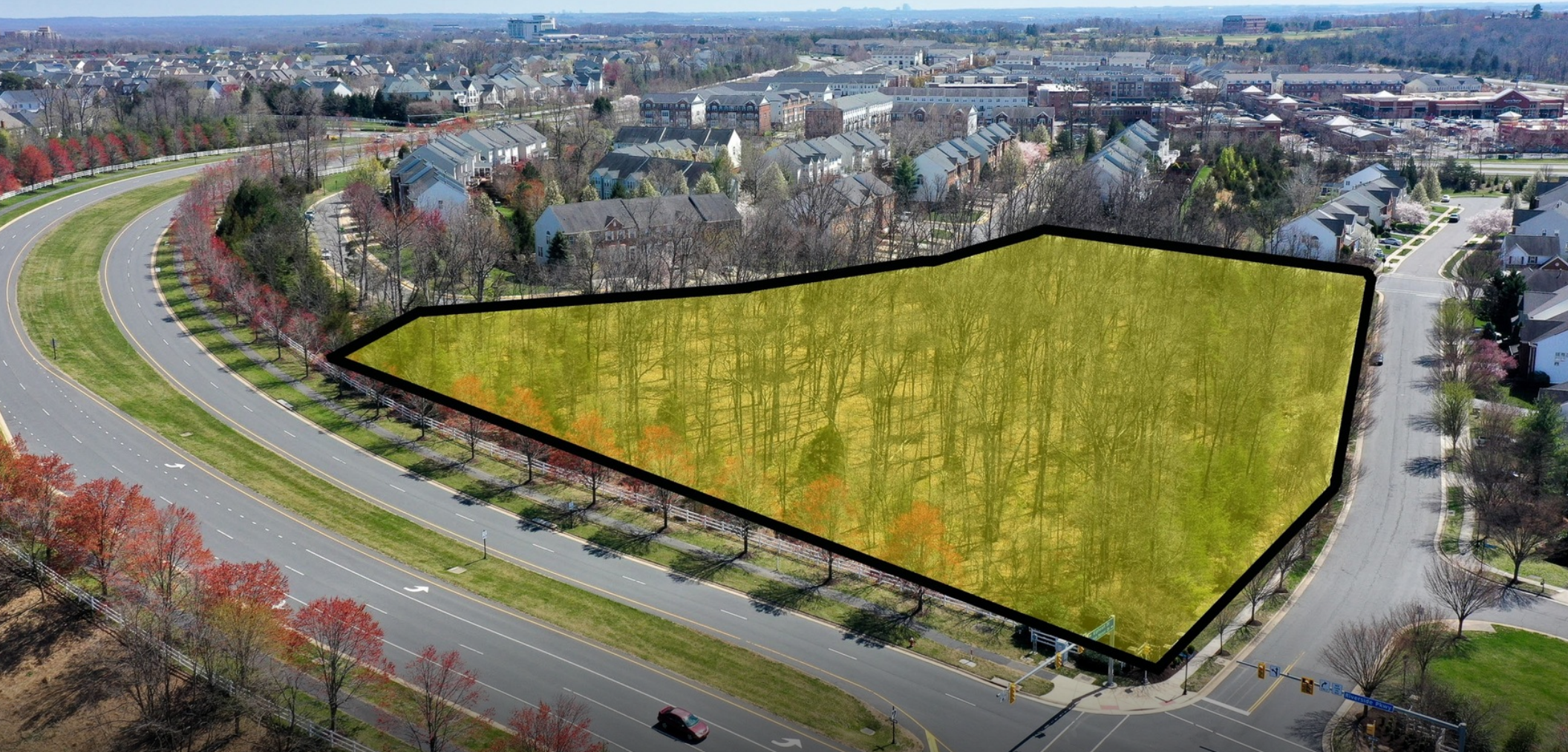


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REAL ESTATE

Commercial | Investment | Brokerage



Riverside Pkwy & Coton Manor Dr

Riverside Pkwy & Coton Manor Dr, Lansdowne, VA 20176

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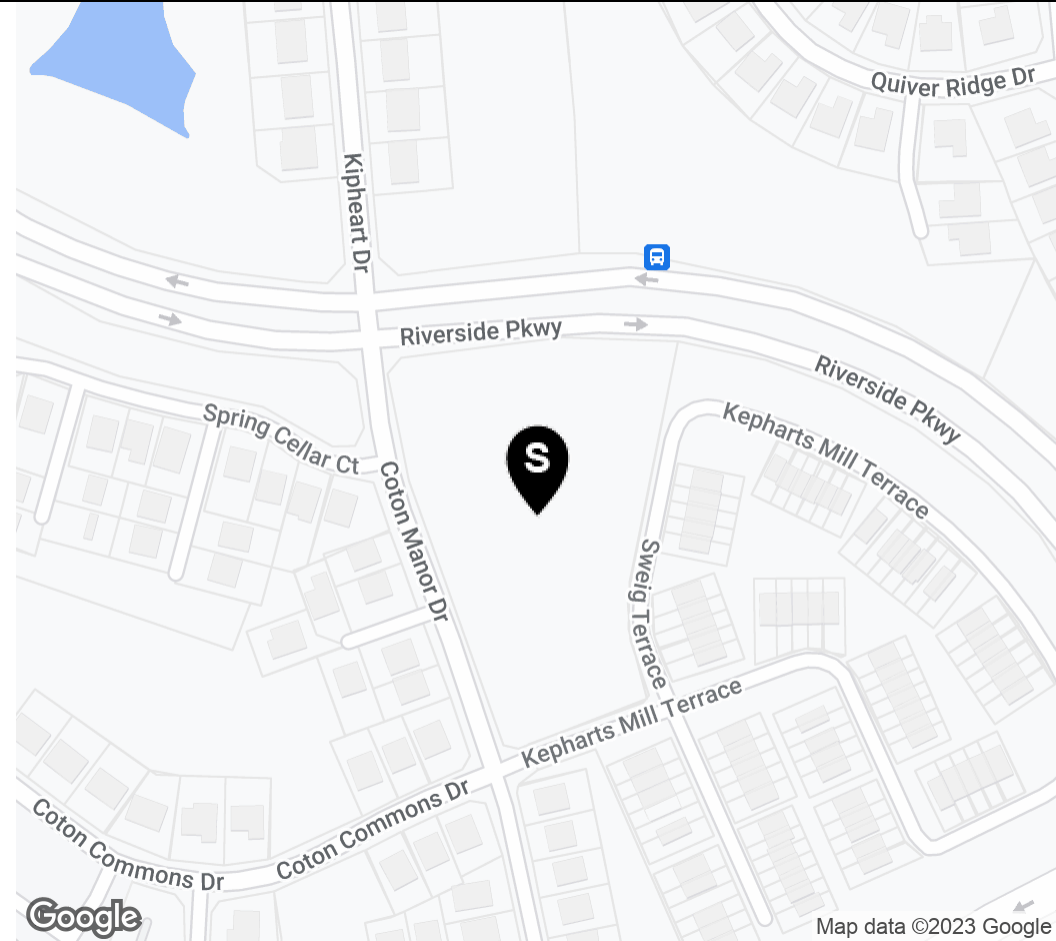
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INVESTMENT OVERVIEW

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,500,000
LOT SIZE:	4.41 Acres
PRICE / ACRE:	\$793,651
ZONING:	PDH
MARKET:	Washington DC Metro
SUBMARKET:	Leesburg/Route 7

PROPERTY OVERVIEW

4.41 acre lot zoned PDH3 at corner of Riverside Pkwy and Coton Manor Drive in Landsdowne, VA. Zoning permits the following by right: Religious facility, child care and early education center, community center, lodge, etc. Located near Route 7 and Belmont Ridge Road.

INVESTMENT HIGHLIGHTS

- Property type: 4.41 acre lot
- Location: Corner of Riverside Pkwy and Cotton Manor Drive in Landsdowne, VA
- Zoning: PDH3
- Permitted uses by right: Religious facility, Child care and early education center, Community center, Lodge, etc.
- Location benefits: Near Route 7 and Belmont Ridge Road.



PROPERTY DETAILS

SALE PRICE

\$3,500,000

LOCATION INFORMATION

BUILDING NAME	Riverside Pkwy & Coton Manor Dr
STREET ADDRESS	Riverside Pkwy & Coton Manor Dr
CITY, STATE, ZIP	Lansdowne, VA 20176
COUNTY	Loudoun
MARKET	Washington DC Metro
SUB-MARKET	Leesburg/Route 7
CROSS-STREETS	Coton Manor Drive & Riverside Pkwy
NEAREST HIGHWAY	Route 7
NEAREST AIRPORT	Dulles International Airport/ Leesburg Airport

BUILDING INFORMATION

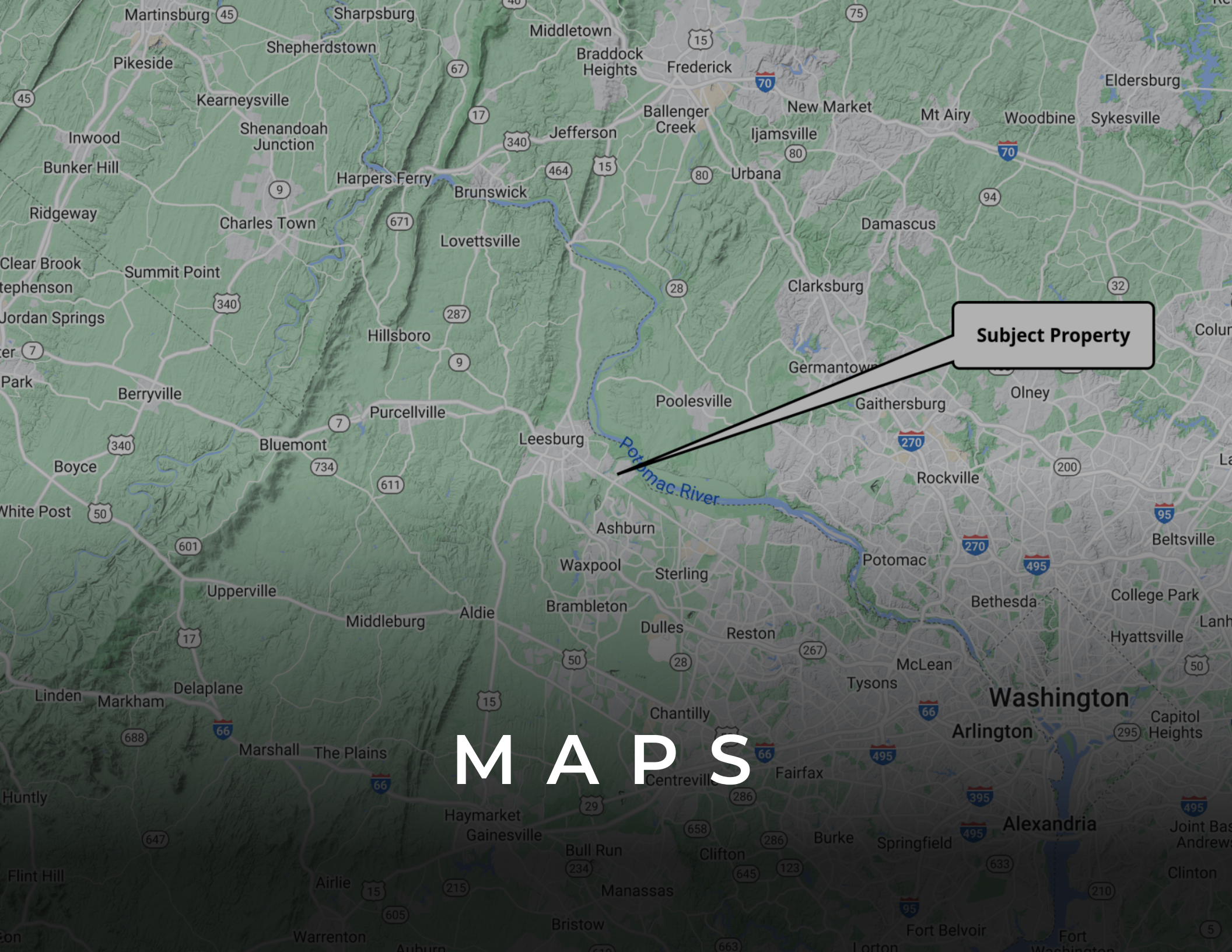
NUMBER OF LOTS	1
BEST USE	Religious Facility, Childcare Center

PROPERTY INFORMATION

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Other
ZONING	PDH
LOT SIZE	4.41 Acres
APN #	112180736000
CORNER PROPERTY	Yes

ADDITIONAL PHOTOS

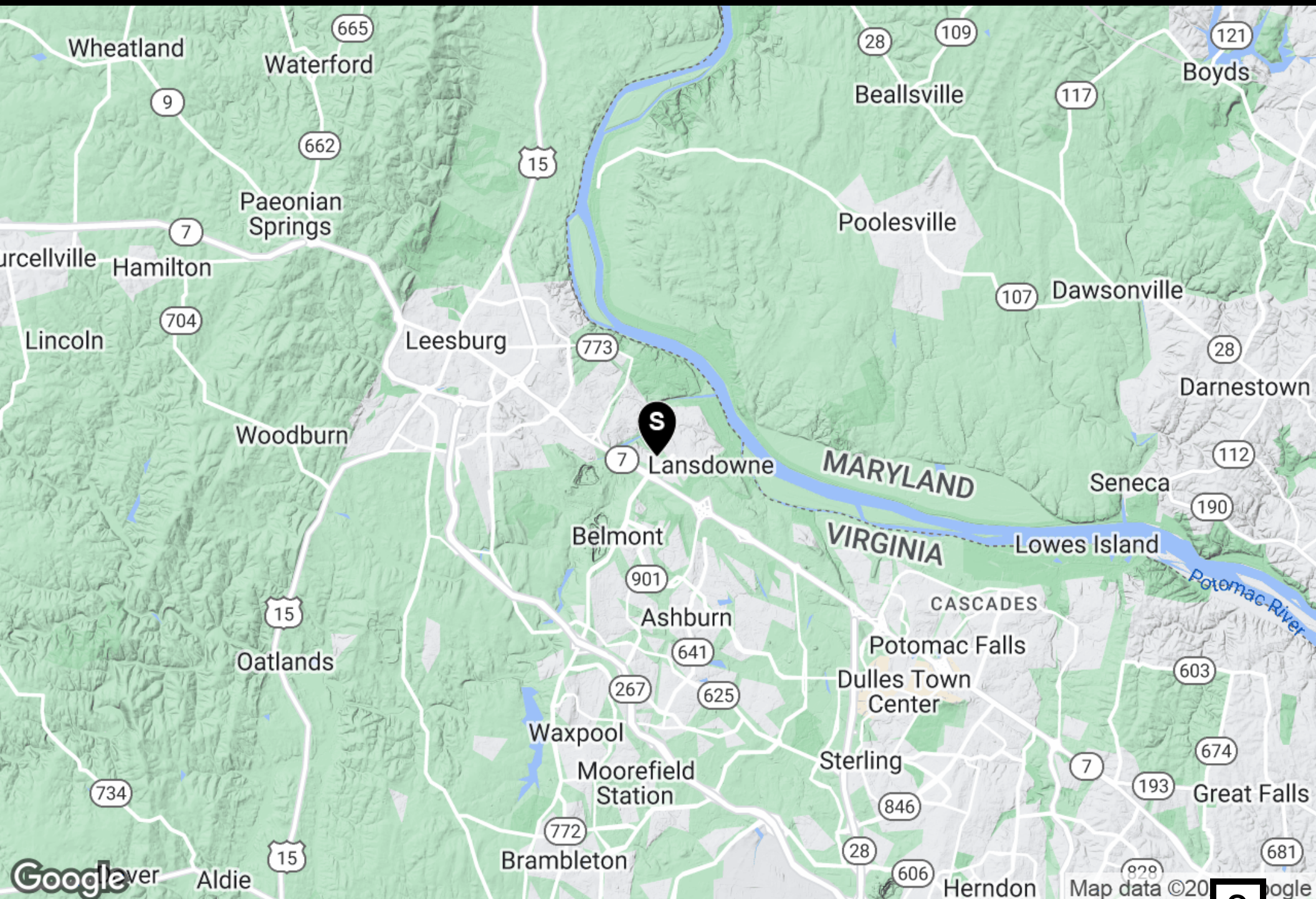




Subject Property

MAPS

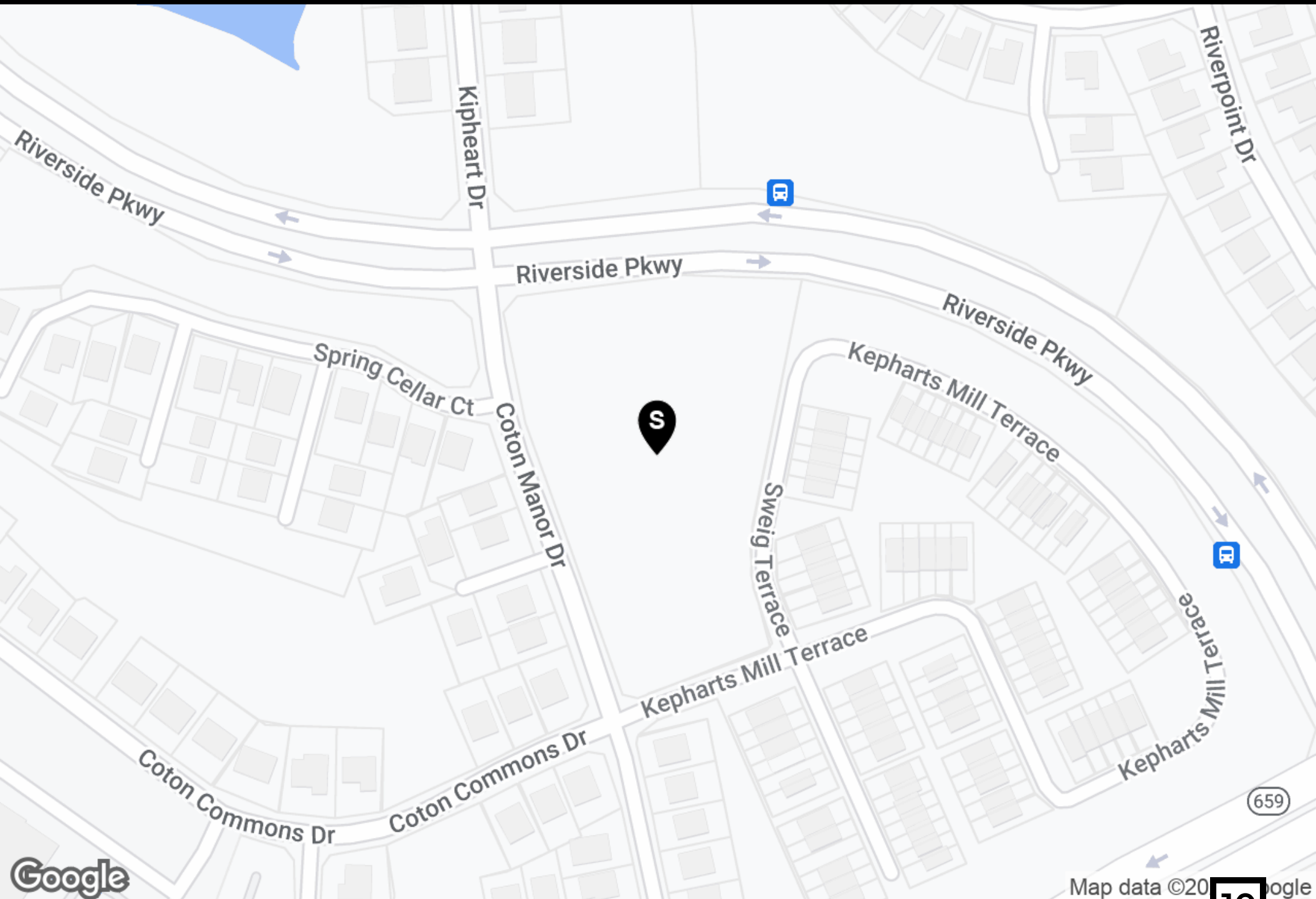
REGIONAL MAP



Google

Map data ©20

LOCATION MAP



Google

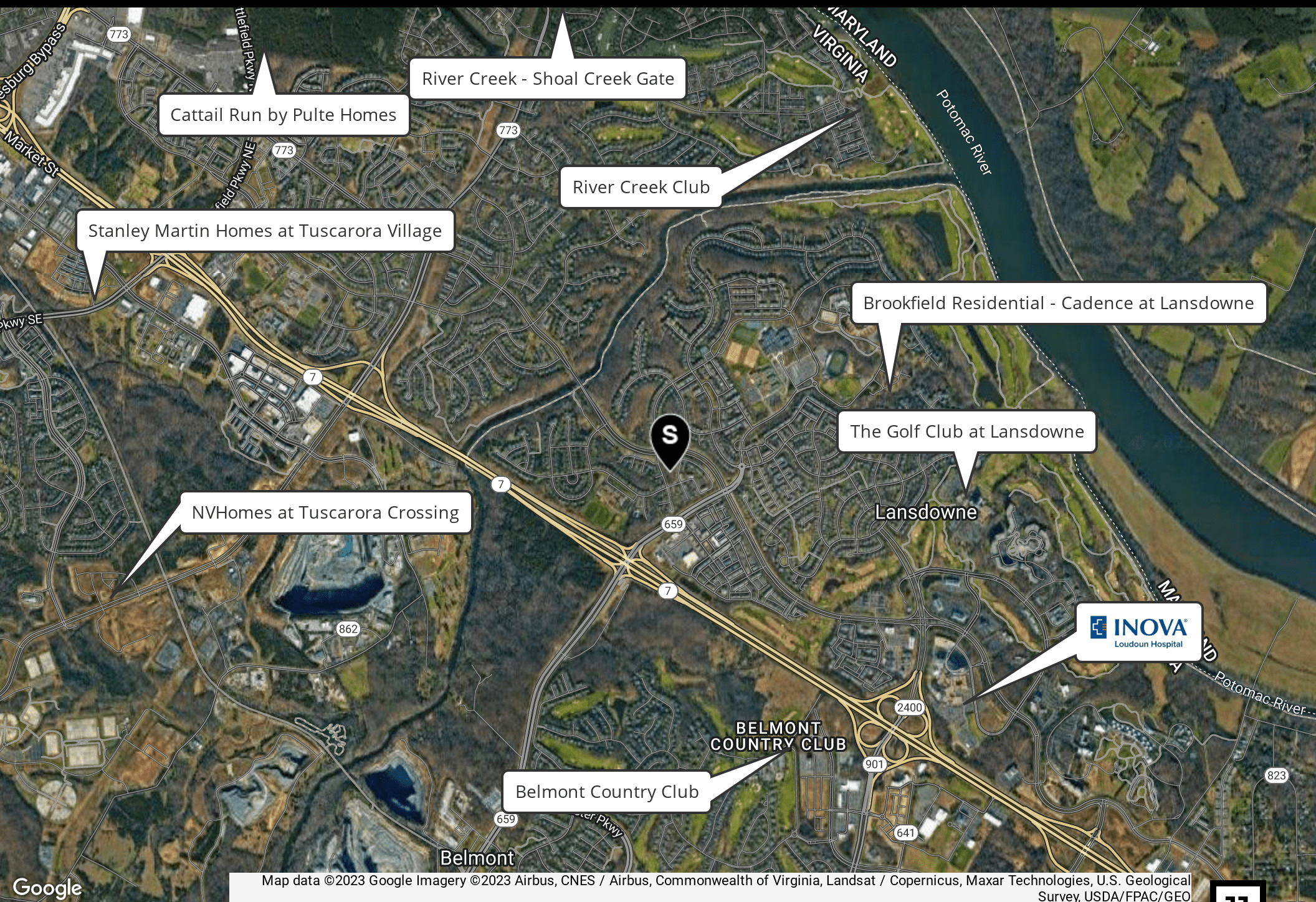
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RETAILER MAP



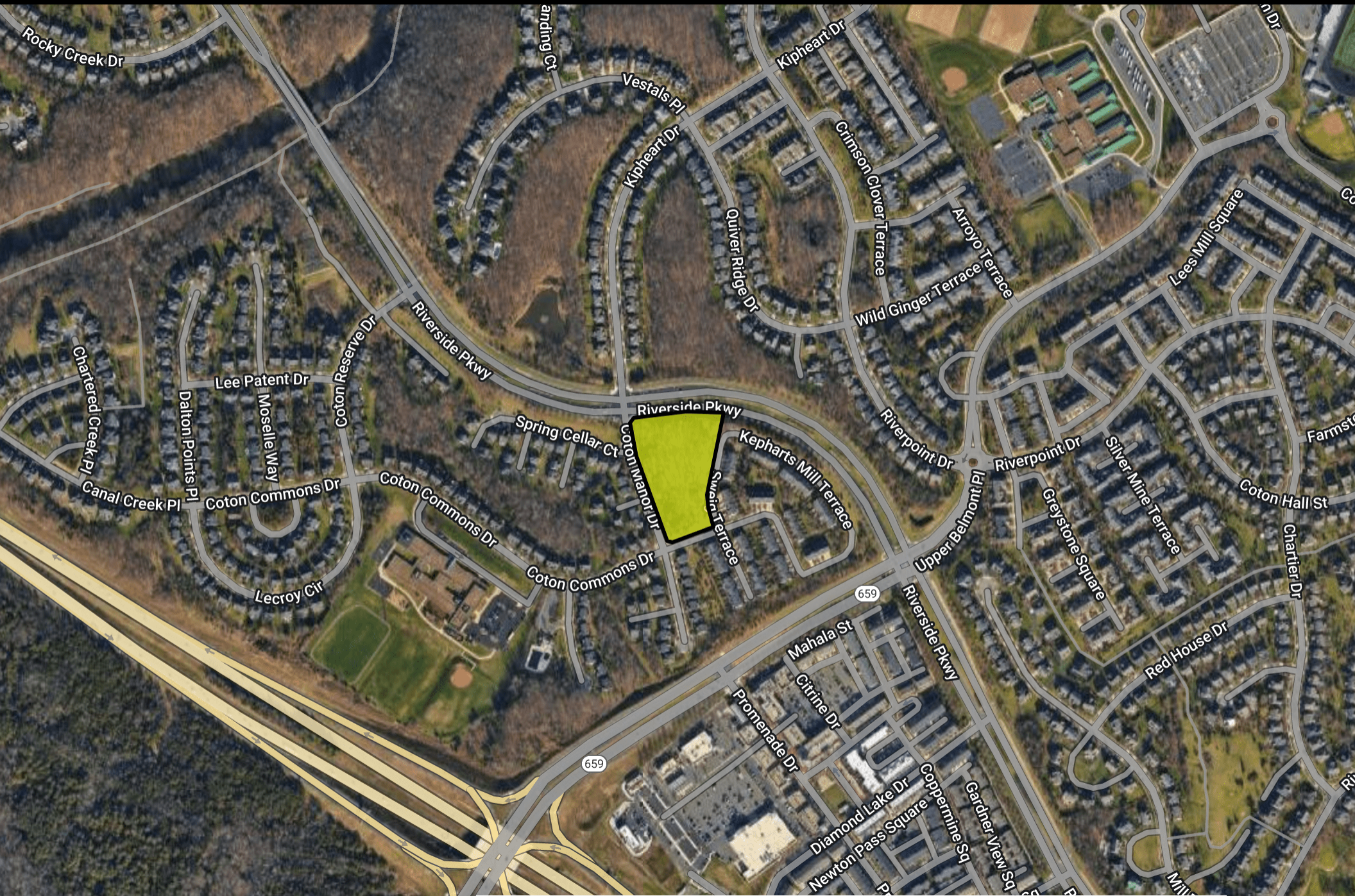
Map data ©2023 Google Imagery ©2023 Airbus, CNES / Airbus, Commonwealth of Virginia, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

PARCEL MAP



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data
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PARCEL MAP



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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."



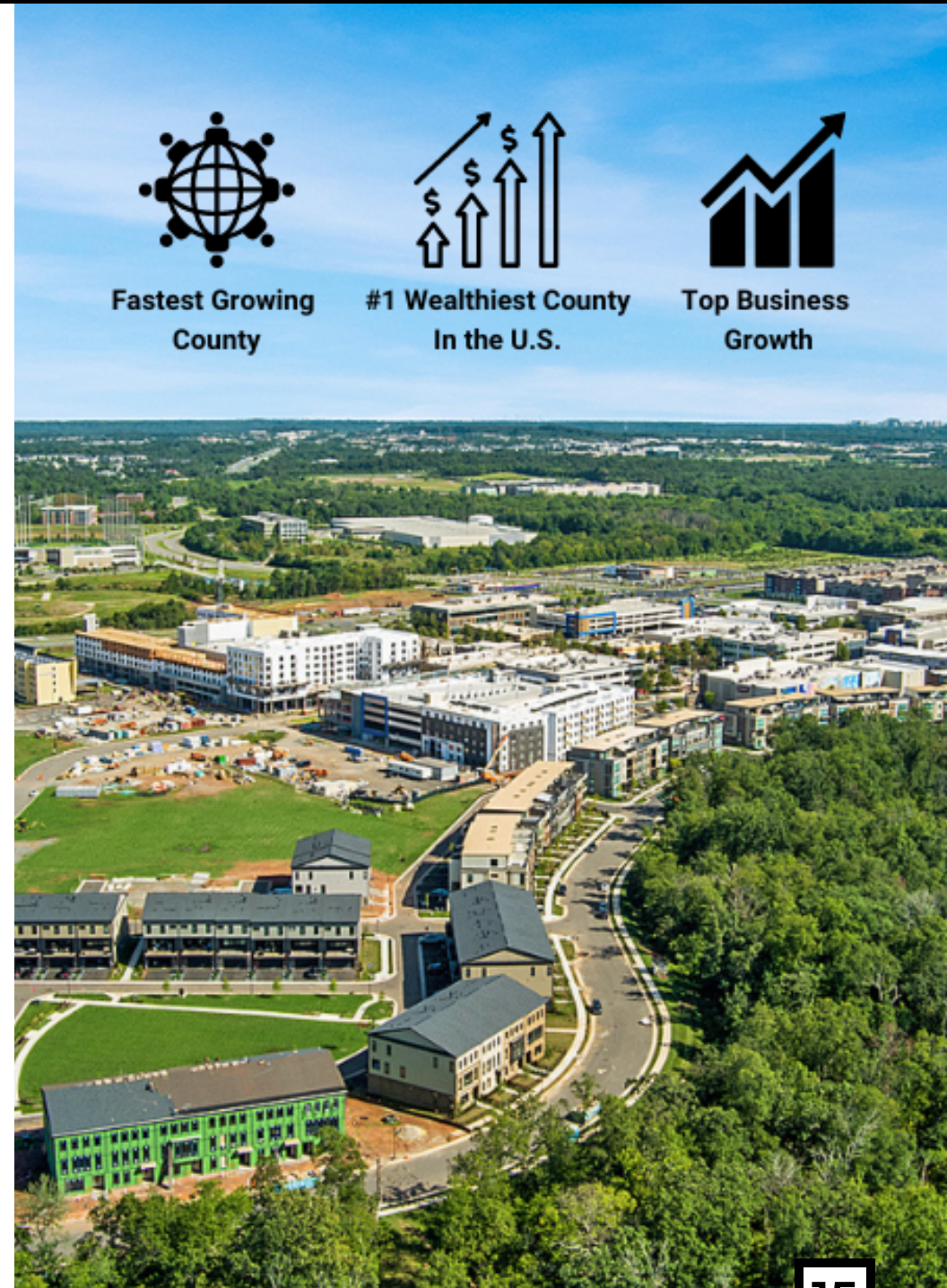
**Fastest Growing
County**



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



**Top Business
Growth**



CITY INFORMATION

LOCATION DESCRIPTION

Lansdowne is a picturesque town located in Loudoun County, Virginia, in the eastern United States. Situated on the banks of the Potomac River, Lansdowne boasts breathtaking views of the surrounding countryside, including rolling hills, verdant forests, and sparkling bodies of water.

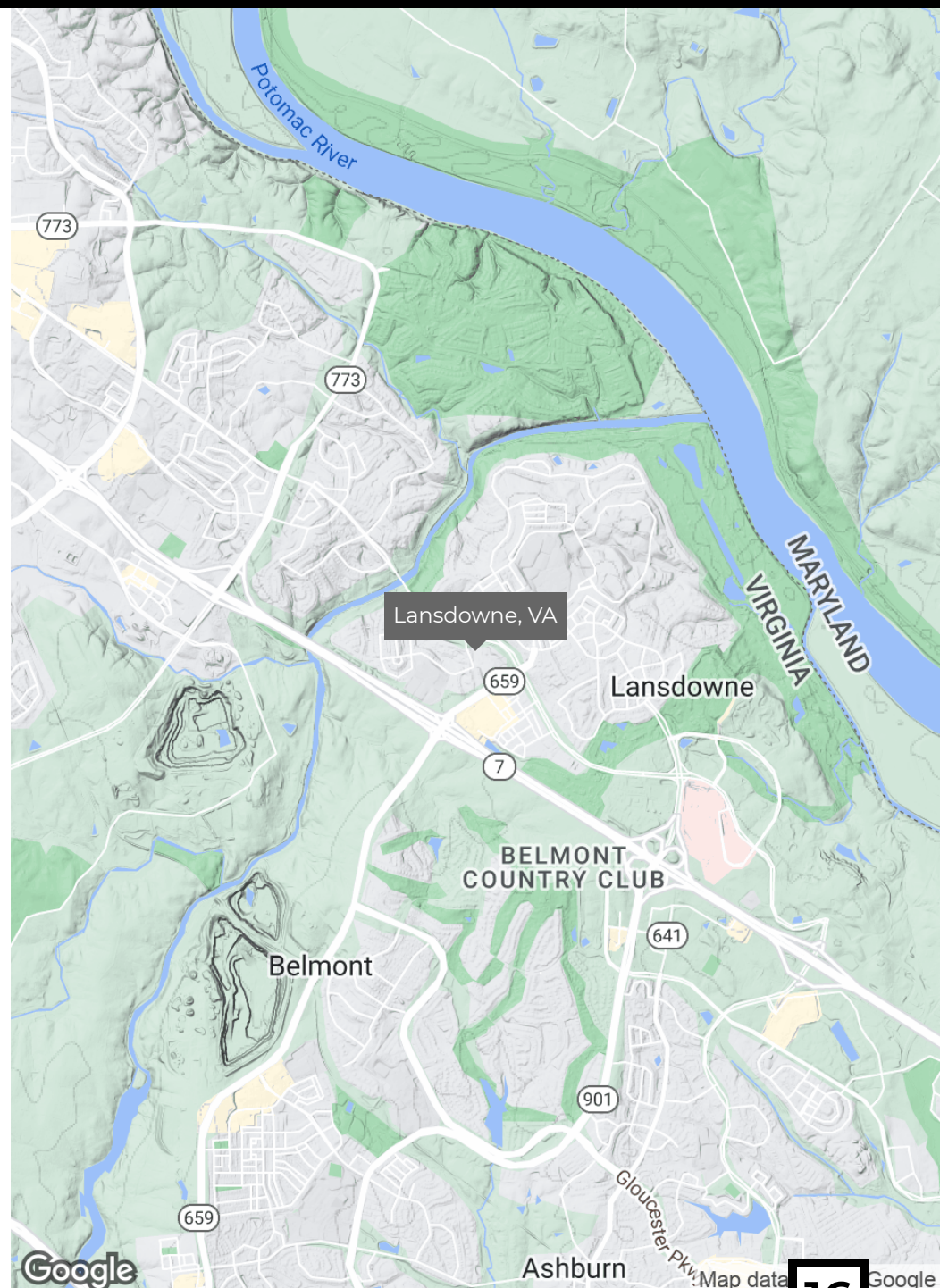
The town itself is characterized by tree-lined streets, spacious parks, and stately homes that reflect the area's rich history and architecture. Visitors can explore the charming downtown area, which features a variety of quaint shops, cozy cafes, and delicious restaurants that serve up locally sourced cuisine.

For those who love the great outdoors, Lansdowne offers plenty of opportunities for hiking, biking, and picnicking in the nearby parks and nature reserves. The Potomac Heritage National Scenic Trail winds through the town, offering stunning views of the river and surrounding landscape.

Overall, Lansdowne is a beautiful and peaceful retreat that offers visitors a chance to escape the hustle and bustle of city life and immerse themselves in the natural beauty of Virginia's countryside.

LOCATION DETAILS

MARKET	Washington DC Metro
SUB MARKET	Leesburg/Route 7
COUNTY	Loudoun
CROSS STREETS	Coton Manor Drive & Riverside Pkwy
NEAREST HIGHWAY	Route 7
NEAREST AIRPORT	Dulles International Airport/ Leesburg Airport

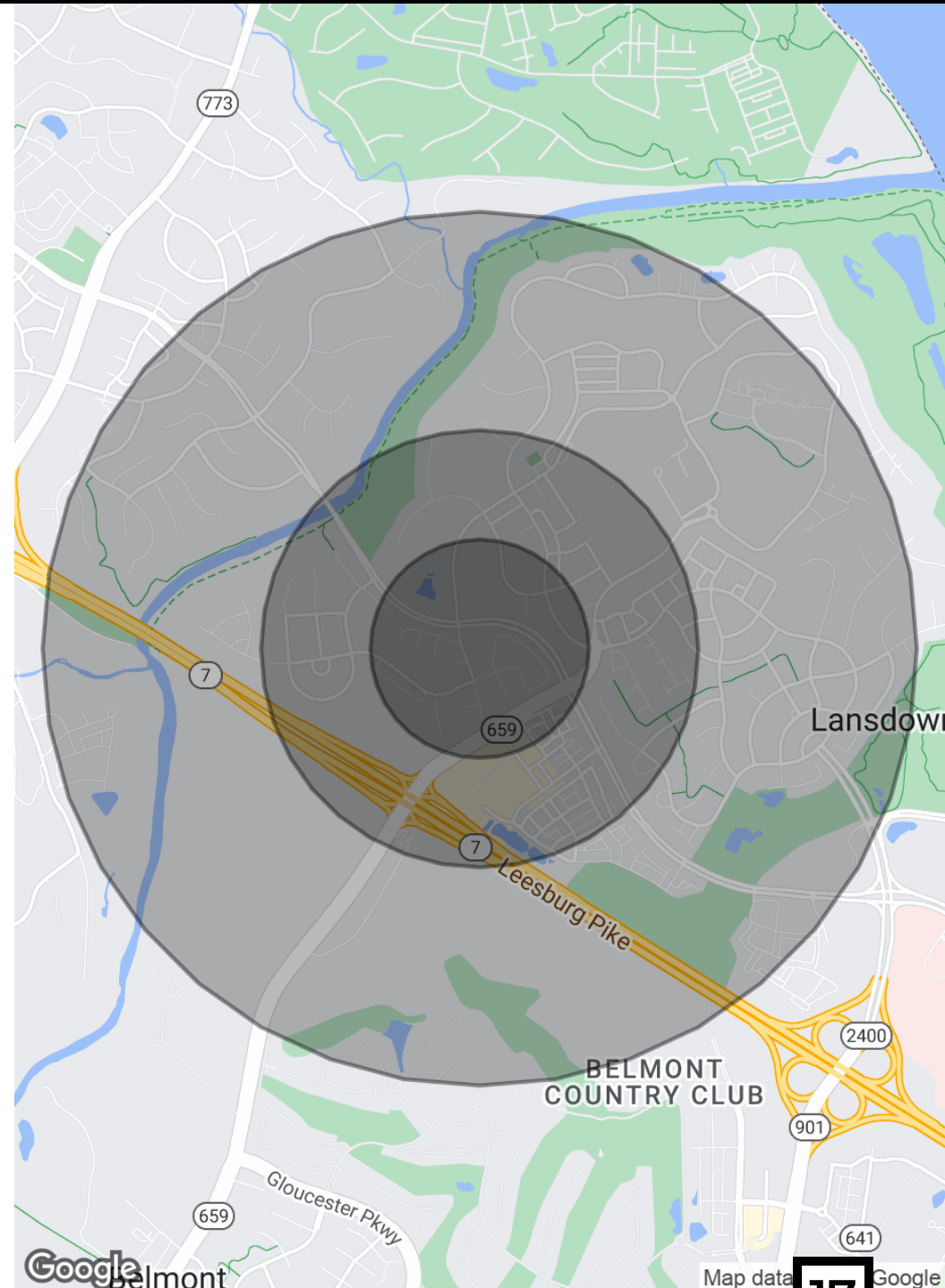


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	943	3,110	10,339
AVERAGE AGE	38.2	38.7	39.1
AVERAGE AGE (MALE)	30.7	31.9	36.6
AVERAGE AGE (FEMALE)	39.2	39.7	39.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	327	1,056	3,521
# OF PERSONS PER HH	2.9	2.9	2.9
AVERAGE HH INCOME	\$182,874	\$190,853	\$204,210
AVERAGE HOUSE VALUE	\$613,456	\$621,827	\$574,064

* Demographic data derived from 2020 ACS - US Census





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

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ABOUT SERAFIN REAL ESTATE

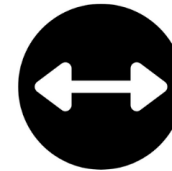
Serafin Real Estate is a licensed commercial real estate brokerage firm located in Loudoun County, VA. We help investors and business owners with their commercial property needs. We strive to provide high-level services to our clients and deliver the best solutions and opportunities in commercial real estate.

Serafin Real Estate Inc.
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Leesburg, VA 20175
703.261.4809
info@serafinre.com
www.serafinre.com
Licensed in the State of Virginia



\$533M

SOLD TRANSACTIONS



\$3M - \$30M

AVG TRANSACTION SIZE



\$100M

LISTING INVENTORY



\$53.8M

SCHOOLS SOLD



JOE SERAFIN

Owner & Principal Broker

jserafin@serafinre.com

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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