



COMMERCIAL
Potomac
Psychological

PROPERTY STATUS

Goose Creek
Village Dental

VIRGINIA SMILES
DENTAL CARE

eye & vision
care

SUITE 100

SUITE 140

Street Level Office in Goose Creek Village

OFFERING MEMORANDUM | 21001 SYCOLIN ROAD #140 | ASHBURN, VA

Exclusively Listed by

Ed Martin, CCIM - Principal Broker | (703) 867-3350 | edmartin@kwcommercial.com | 0225075345, Virginia

Each Office is Independently Owned and Operated
www.kwcommercial.com

KELLER WILLIAMS SOLUTIONS

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Disclaimer

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Executive Summary



Property Overview

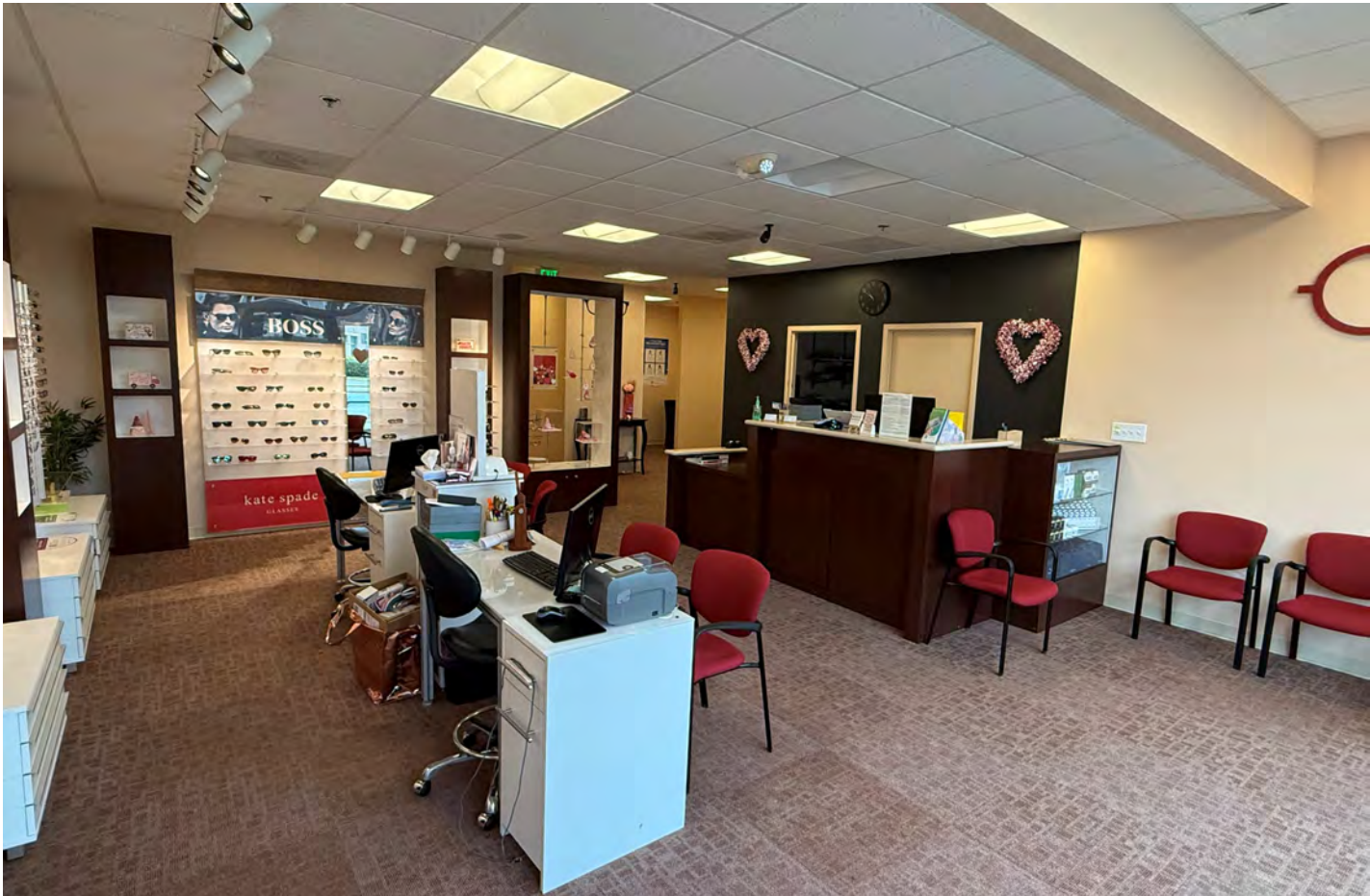
Goose Creek Village is a master-planned mixed use town center” offering Loudoun County residents a unique community overlooking the Blue Ridge Mountains. Three story office and retail building with surface parking and street parking, across the street from additional shops and some dining establishments, catering to the neighboring residential communities. A mix of office and retail spaces with parking, access to the Dulles Greenway, walkability, and practical approachability from the Ashburn Residential neighborhoods.

Property Highlights

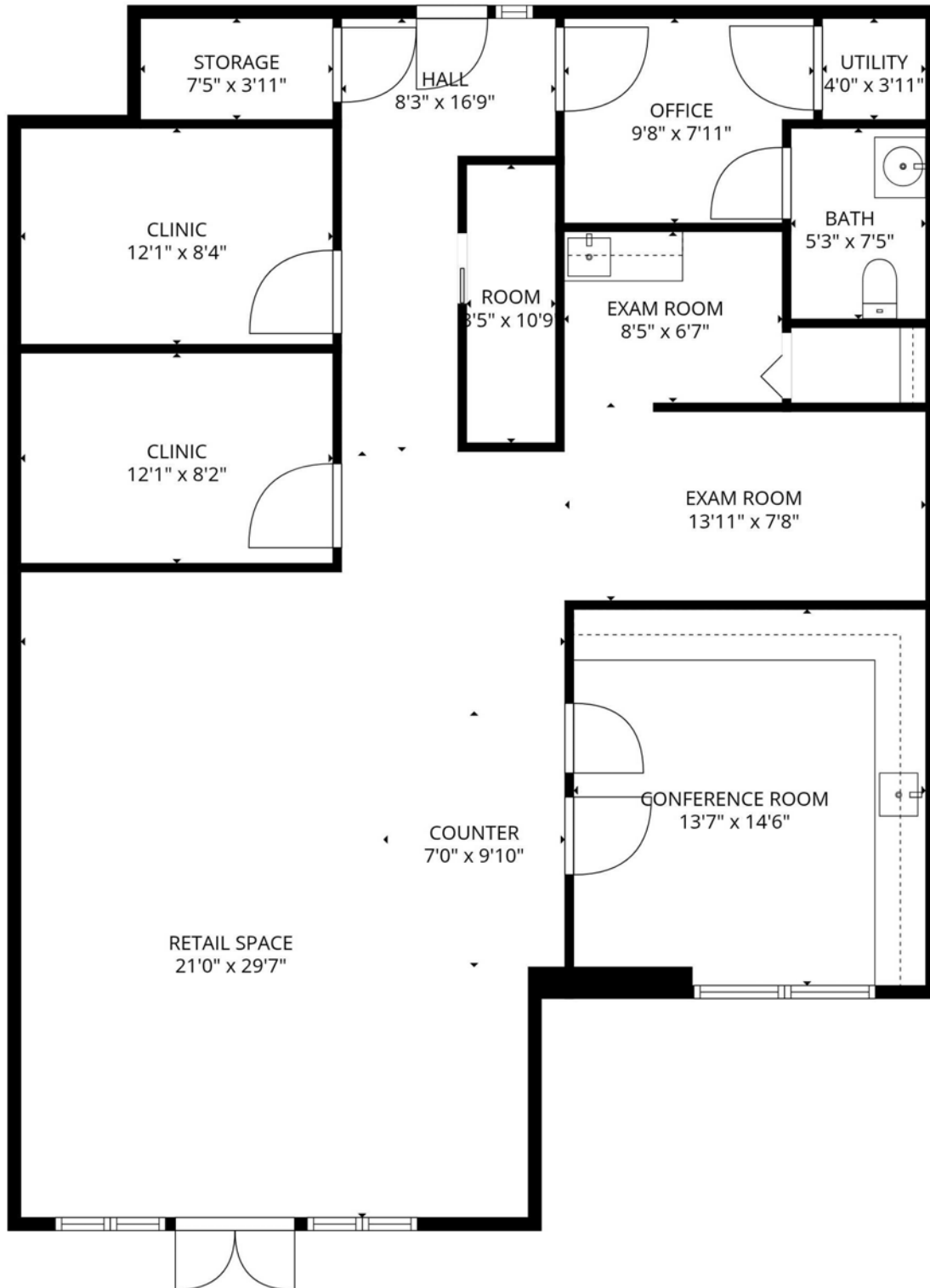
- Ground Floor
- Street Access
- Both Surface and Parallel Parking
- Close to Shops and Restaurants
- Professional Buildout - could be plug and play for eye care or similar office
- Rear Entrance and Retail Entrance
- Seller will need transition period for existing business either delayed settlement or leaseback.
- Do Not Disturb Existing Business.

Price:	\$799,000
Condo SF:	1525
Price / SF:	\$523.93
Lot Size:	0.30 Acres
Year Built:	2013
Building Class:	A
Parking:	120
Parking Ratio:	4.34/1000

Property Photos



Property Photos



TOTAL: 1345 sq. ft

1st floor: 1345 sq. ft

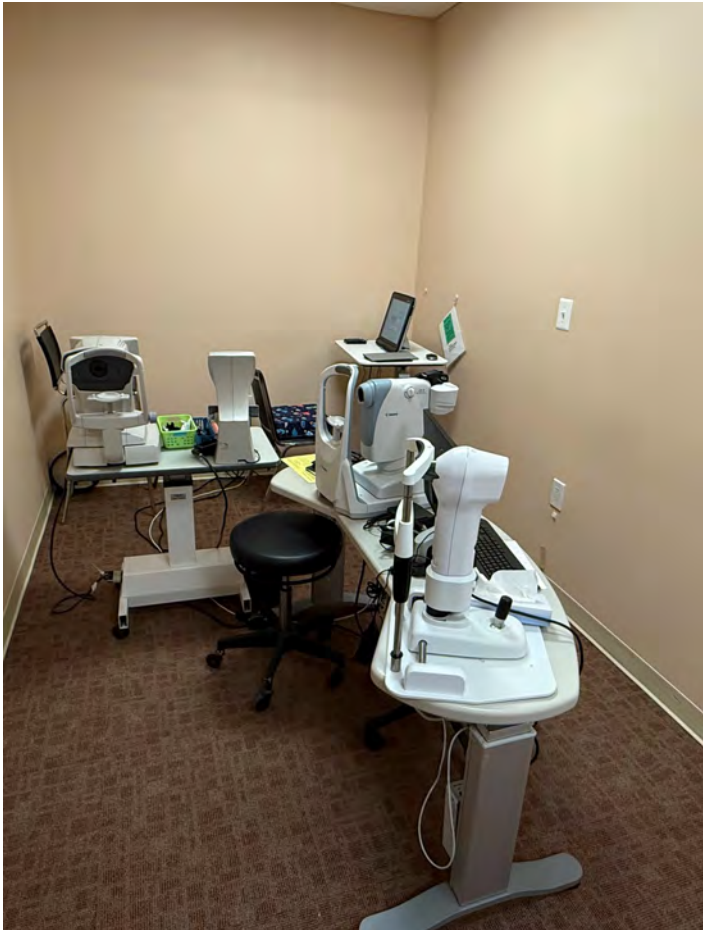
EXCLUDED AREAS: STORAGE: 29 sq. ft, UTILITY: 16 sq. ft, WALLS: 84 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

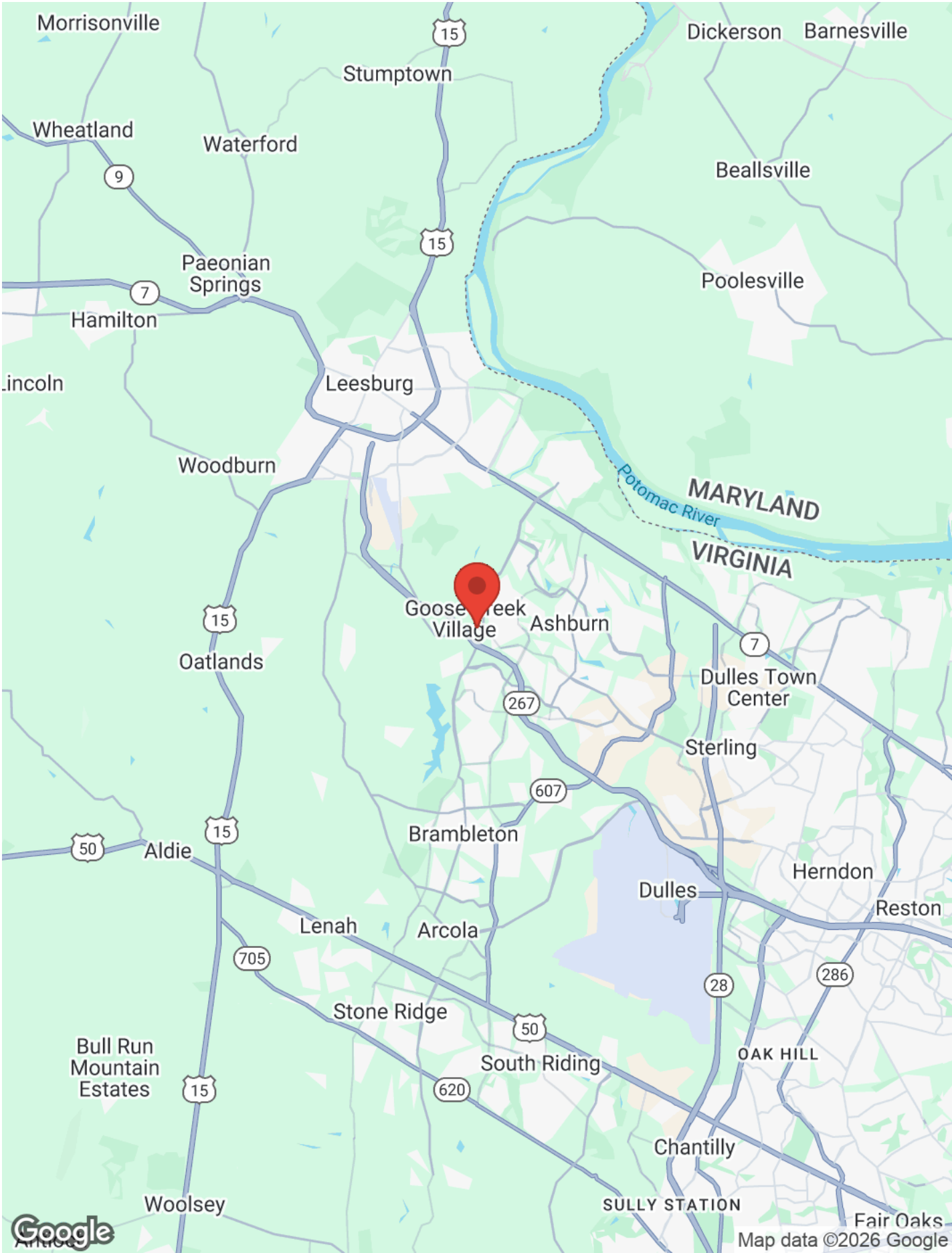
Property Photos



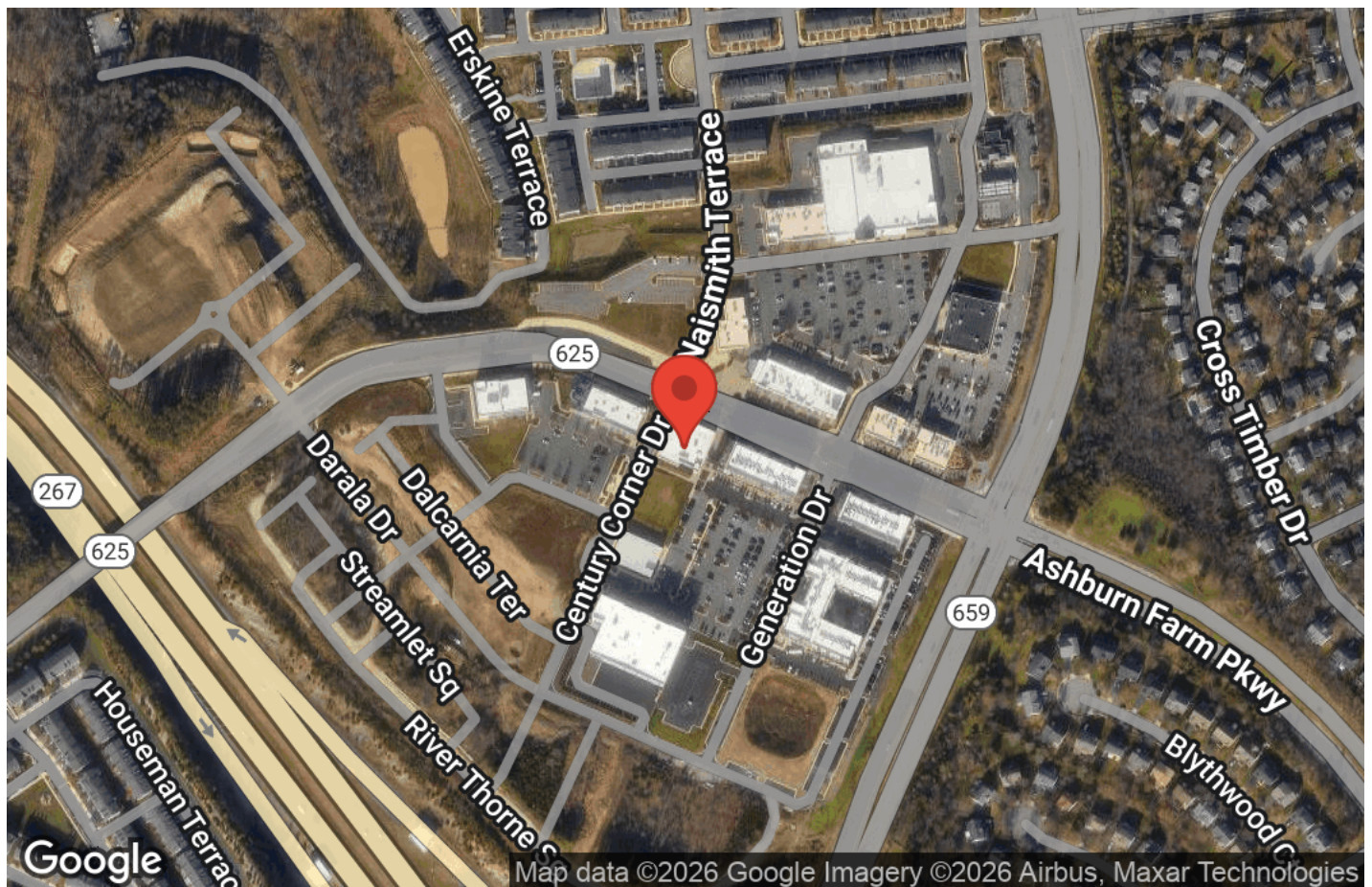
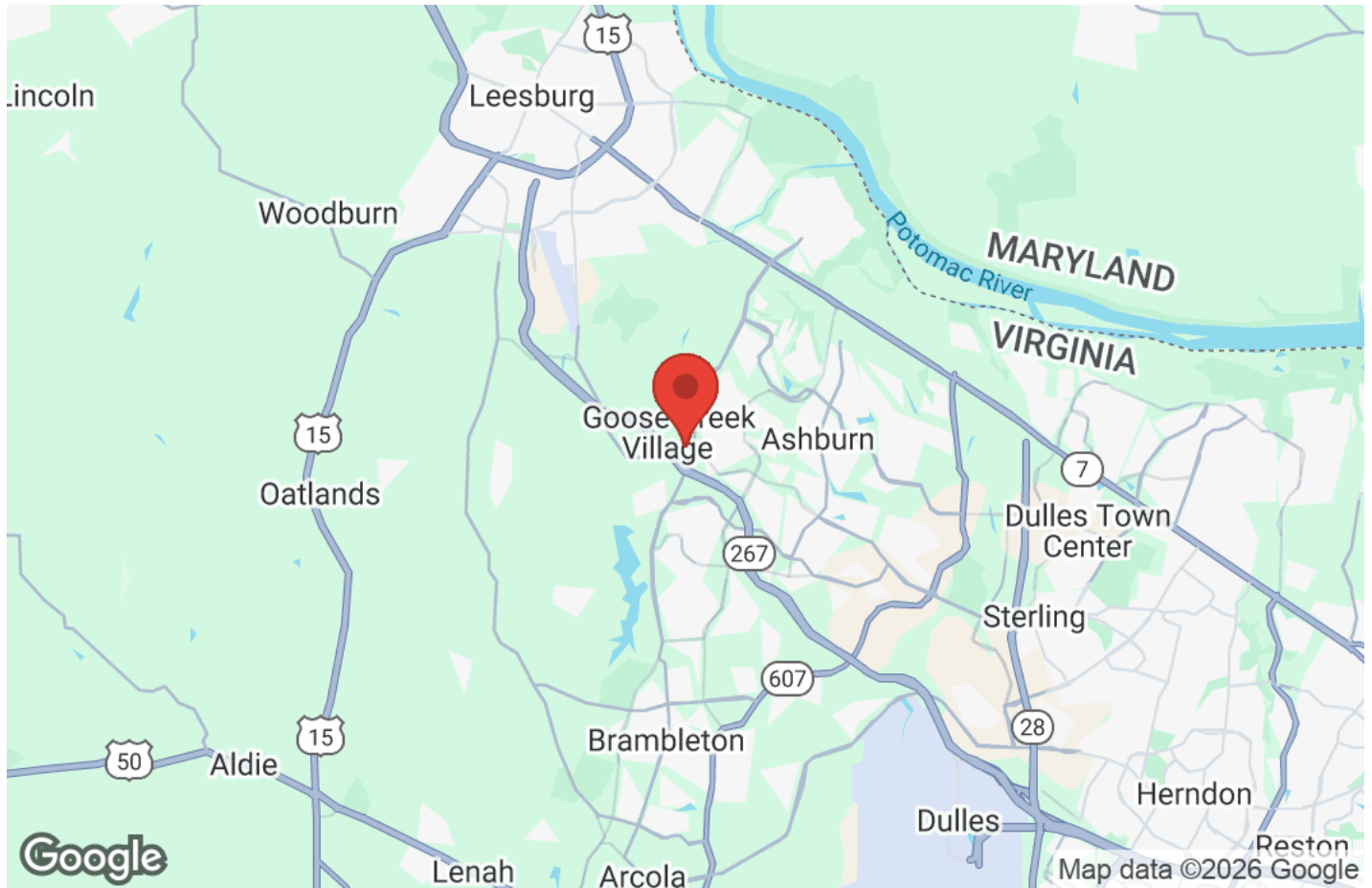
Property Photos



Regional Map



Location Maps



Aerial Map




Business Map




 ZENSHI Handcrafted Sushi


 Passion Fin


 Farm & Fork Kitchen


 Walgreens


 Makers Union


 Embassy Life International Ministries


 Goose Creek Village Dental

 Parrando's Tex-Mex Grill

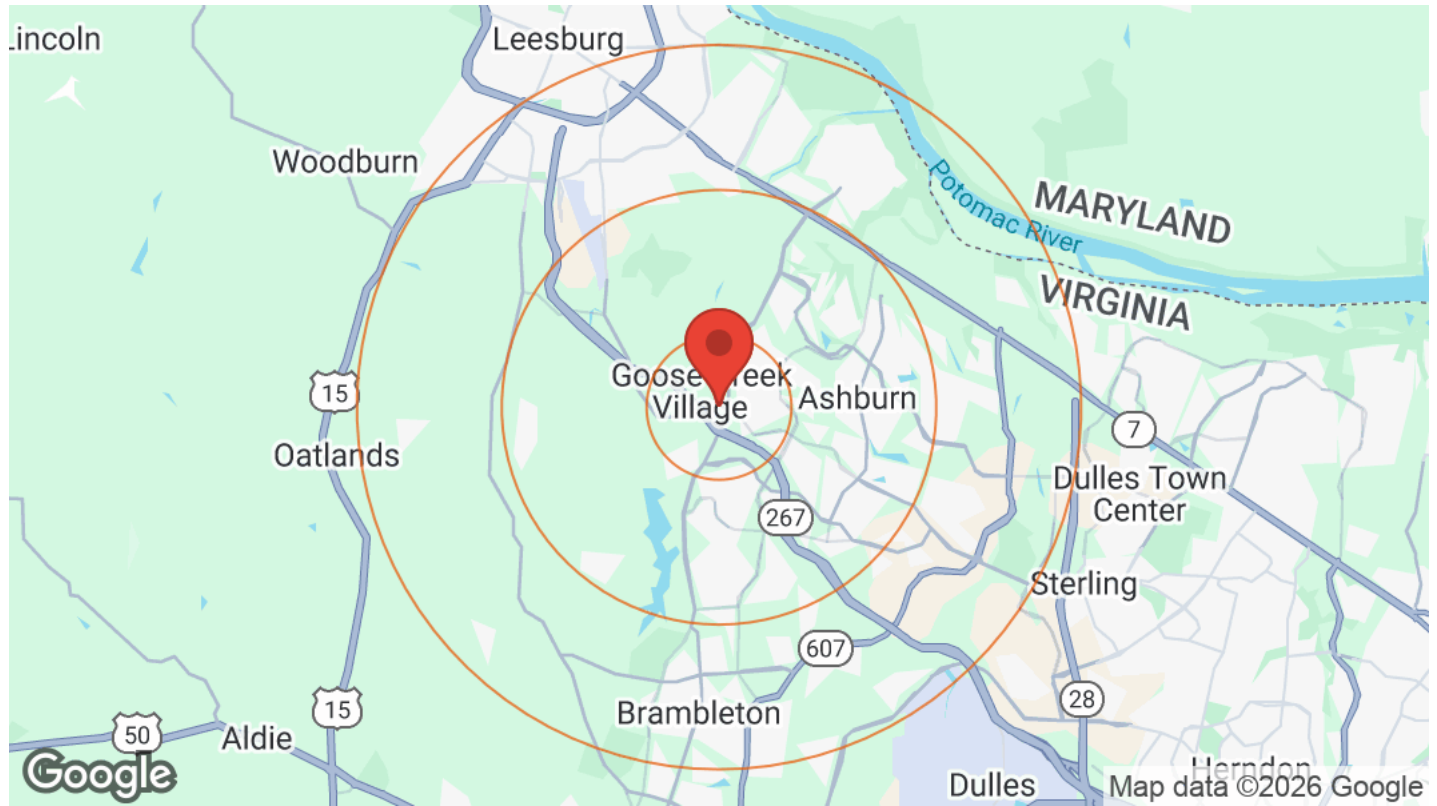
 Easy Day Yoga & Meditation

 Smile At Ashburn Dental

 Dulles Church of Christ

 Kokee Tea Cafe

Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	5,448	34,698	85,761
	Female	5,565	36,026	90,269
	Total Population	11,012	70,724	176,029
Age	Ages 0-14	2,388	14,677	35,625
	Ages 15-24	1,549	10,051	23,397
	Ages 25-54	4,896	30,419	76,473
	Ages 55-64	1,346	8,594	19,343
	Ages 65+	834	6,984	21,193
Race	White	5,772	36,996	87,275
	Black	840	5,552	15,684
	Am In/AK Nat	10	50	141
	Hawaiian	6	35	70
	Hispanic	1,109	7,575	20,666
	Asian	2,831	17,830	45,539
	Multi-Racial	418	2,518	6,196
	Other	25	170	458
Income	Median	\$236,925	\$211,308	\$191,280
	< \$15,000	22	472	2,203
	\$15,000-\$24,999	38	372	1,052
	\$25,000-\$34,999	12	176	751
	\$35,000-\$49,999	24	438	1,699
	\$50,000-\$74,999	108	1,143	3,448
	\$75,000-\$99,999	196	1,804	5,045
	\$100,000-\$149,999	477	3,324	9,231
	\$150,000-\$199,999	651	3,644	9,459
	> \$200,000	2,028	12,301	29,590
Housing	Total Units	3,627	24,119	63,773
	Occupied	3,557	23,673	62,479
	Owner Occupied	2,785	17,760	43,324
	Renter Occupied	772	5,913	19,155
	Vacant	70	445	1,294

Professional Bio



Ed Martin, CCIM

Principal Broker

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edmartin@kwcommercial.com
0225075345, Virginia

Ed Martin has been involved in Real Estate Brokerage since 2004. Ed has a background as an executive for large organizations, and through this experience he has developed the historical perspective of a user. Ed continually looks at things through a strategy to execution frame for his clients. With a focus on Business Owners and Investors, he brings a broad knowledge base and business experience that allows his clients (Sellers/Landlords, or Buyers/Tenants) to benefit from having deep expertise on their team. Ed's strong attention to detail, creativity, and his full-service approach gives his clients an advantage when negotiating and structuring a transaction. Ed is a CCIM, which gives him the capabilities to perform a complete financial analysis and take a deeper look into the transactions he participates in. This allows Ed to provide a high level of Decision Support to his clients. Ed serves as the Commercial Director and Principal Broker for the Keller Williams Manassas, VA Market Center. Ed also has a Masters in Business Administration. In 2012, Ed was named a top 100 IT leader by Computerworld Magazine.

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