



Automotive Service & Drive-Thru Restaurant At Ashburn Station  
Ashburn Metro Drive, Ashburn, VA 20147

# TABLE OF CONTENTS

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Serafin Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Serafin Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Serafin Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Serafin Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Serafin Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Serafin Real Estate in compliance with all applicable fair housing and equal opportunity laws.

## TABLE OF CONTENTS

PROPERTY INFORMATION	3
MAPS	9
AREA OVERVIEW	13
ABOUT US	16





nds

267

267

267

267

267

267

267

Ashburn



267

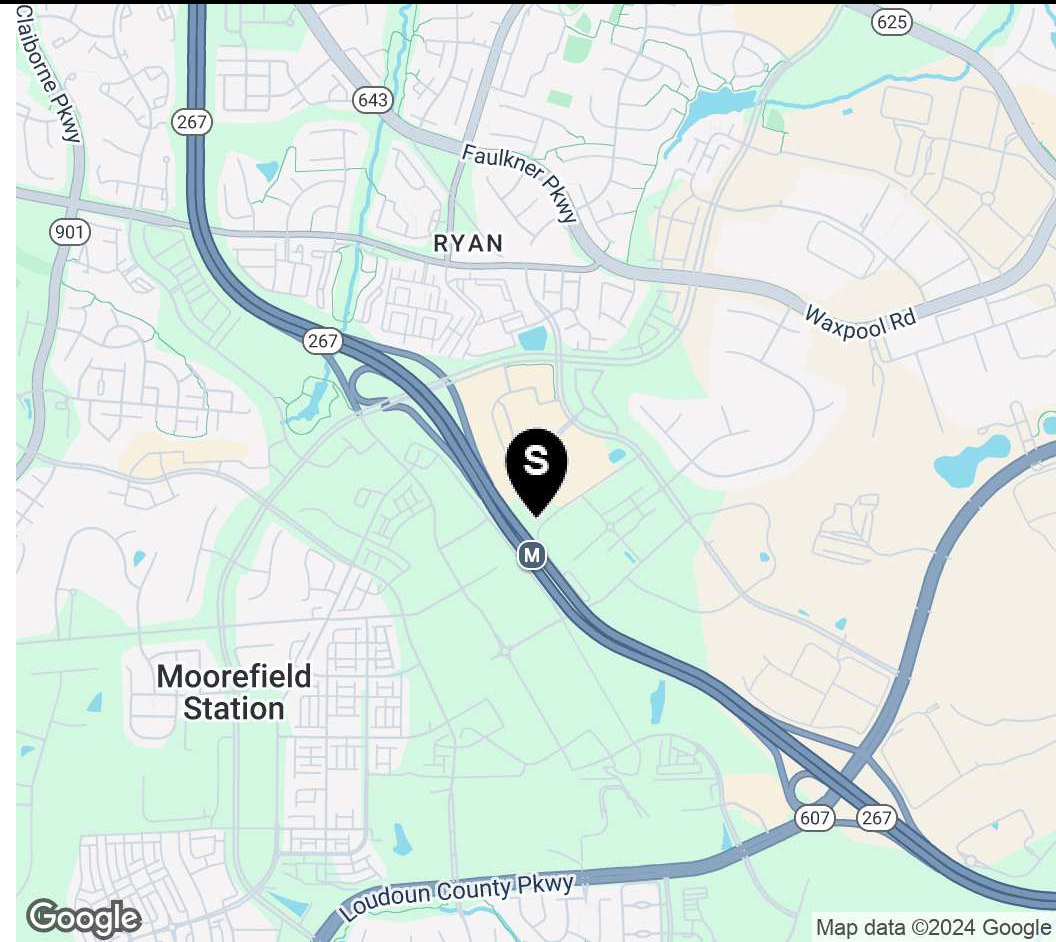
# PROPERTY INFORMATION

267

ay (Toll road)



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>BUILDING SIZE:</b>	26,700 SF
<b>AVAILABLE SF:</b>	2,400 - 18,900 SF
<b>LOT SIZE:</b>	2.61 Acres
<b>ZONING:</b>	PD-OP
<b>MARKET:</b>	Washington DC Metro

## PROPERTY OVERVIEW

Presenting a prime development opportunity in Ashburn, VA, located less than 200 feet from the bustling Ashburn Metro Station. This high-visibility site is designed with a concept plan for two versatile buildings, featuring an automotive service station as the primary focus and an additional drive-thru restaurant space. This strategic location offers unparalleled access and convenience, ideal for businesses aiming to serve the growing Loudoun County market.

Options include Build to Suit and lease, allowing for tailored spaces to meet tenant needs. This property is not available for purchase, making it a rare leasing opportunity in one of Ashburn's most in-demand areas for transit-oriented development.



# PROPERTY DETAILS

## LOCATION INFORMATION

<b>BUILDING NAME</b>	Automotive Service & Drive-Thru Restaurant at Ashburn Station
<b>STREET ADDRESS</b>	Ashburn Metro Drive
<b>CITY, STATE, ZIP</b>	Ashburn, VA 20147
<b>COUNTY</b>	Loudoun
<b>MARKET</b>	Washington DC Metro

## BUILDING INFORMATION

<b>BUILDING SIZE</b>	26,700 SF
<b>OCCUPANCY %</b>	0.0%
<b>TENANCY</b>	Multiple
<b>CEILING HEIGHT</b>	30 ft
<b>CONSTRUCTION STATUS</b>	Proposed
<b>NUMBER OF BUILDINGS</b>	2

## PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Retail
<b>PROPERTY SUBTYPE</b>	Free Standing Building
<b>ZONING</b>	PD-OP
<b>LOT SIZE</b>	2.61 Acres
<b>APN #</b>	089455721000
<b>LOT DEPTH</b>	0 ft

## PARKING & TRANSPORTATION

<b>PARKING TYPE</b>	Surface
<b>NUMBER OF PARKING SPACES</b>	154

## UTILITIES & AMENITIES





# HIGHLIGHTS

- **Prime Location:** Less than 200 feet from the Ashburn Metro Station, offering unmatched visibility and accessibility for potential tenants in a rapidly developing transit corridor.
- **Affluent Market:** Situated in Ashburn, within Loudoun County, one of the nation's wealthiest areas, providing a high-income, educated customer base with strong spending power.
- **High Demand for Services:** Concept plan includes two buildings, one ideal for an automotive service station and the other for a restaurant with a drive-thru, catering to essential needs in the growing community.
- **Hundreds of New Homes Nearby:** Located just across the Greenway from several new residential developments, providing a steady influx of potential customers in this vibrant, expanding area.
- **Build-to-Suit & Lease Options:** Tailored options available to suit tenant specifications and requirements, with flexibility for a unique brand presence in Ashburn's premier business zone.
- **Exclusively for Lease:** This property is offered as a leasing opportunity only, providing access to prime real estate without the capital commitment of a purchase.





# ADDITIONAL PHOTOS





# LEASE SPACES



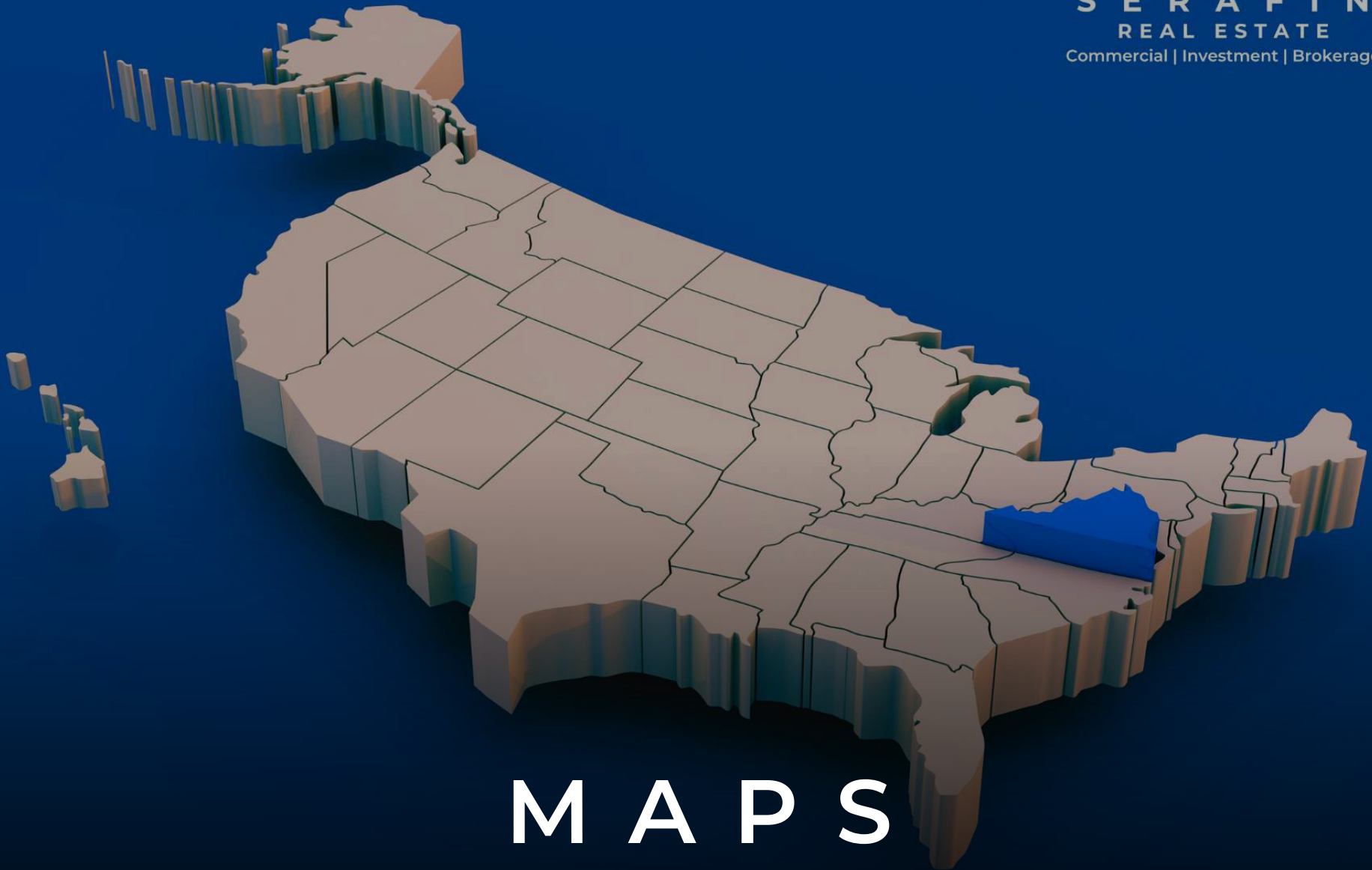
## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	2,400 - 18,900 SF	<b>LEASE RATE:</b>	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Building A - 15,500 SF	Available	15,500 - 18,900 SF	NNN	Negotiable	Automotive Service Station
■ Building A - 3,400 SF	Available	3,400 SF	NNN	Negotiable	Convenience Food Store
■ Building B - 1st Floor - 2,400 SF	Available	2,400 SF	NNN	Negotiable	Personal Service Establishment
■ Building B - Restaurant w/ Drive-Thru	Available	3,200 - 5,600 SF	NNN	Negotiable	Restaurant with Drive-Thru
■ Building B - 2nd Floor - 5,600 SF	Available	2,400 - 5,600 SF	NNN	Negotiable	Personal Service Establishment

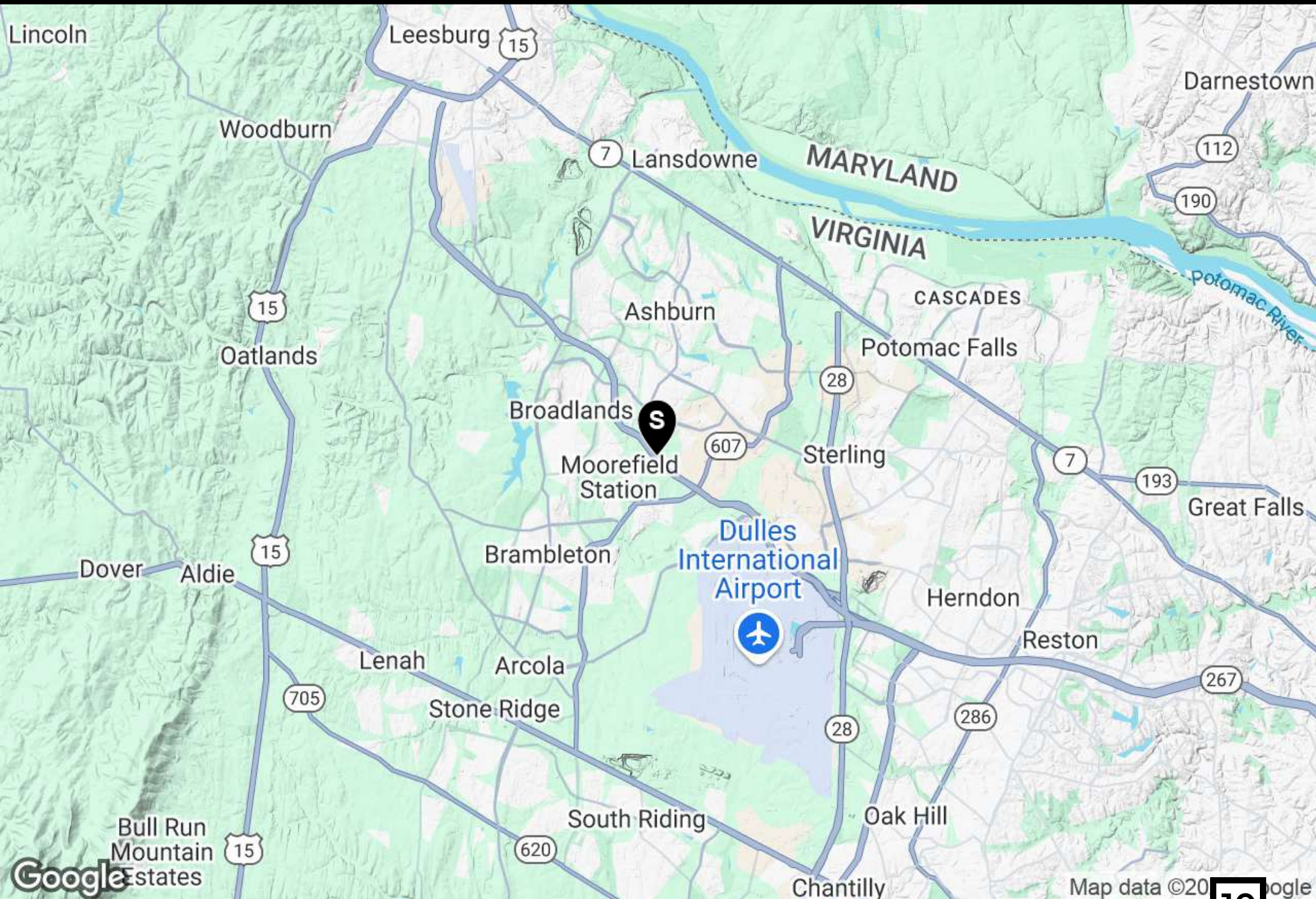




MAPS



# REGIONAL MAP



Google States

Map data ©2010 Google

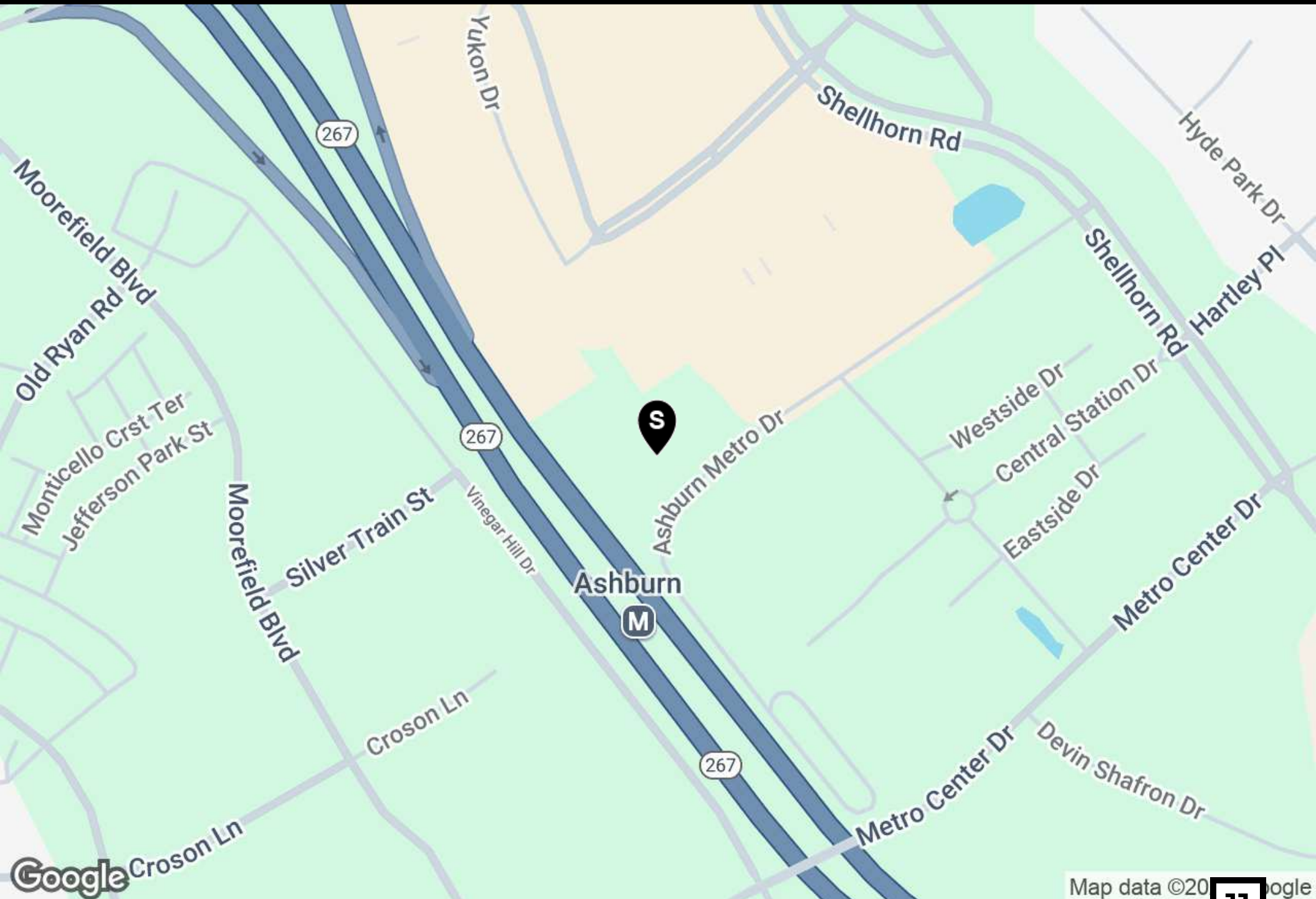


703.261.4809 | serafinre.com

10



# LOCATION MAP



Map data ©2011 Google

703.261.4809 | serafinre.com



# RETAILER MAP



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

703.261.4809 | serafinre.com





nds

267

267

267

267

267

267

267

Ashburn

M

267

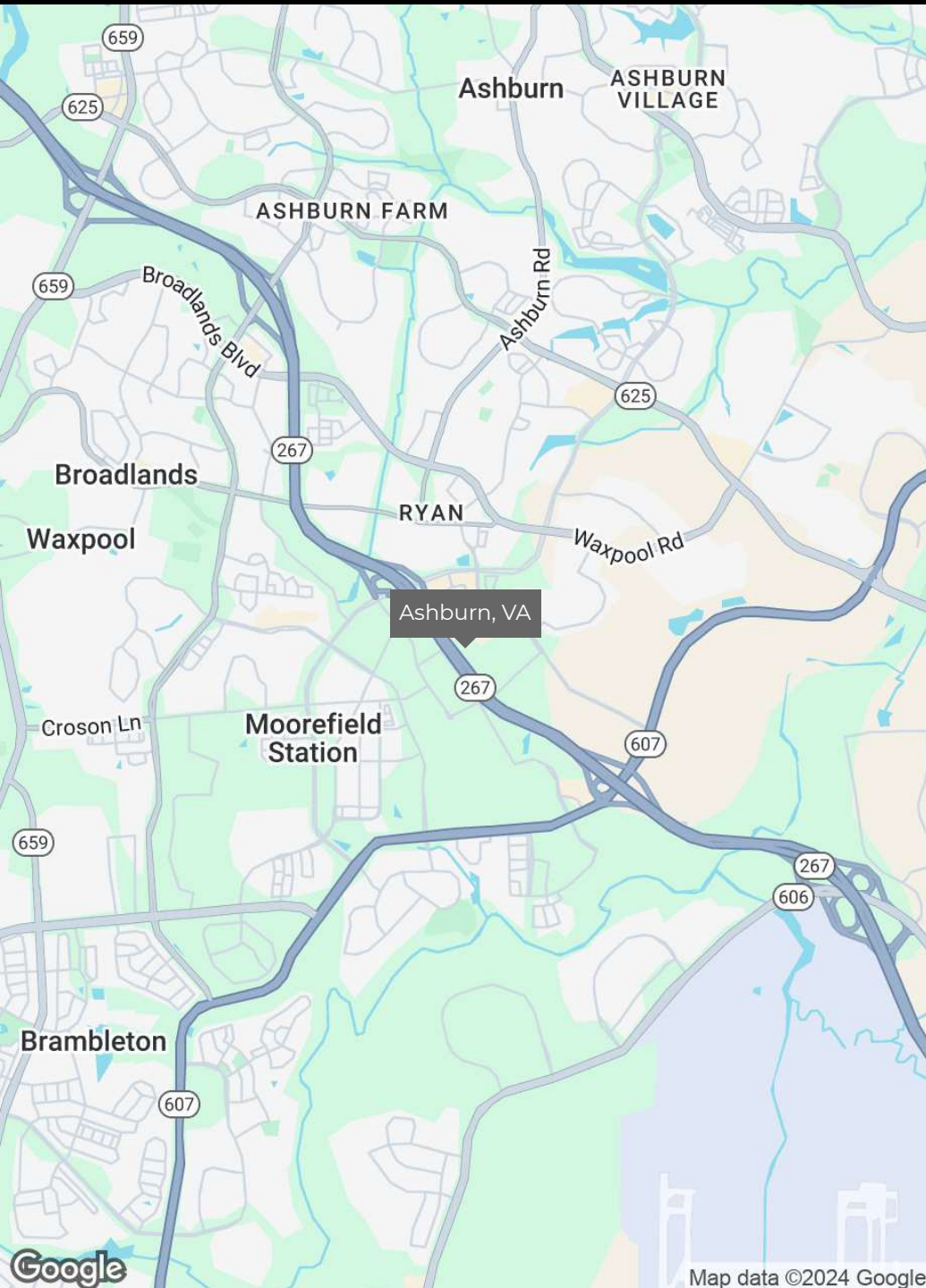
# AREA OVERVIEW

267

way (Toll road)



# CITY INFORMATION



## LOCATION DESCRIPTION

Ashburn, Virginia, emerges as a premier business destination in the heart of Loudoun County, blending suburban tranquility with economic vitality. This dynamic community is a cornerstone of the Dulles Technology Corridor, attracting innovative tech firms, startups, and established businesses with its strategic location, highly educated workforce, and advanced infrastructure. Ashburn's economic landscape is diverse, hosting sectors ranging from information technology and cybersecurity to healthcare and professional services, making it a fertile ground for business growth and development.

The area benefits from robust support services, including top-tier educational institutions for workforce development and a network of business incubators and accelerators that foster entrepreneurial success. Ashburn's connectivity is unparalleled, offering easy access to major transportation hubs, including the Washington Dulles International Airport, and seamless integration with the Washington, D.C. metropolitan area.

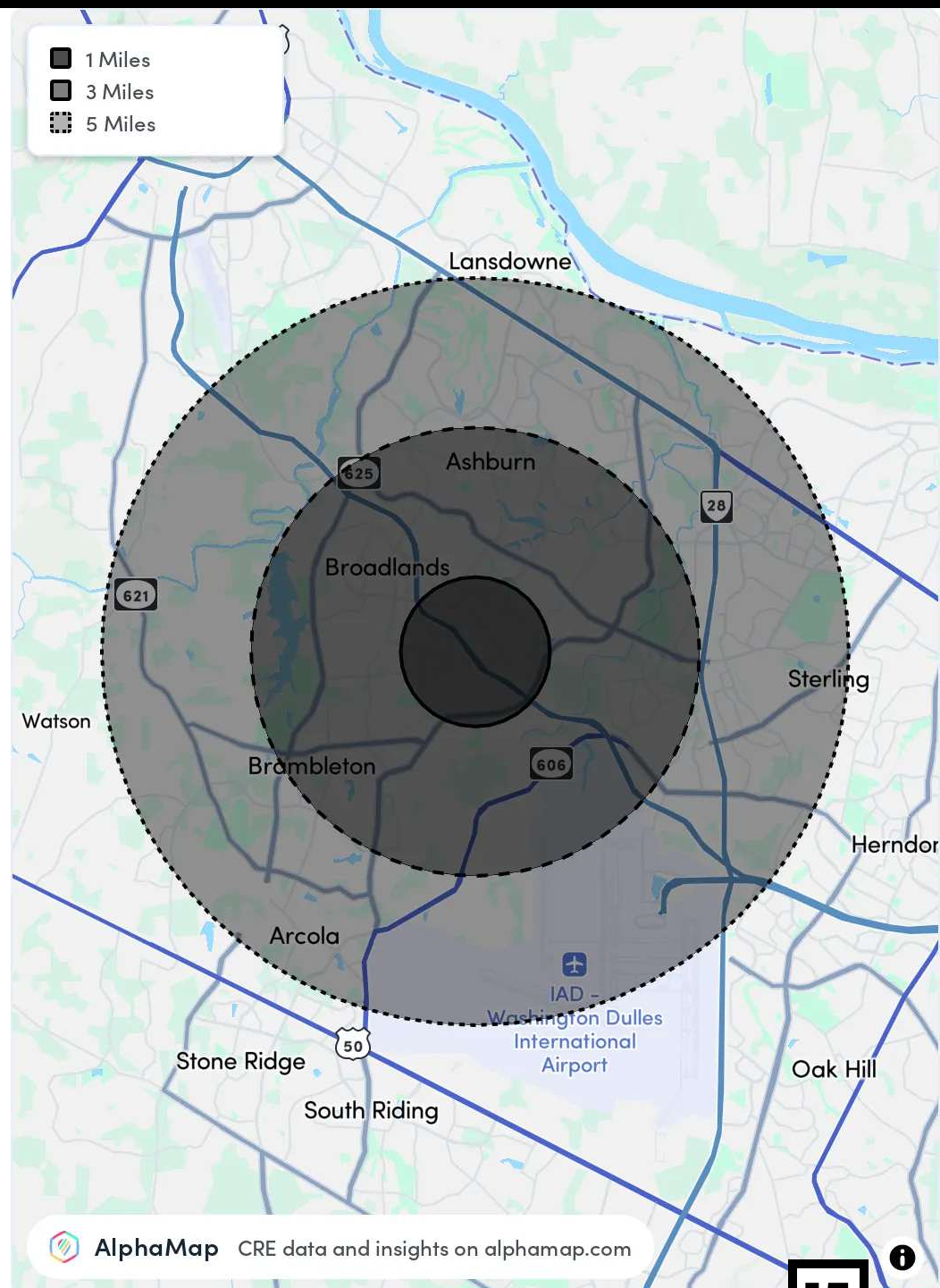
Businesses in Ashburn thrive in a community that values innovation, collaboration, and sustainability, making it an attractive location for companies looking to expand or relocate. With its high quality of life, competitive economic incentives, and a forward-thinking business environment, Ashburn stands out as a key player in the regional and national economy, offering unmatched opportunities for success in the heart of Northern Virginia.



# AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	13,249	85,349	180,822
<b>AVERAGE AGE</b>	35	37	37
<b>AVERAGE AGE (MALE)</b>	34	36	36
<b>AVERAGE AGE (FEMALE)</b>	35	37	37
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,803	28,383	60,977
<b>PERSONS PER HH</b>	2.8	3	3
<b>AVERAGE HH INCOME</b>	\$192,553	\$241,956	\$227,092
<b>AVERAGE HOUSE VALUE</b>	\$767,026	\$802,618	\$773,725
<b>PER CAPITA INCOME</b>	\$68,768	\$80,652	\$75,697

Map and demographics data derived from AlphaMap





# SRE

## S E R A F I N

### REAL ESTATE

Commercial | Investment | Brokerage

2022  
**BEST OF**  
**LOUDOUN**  
Loudoun Times-Mirror

**WINNER**

2023  
**BEST OF**  
**LOUDOUN**  
Loudoun Times-Mirror

**WINNER**

2024  
**BEST OF**  
**LOUDOUN**  
Loudoun Times-Mirror

**WINNER**

# A B O U T U S



# SRE

## SERAFIN REAL ESTATE

Commercial | Investment | Brokerage



**\$653M**  
in Sold Transaction  
Volume



**1.35M**  
Total SF Sold




**\$130M**  
in Active Listing  
Inventory

**#1**  
in Loudoun County  
for Total Volume Sold

Serafin Real Estate is a premier commercial real estate brokerage based in Northern Virginia, specializing in sales, leasing, and strategic investment advisory. With over 19 years of experience and over **\$650 million in closed transactions**, we are proud to be Loudoun County's top-selling commercial brokerage and a **three-time Best of Loudoun award winner**.

At Serafin Real Estate, we are dedicated to delivering exceptional results, leveraging our deep market expertise, advanced technology, and a client-first approach. Whether you're a property owner looking to maximize your investment or a buyer seeking the ideal space, our team provides personalized strategies tailored to meet your specific goals.

Our clients trust us not only for our extensive knowledge of the market but also for our commitment to transparency, integrity, and success. Serafin Real Estate is your trusted partner for commercial real estate in **Loudoun, Fairfax, and Prince William Counties**.

 40834 Graydon Manor Lane  
Leesburg, VA 20175

 703.261.4809  
 [info@serafinre.com](mailto:info@serafinre.com)  
 [www.serafinre.com](http://www.serafinre.com)



# MEET THE TEAM



**JOE SERAFIN**  
**703.994.7510**  
**jserafin@serafinre.com**

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.

Joe has built a solid foundation through his representation of many developers, private equity firms, and individual investors throughout the years and has successfully closed over \$600M of transactions since his start in the industry. His specific areas of expertise include strategic planning, financial investment analysis, and financial structuring ensuring solid and transparent property investments for his clients.

By applying this expertise and market knowledge, Joe consistently exceeds the investment goals for his clients and has earned their trust as a reliable resource, creating life-long business and personal relationships. Joe is an active member of many professional networking real estate groups and graduated from Virginia Tech with a Bachelor of Business Administration degree.



**SEAN KLINE**  
**703.963.0608**  
**skline@serafinre.com**

Sean has over 20 years of experience in real estate acquisition, negotiation, and investment. He graduated from the United States Merchant Marine Academy at Kings Point, and bought his first investment property in Falls Church after returning from sea tours in Operations Enduring Freedom and Iraqi Freedom.



**GRANT WETMORE**  
**703.727.2542**  
**gwetmore@serafinre.com**

Grant Wetmore is a Sales and Acquisition Advisor at Serafin Real Estate. His prior experience is backed by 20 years in the Banking industry including 10 years within the commercial real estate lending, financial analysis, management and disposition of distressed and foreclosed properties and business evaluation.



**JENNIFER CUPITT**  
**703.727.6830**  
**jcupitt@serafinre.com**

Jennifer is the Office Manager for SRE and assists in the day to day administrative and client care needs of the company. Her organizational skills and process mentality ensures the company's everyday duties are carried through smoothly.