-10 (A-10), Agricultural/Residential-3 (A-3), Countryside Residential-1, -2, -3, -4 (CR-1, -2, -3, -4), Rural Commercial (RC), and Planned Development-Rural Village (PD-RV) Legacy Zoning Districts regulations.⁶See Section 2.05.02 for Joint Land Management Area-20 (JLMA-20) Legacy Zoning District regulations.

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Joe is an 18-year real estate industry veteran and owner of Serafin Real Estate, specializing in investment sales, acquisitions, brokerage, and property investment consultation in Loudoun, Fairfax, and Prince William County.

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