

An aerial photograph of a large, single-story brick building with a grey shingled roof. The building features a prominent portico with four white columns. To the right of the building is a fenced-in playground with artificial green grass and a colorful play structure. The building is surrounded by a parking lot and a large green lawn. In the background, there is a residential neighborhood with many houses and a clear blue sky.

SRE

S E R A F I N

REAL ESTATE

Commercial | Investment | Brokerage

Owner-User Early Education Center

42885 Orchard Oriole Drive, Ashburn, VA 20147

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OVERVIEW

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$33.00 SF/yr (NNN)
NNN'S:	\$3.57/SF Estimated
BUILDING SIZE:	10,734 SF
LOT SIZE:	1.27 Acres
LICENSED CAPACITY:	184
YEAR BUILT:	2008
ZONING:	PDH3
MARKET:	Washington DC Metro

PROPERTY OVERVIEW

Available Immediately for Lease! This freestanding early education center is perfectly situated in the highly desirable Belmont Greene area of Ashburn, VA, making it an ideal location for a child care operator to establish or expand a fully built-out school. Boasting 10,734 total square feet of space, the center can be licensed for 184 children. The property is ready for immediate occupancy, providing the perfect opportunity for a seamless transition to a new operator. The center features a comprehensive layout that includes bright, spacious classrooms, a secure outdoor play area, a kitchen facility, and dedicated spaces for naps, meals, and snacks. This property presents a rare opportunity to acquire a fully operational early education center with an established reputation, in a prime location with plenty of parking and convenient access to major roads.

Any and all property questions and showings must be directed to Serafin Real Estate.

PROPERTY HIGHLIGHTS

- Early Education Center Ready for Immediate Occupancy
- Ideal Building Size at 10,734 SF
- Potential Licensed Capacity of 184
- Located in One of the Country's Highest Household Income Areas (\$178,000)
- Over 25,000 Households in a 3-Mile Radius
- Select Equipment Conveys
- 9 Classrooms and 1 Nursery
- Indoor Gym Area
- Reception and Director Offices
- Situated on 1.27 Acres with State of the Art Playground



PROPERTY DETAILS

LEASE RATE

\$33.00 SF/YR

LOCATION INFORMATION

BUILDING NAME Owner-User Early Education Center
STREET ADDRESS 42885 Orchard Oriole Drive
CITY, STATE, ZIP Ashburn, VA 20147
COUNTY Loudoun
MARKET Washington DC Metro

BUILDING INFORMATION

BUILDING SIZE 10,734 SF
OCCUPANCY % 100.0%
TENANCY Single
NUMBER OF FLOORS 1
YEAR BUILT 2008
GROSS LEASABLE AREA 10,734 SF
CONSTRUCTION STATUS Existing
CONDITION Excellent
ROOF Hip, Asphalt/FBGL Shingle
FREE STANDING Yes
NUMBER OF BUILDINGS 1
WALLS 20'
FOUNDATION Concrete

PROPERTY INFORMATION

PROPERTY TYPE Special Purpose
PROPERTY SUBTYPE School
ZONING PDH3
LOT SIZE 1.27 Acres
APN # 152199137000
POWER Yes

PARKING & TRANSPORTATION

PARKING TYPE Surface
PARKING RATIO 3.54
NUMBER OF PARKING SPACES 38

UTILITIES & AMENITIES

RESTROOMS 11
LANDSCAPING Artificial Turf on Playground Areas
WATER Public
SEWER Public

ADDITIONAL PHOTOS

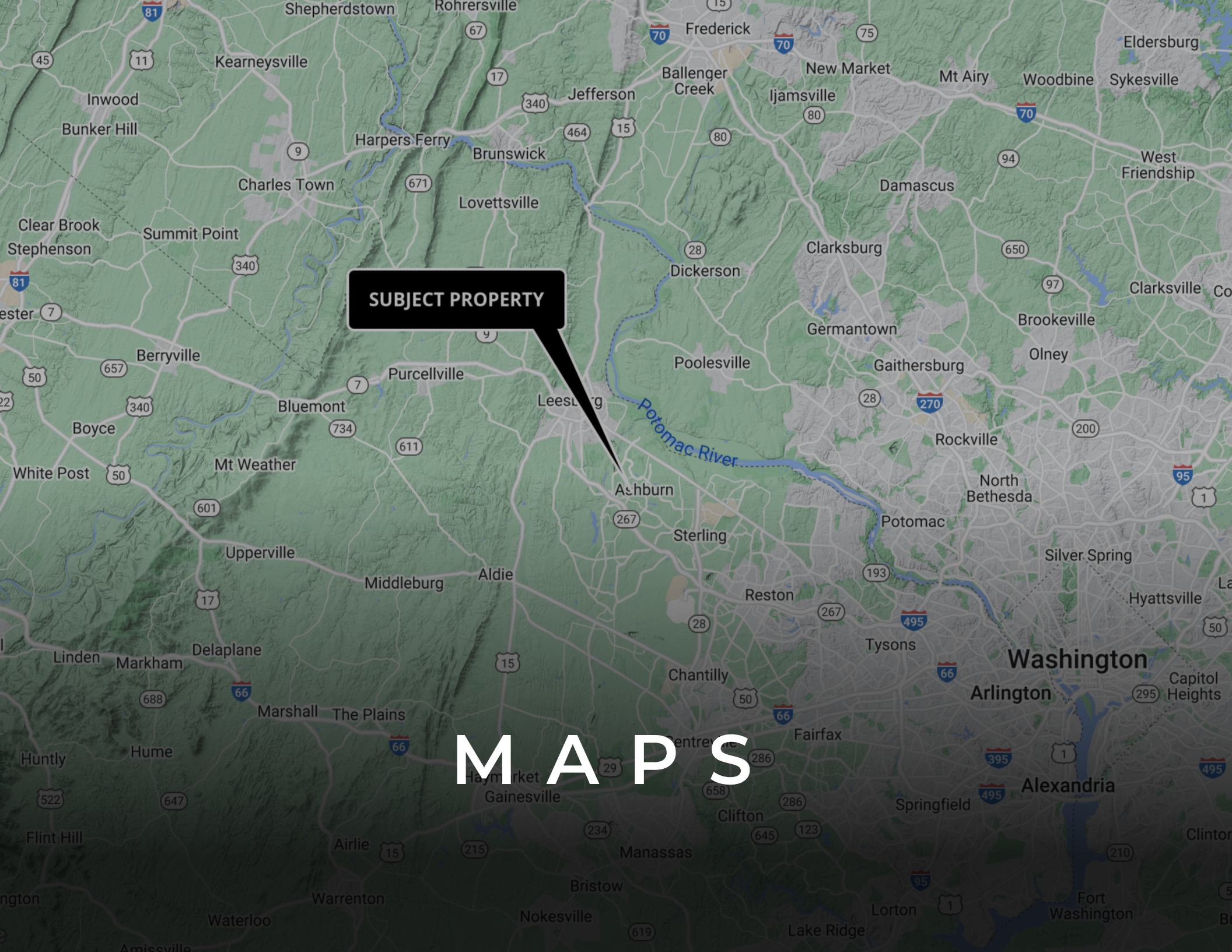


ADDITIONAL PHOTOS



LEASE PROPOSAL

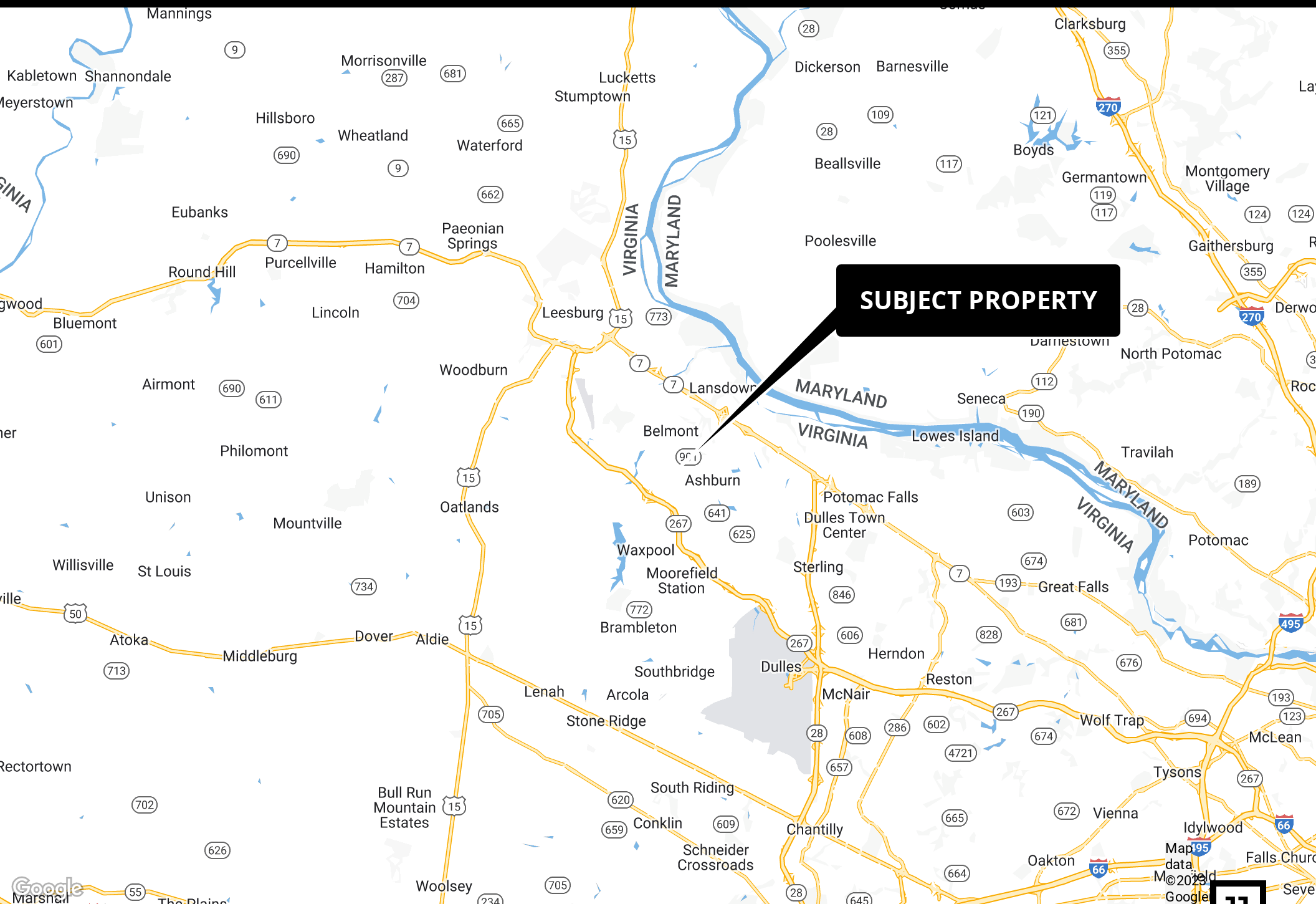
Year	Lease Rate	Monthly Rent	Annual Rent	Rent Escalation
1	\$33.00	\$29,518.50	\$354,222.00	
2	\$33.99	\$30,404.06	\$364,848.66	3.00%
3	\$35.01	\$31,316.18	\$375,794.12	3.00%
4	\$36.06	\$32,255.66	\$387,067.94	3.00%
5	\$37.14	\$33,223.33	\$398,679.98	3.00%
6	\$38.26	\$34,220.03	\$410,640.38	3.00%
7	\$39.40	\$35,246.63	\$422,959.59	3.00%
8	\$40.59	\$36,304.03	\$435,648.38	3.00%
9	\$41.80	\$37,393.15	\$448,717.83	3.00%
10	\$43.06	\$38,514.95	\$462,179.37	3.00%
11	\$44.35	\$39,670.40	\$476,044.75	3.00%
12	\$45.68	\$40,860.51	\$490,326.09	3.00%
13	\$47.05	\$42,086.32	\$505,035.87	3.00%
14	\$48.46	\$43,348.91	\$520,186.95	3.00%
15	\$49.92	\$44,649.38	\$535,792.56	3.00%



SUBJECT PROPERTY

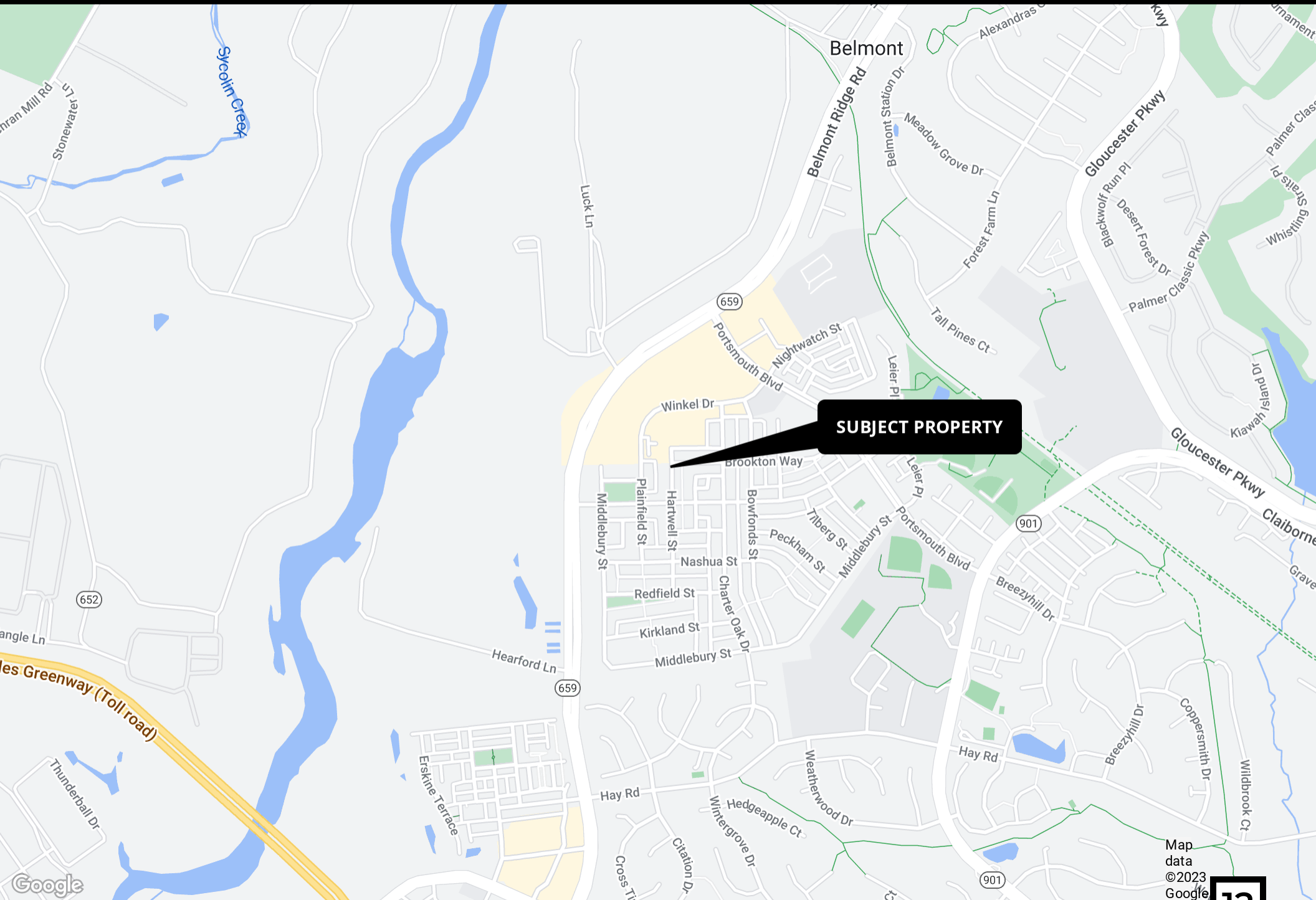
MAPS

REGIONAL MAP



SUBJECT PROPERTY

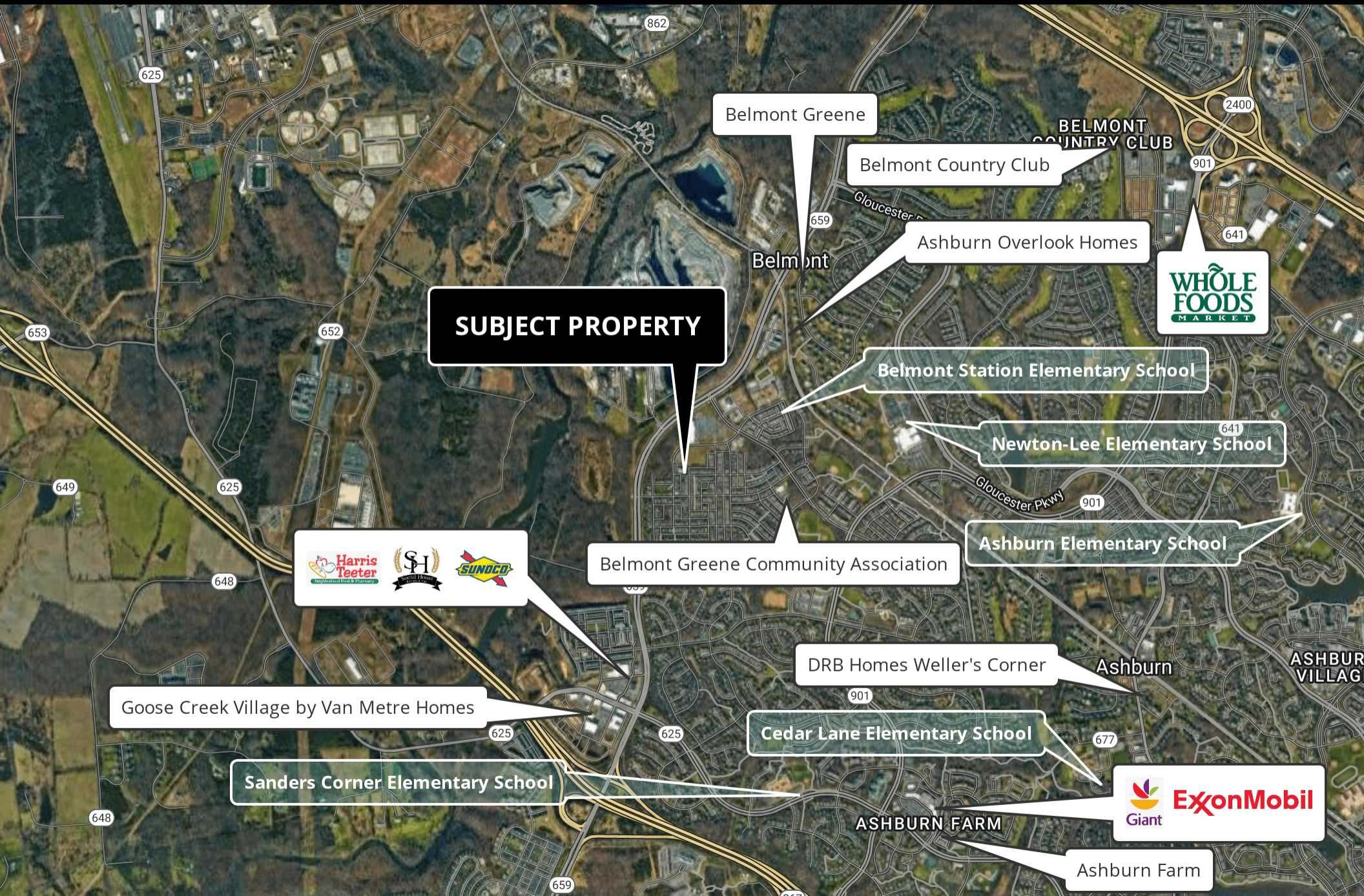
LOCATION MAP



SUBJECT PROPERTY

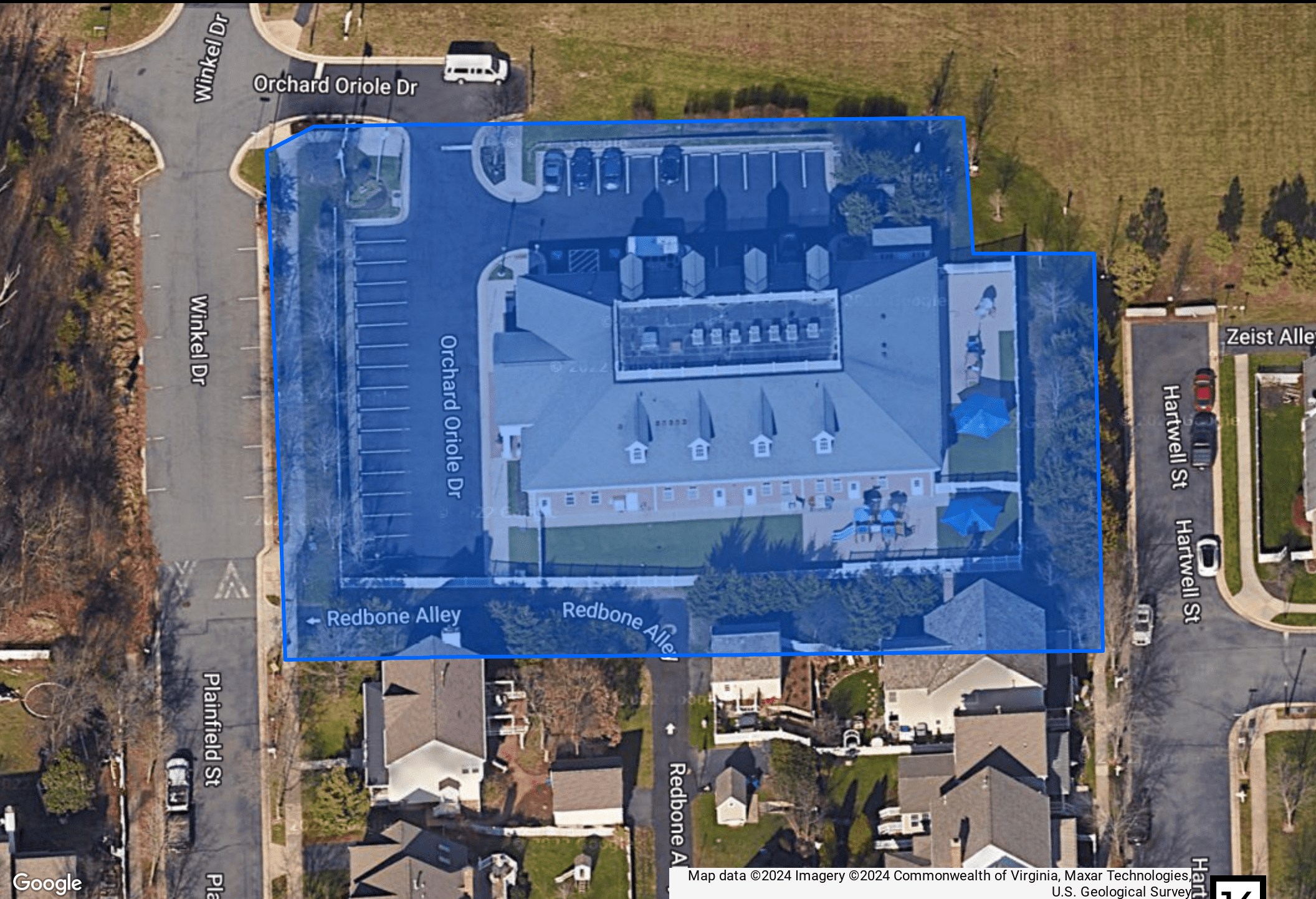
Map data ©2023 Google

RETAILER MAP



Map data ©2023 Google Imagery ©2023, Airbus, CNES / Airbus, Commonwealth of Virginia, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GE

PARCEL MAP

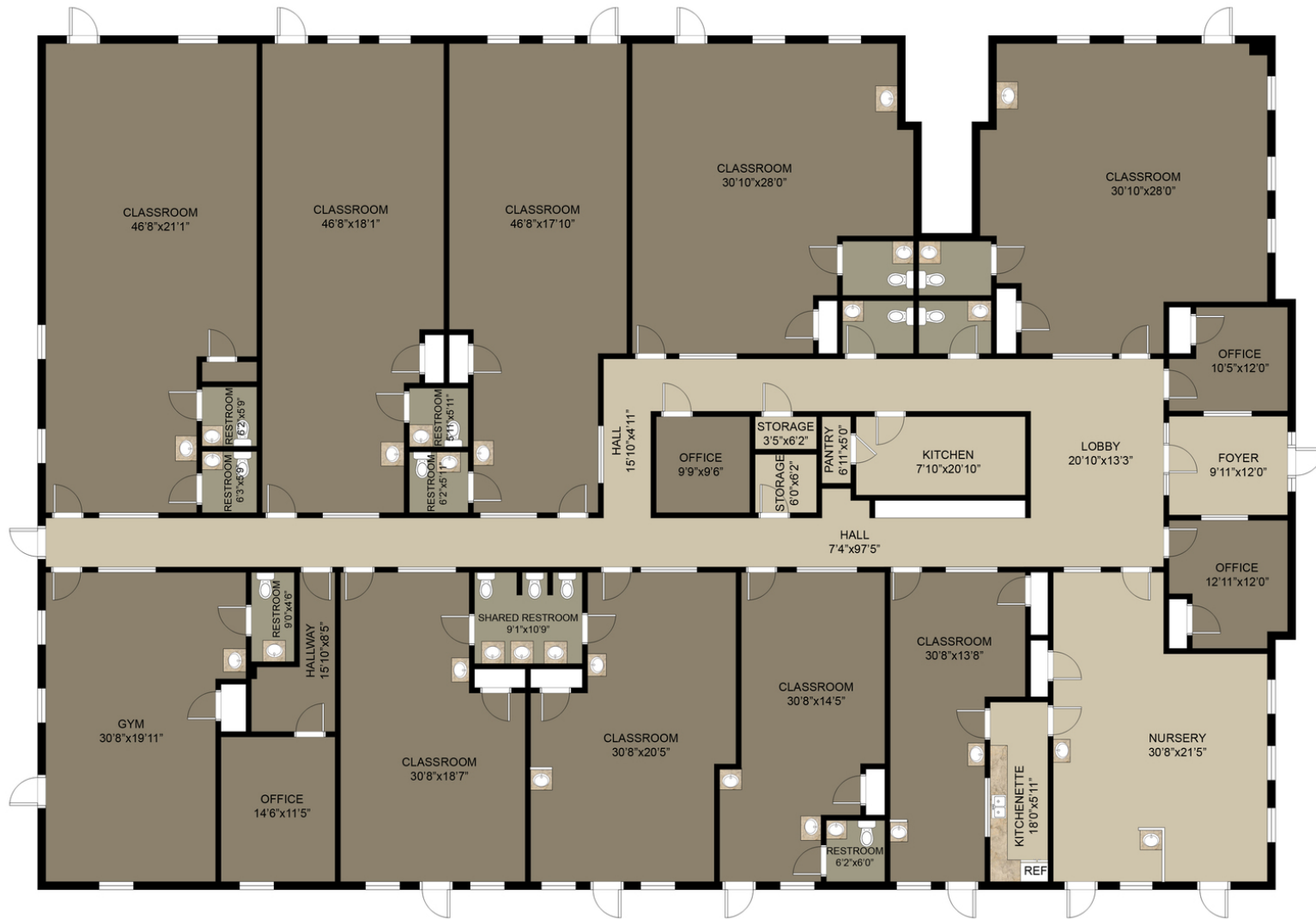


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FLOOR PLANS

VIDEO TOUR



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

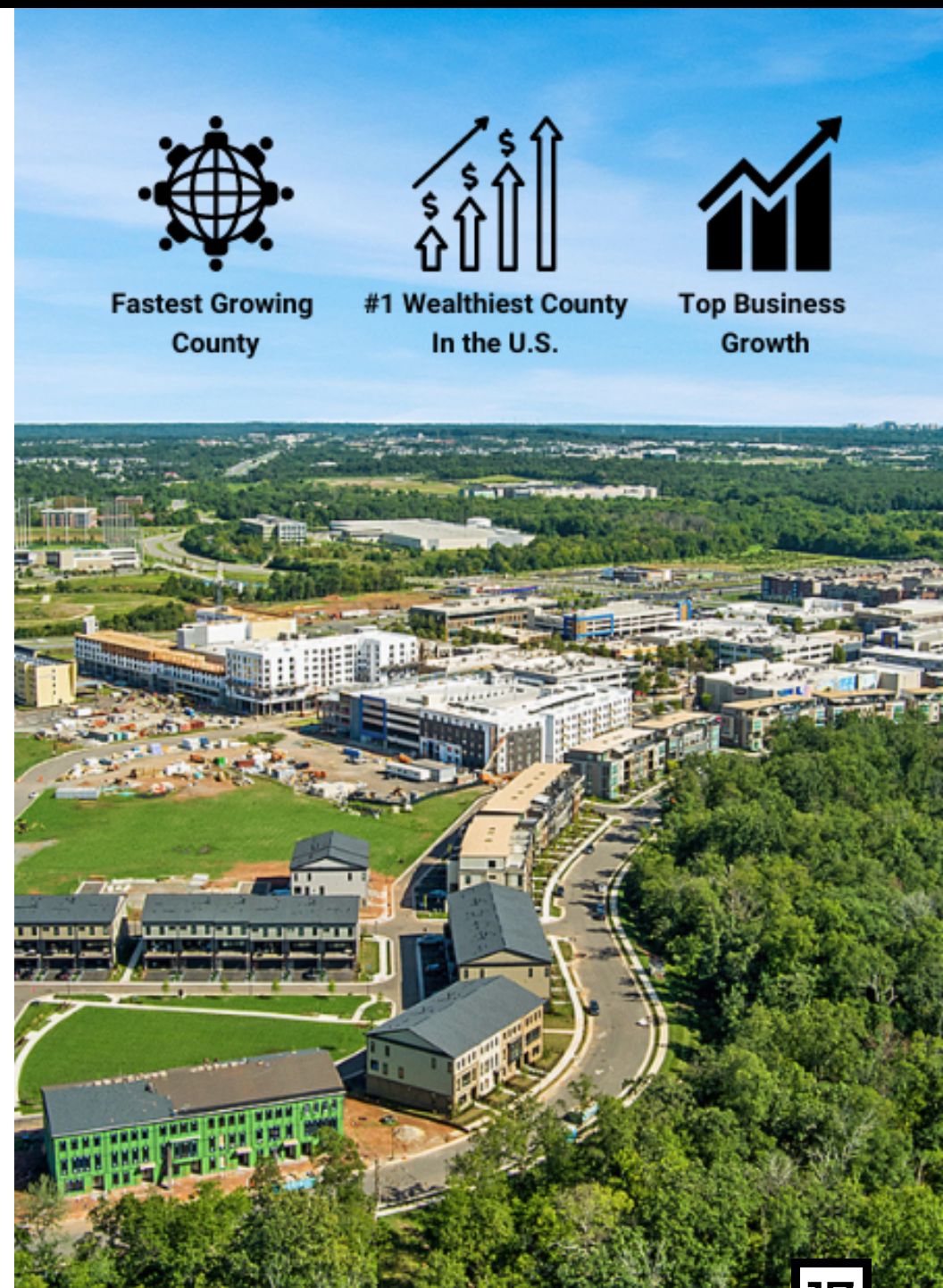


AREA OVERVIEW

ABOUT LOUDOUN COUNTY

ABOUT LOUDOUN COUNTY

- Loudoun County is located in the northern part of the Commonwealth of Virginia in the United States. In 2019, the population was estimated at 413,538, making it Virginia's third-most populous county.
- As of 2018, Loudoun County had a median household income of \$136,268. Since 2008, the county has been ranked first in the U.S. in median household income among jurisdictions with a population of 65,000 or more.
- A study from SmartAsset shows that Loudoun residents get more for their money than people in any other county in Virginia, and ranks 80th among 3,000 counties nationwide. The study compares median income and cost-of-living data nationwide to find the counties where people hold the most purchasing power.
- Loudoun is the happiest large county in the United States, according to results from SmartAsset. According to the 2019 study, "The county has a low poverty rate, with only 3.7 percent of residents living below the poverty line. In addition to economic stability, Loudoun County residents also enjoy relatively long lives. The average life expectancy in the county is 83.19 years."




**Fastest Growing
County**


**#1 Wealthiest County
In the U.S.**


**Top Business
Growth**

CITY INFORMATION

ABOUT ASHBURN, VIRGINIA

Ashburn is a census-designated place (CDP) in Loudoun County, Virginia, United States. It is 30 miles (48 km) northwest of Washington, D.C., and part of the Washington metropolitan area.

Ashburn is a major hub for Internet traffic, due to its many data centers. Andrew Blum characterized it as the "bullseye of America's Internet".

Located within the Dulles Technology Corridor, Ashburn is home to many high-tech businesses. World Trade Center Dulles Airport is the second World Trade Center in the state. Verizon Business has a major office in Ashburn at the location replacing MCI WorldCom's headquarters after its acquisition. Ashburn is also home to government contractor Telos.

Ashburn is a major hub for data centers, largely due to the Equinix location there. Among other websites, the Wikimedia Foundation (parent of Wikipedia) and Amazon Web Services have data centers there.

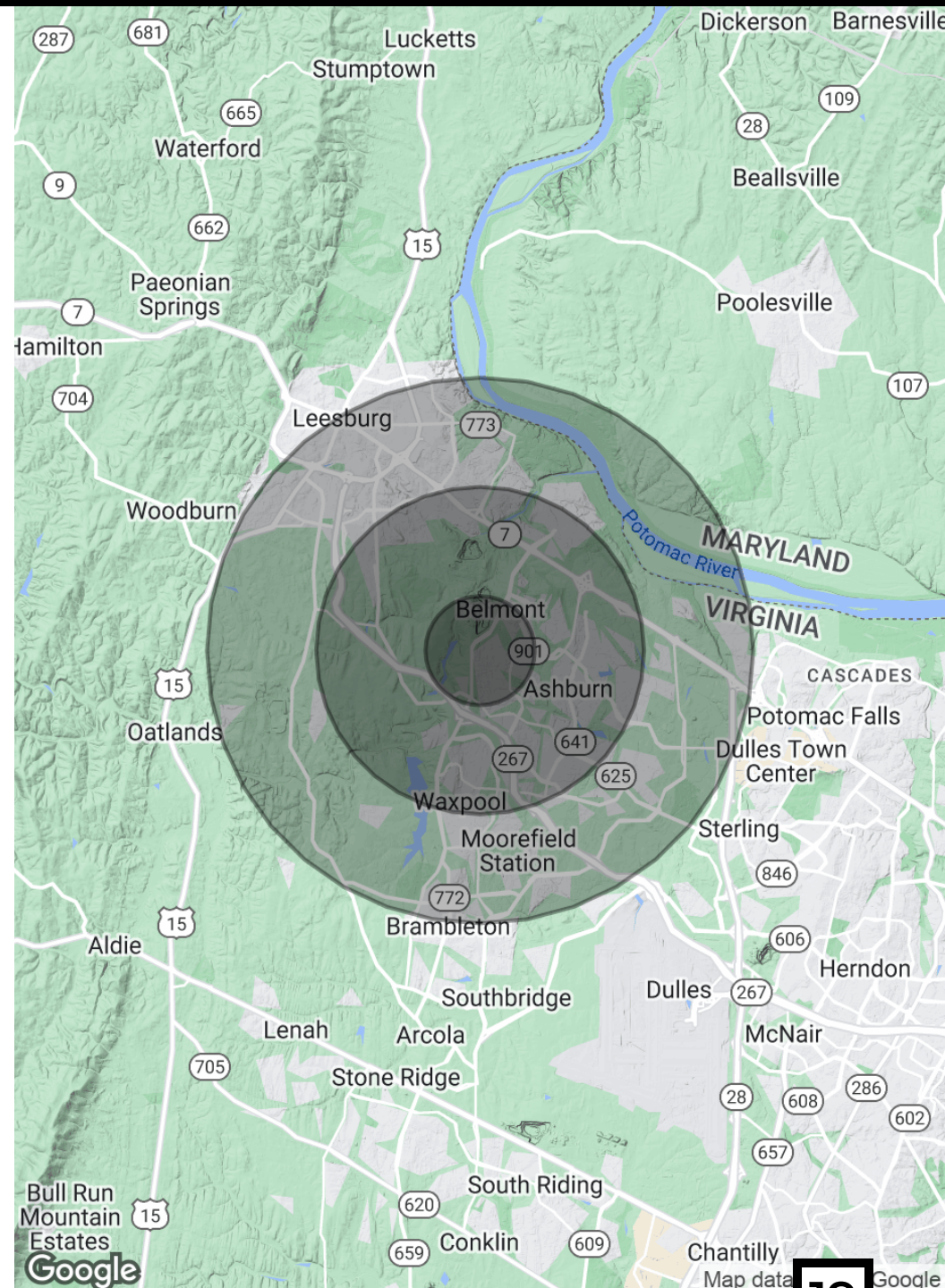


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,801	73,964	163,669
AVERAGE AGE	37.6	37.5	37.5
AVERAGE AGE (MALE)	36.8	37.9	37.8
AVERAGE AGE (FEMALE)	39.3	37.7	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,320	25,154	57,256
# OF PERSONS PER HH	2.9	2.9	2.9
AVERAGE HH INCOME	\$171,695	\$178,526	\$163,572
AVERAGE HOUSE VALUE	\$529,194	\$535,101	\$519,234

* Demographic data derived from 2020 ACS - US Census





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Investment | Brokerage | Acquisition



Top-Selling
Commercial Brokerage
for Total Volume Sold
in Loudoun County

A B O U T U S



JOE SERAFIN

Owner & Principal Broker

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Direct: 703.261.4809 | **Cell:** 703.994.7510

PROFESSIONAL BACKGROUND

Joe is a 17-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 \$500M 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.

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SEAN KLINE

Chief Executive Officer

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PROFESSIONAL BACKGROUND

Sean has over 20 years of experience in real estate acquisition 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.

Sean's firm grip of the acquisition market and local geography are attributed to deep roots in Virginia where he lives, invests and seeks opportunities for our clients. He is accomplished in negotiations and dedicated to client immersion providing the best solutions for any investment portfolio.

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GRANT WETMORE

Sales & Acquisitions

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PROFESSIONAL BACKGROUND

Grant Wetmore is a Sales and Acquisition Advisor at Serafin Real Estate. He is also the owner of GGWetmore Consulting. Grant has valuable knowledge in commercial 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. He takes pride in providing the best consultation to bring sound financial decisions and highest profits to his real estate investors and clients driven by personal relationships.

Grant worked for BCT The Community's Bank as Vice President, Market Executive in Loudoun County, Virginia. Previously, he worked for Middleburg Bank and Guarantee Bank. Grant is a graduate of Marshall University in Business Administration and the Paul W. Barret, Jr. Graduate School of Banking. He currently holds a Virginia Real Estate license.

Grant serves as President of the Purcellville Business Association. He previously served as treasurer of Seven Loaves and Vice President of Discover Charles Town.

He resides in Round Hill, Virginia with his wife, Tansy and their three boys.

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