

SRE

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REAL ESTATE
Investment | Brokerage | Acquisition

20331 SUSAN LESLIE DRIVE, ASHBURN, VA 20147



O F F E R I N G M E M O R A N D U M

CONFIDENTIALITY AGREEMENT

EXCLUSIVELY MARKETED BY:

SRE
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TABLE OF CONTENTS



4

PROPERTY INFORMATION

Executive Summary
Property Description
Additional Photos

8

LOCATION INFORMATION

Regional Map
Location Map
Area Map
Retailer Map

15

DEMOGRAPHICS

Demographics Map & Report

17

CONTACT INFO

About SRE
Joe Serafin
Sean Kline
Back Page

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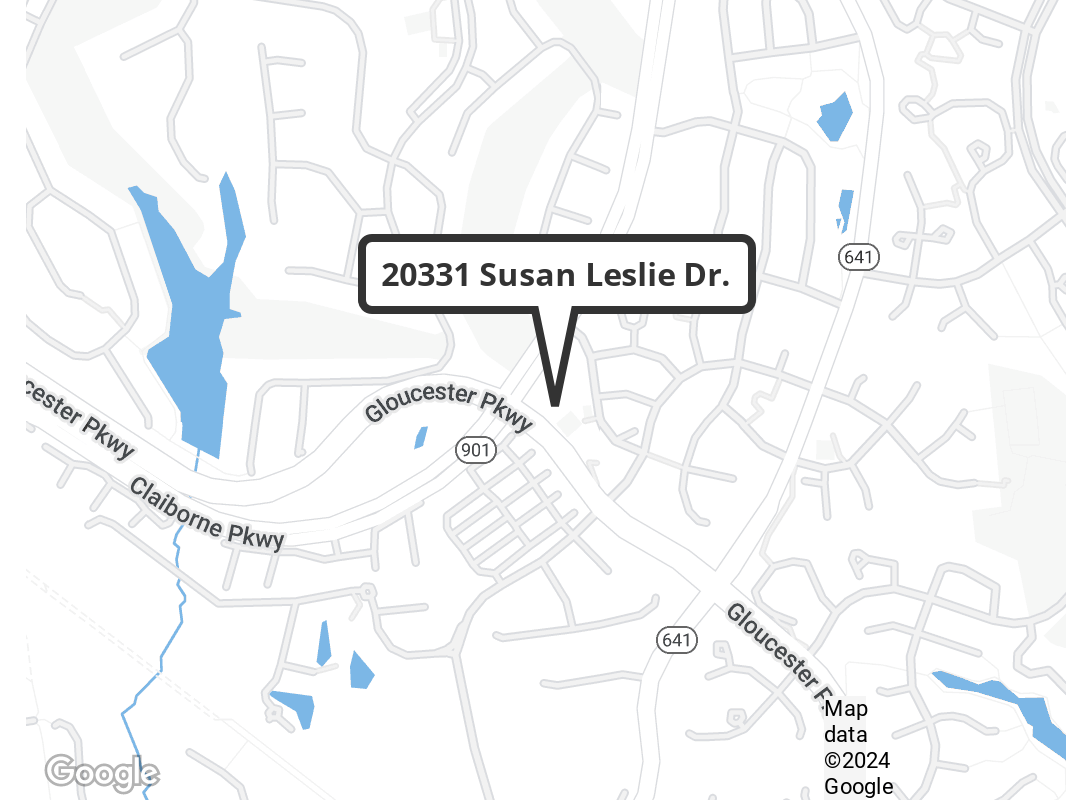
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P R O P E R T Y I N F O R M A T I O N

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,600,000
LOT SIZE:	0.7 Acres
ZONING:	PDH4
MARKET:	Washington DC Metro
SUBMARKET:	Route 7 Corridor

PROPERTY OVERVIEW

Highly desirable 0.7 acre corner lot located at the corner of Claiborne Pkwy and Gloucester Pkwy in Ashburn, VA. This land property is surrounded by residential with strong demographics including household incomes that exceed \$150K.

Zoned PDH4, this allows by right the following uses: Childcare Center, religious facility, meeting and lodge, community center, and much more. See attached document for more information about PDH Zoning in Loudoun County.

PROPERTY HIGHLIGHTS

- 0.7 Acre Lot in Ashburn, VA
- Corner Lot at the Intersection of Highly Trafficked Pkwy's
- Limited Inventory of Similar Lots in the Area
- Several By Right Uses
- Strong Visibility from Major Roads in Ashburn
- Close to Route 7

PROPERTY DESCRIPTION



LOCATION INFORMATION

BUILDING NAME	20331 Susan Leslie Drive
STREET ADDRESS	20331 Susan Leslie Drive
CITY, STATE, ZIP	Ashburn, VA 20147
COUNTY	Loudoun
MARKET	Washington DC Metro
SUB-MARKET	Route 7 Corridor
CROSS-STREETS	Claiborne Pkwy & Gloucester Pkwy

PROPERTY INFORMATION

BUILDING SIZE	0 SF
NUMBER OF LOTS	1
PROPERTY TAXES (2021)	\$7,350/YR
ZONING	PDH-4
LOT SIZE (AC)	0.7 Acres
LOT SIZE (SF)	30,492 SF
PERMITTED BY RIGHT	Childcare School Meeting Center or Lodge Professional Service Police, Fire and Rescue Station Non-Commercial Recreation Church, Synagogue, Temple Community Center
	* See Zoning Ordinance Under the Documents Tab

ADDITIONAL PHOTOS



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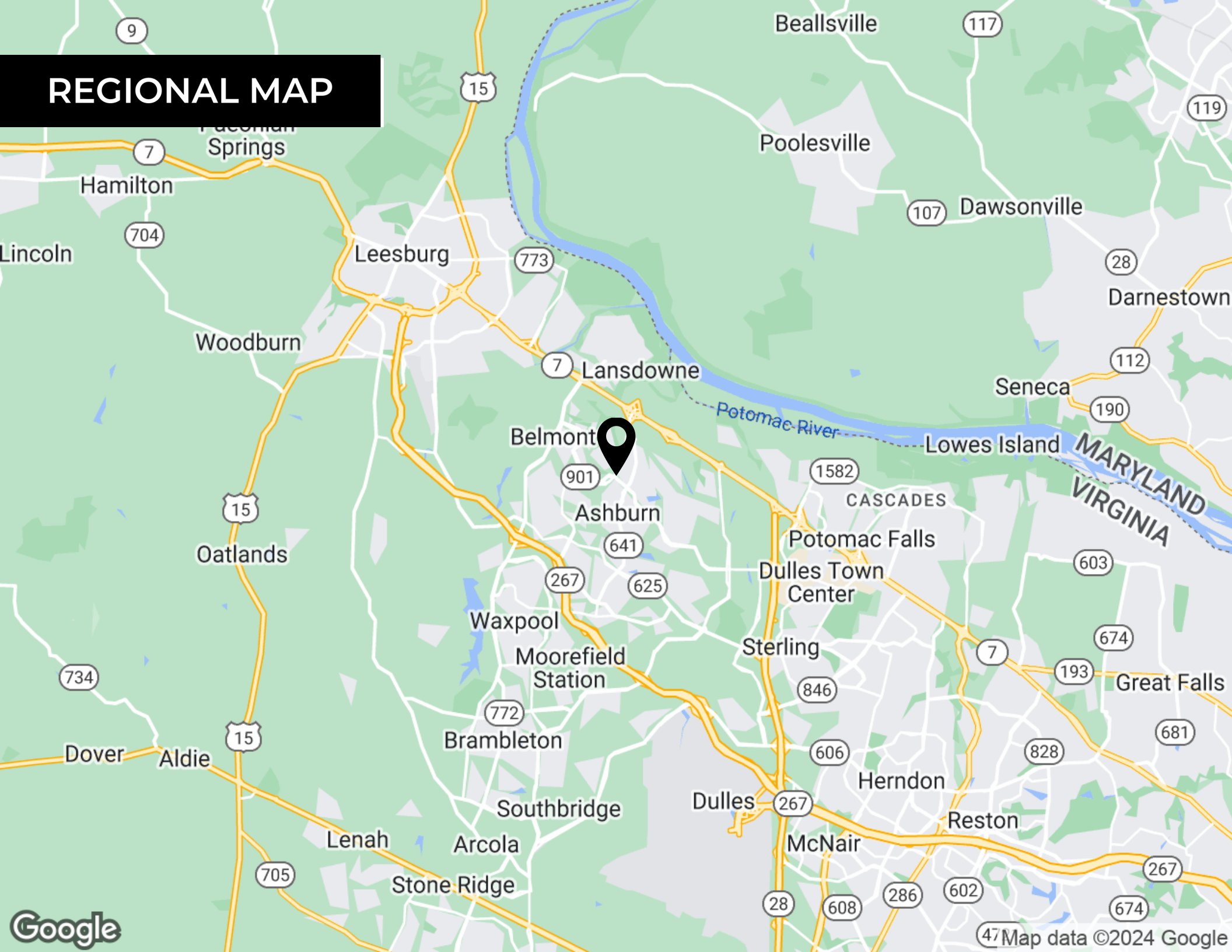
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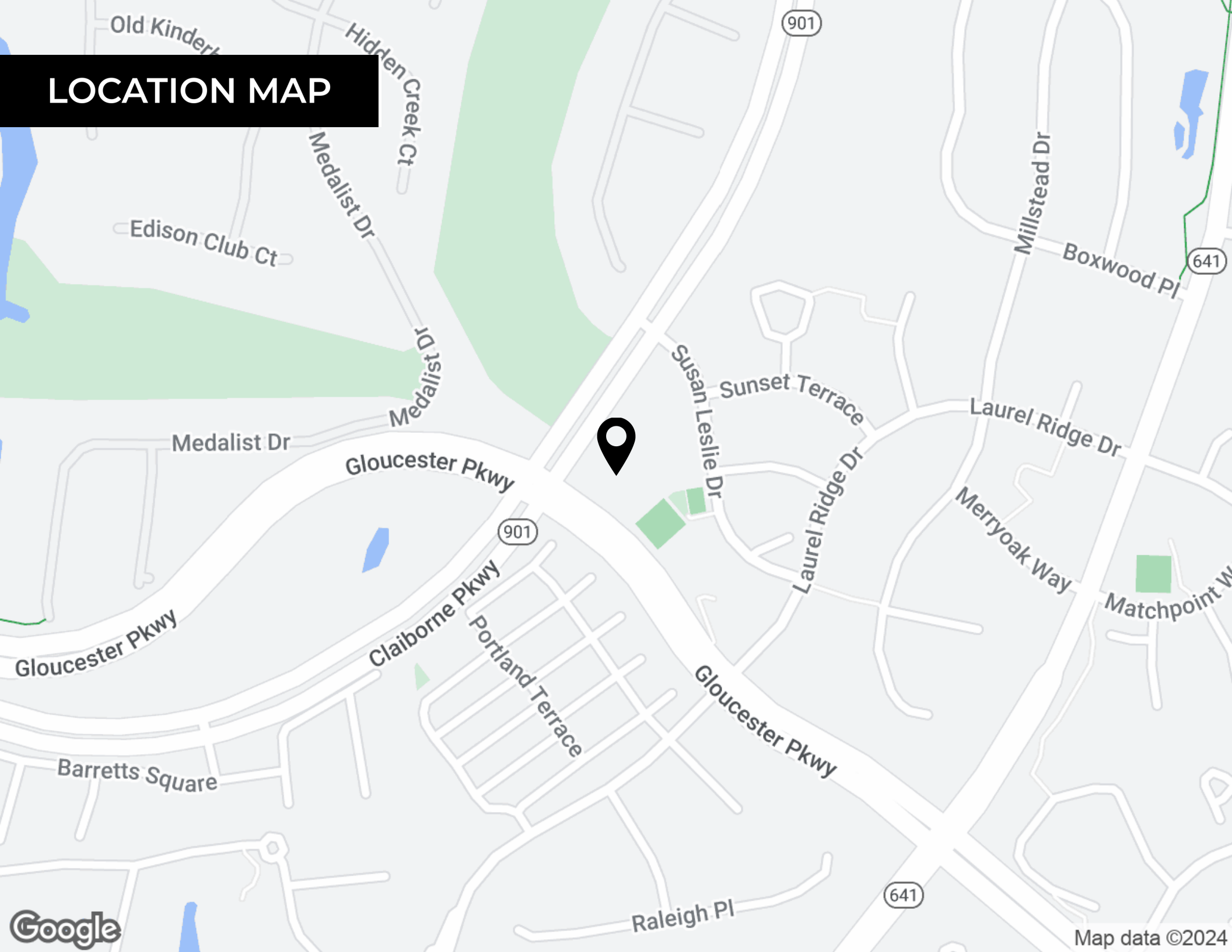


L O C A T I O N I N F O R M A T I O N

REGIONAL MAP



LOCATION MAP



AREA MAP



**SUBJECT
PROPERTY**



RETAILER MAP

SUBJECT PROPERTY



McDonald's, United Bank, PNC, Wells Fargo, Dunkin' Donuts, Starbucks, SunTrust, Bank of America, Chick-fil-A, Wendy's, King of Oyster, South Street Under, Taco Bell.



Wells Fargo, Capital One, Starbucks, Wegmans, Walgreens, Giant, Tuscarora Mill, Chick-fil-A.



Starbucks, Dunkin' Donuts, Bank of America, Whole Foods, Wendy's.



One Loudoun, Starbucks, Chick-fil-A.



Giant, Dunkin' Donuts, McDonald's.



Starbucks, Walgreens, McDonald's, Wells Fargo, Wendy's.



Bank of America, Woodforest, McDonald's, Walgreens, Giant, Dulles, Chick-fil-A, Taco Bell.



T-Mobile, AT&T, Verizon, Wegmans.



Wells Fargo.



Bank of America, Wells Fargo, Dunkin' Donuts, Giant, McDonald's, Taco Bell.



Dulles International.



Wells Fargo, Taco Bell, Metro.



Metro.



Metro.



Whole Foods Market.



Google.



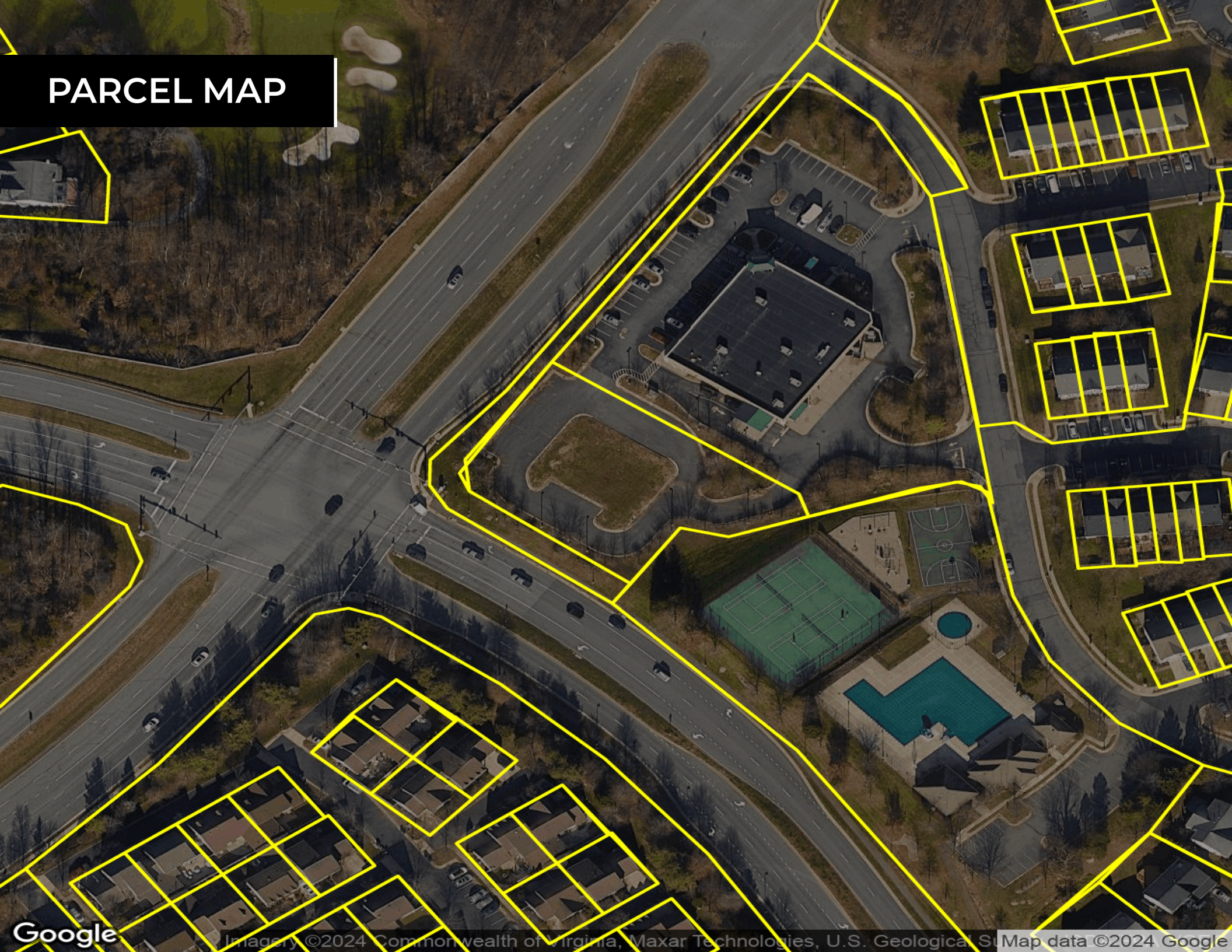
Starbucks.

AERIAL MAP



Gloucester Pkwy

PARCEL MAP



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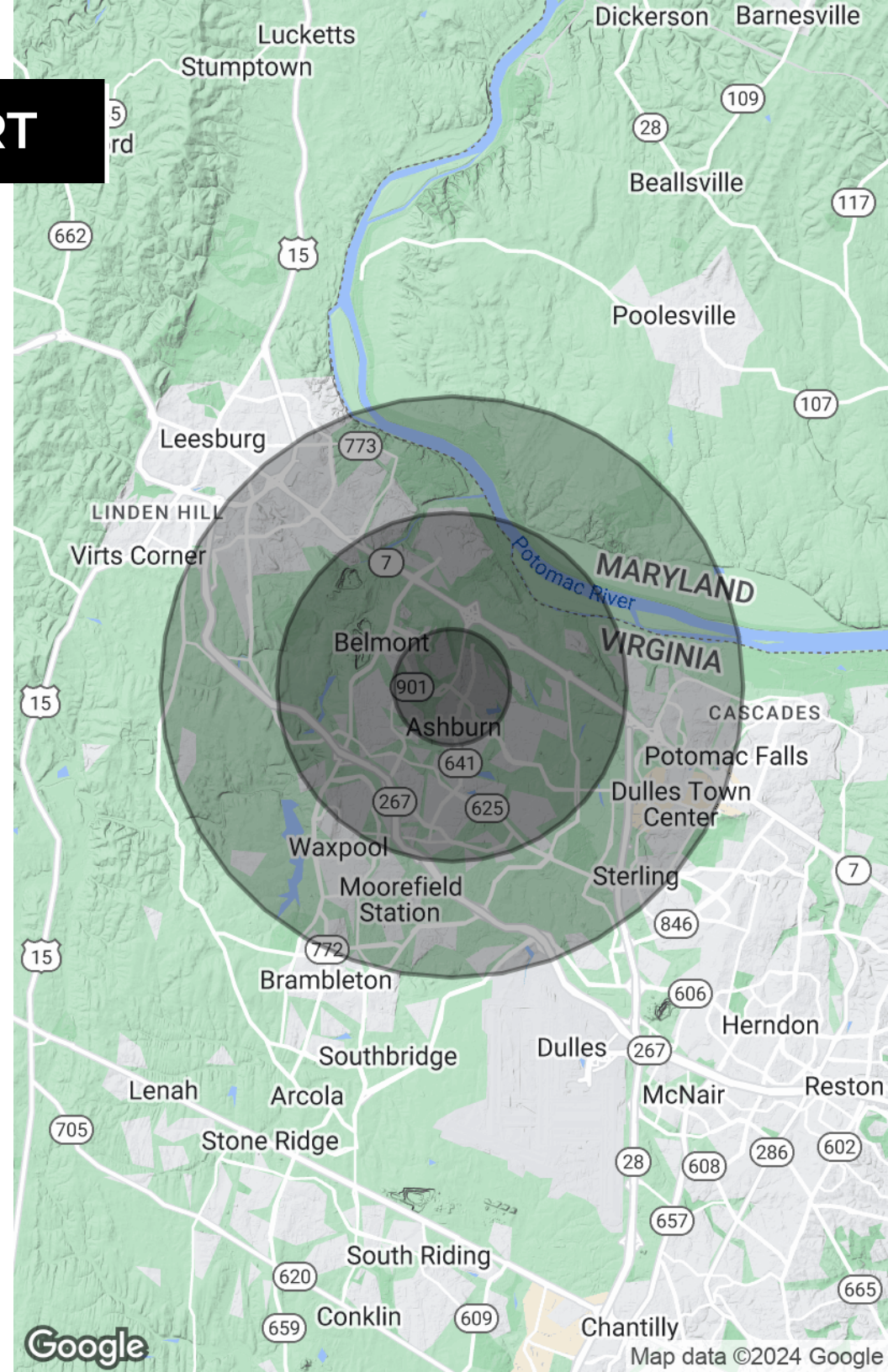
— D E M O G R A P H I C S —

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,981	69,558	128,441
AVERAGE AGE	32.9	34.7	34.1
AVERAGE AGE (MALE)	31.9	34.1	34.0
AVERAGE AGE (FEMALE)	33.6	35.0	34.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,636	23,191	42,638
# OF PERSONS PER HH	3.0	3.0	3.0
AVERAGE HH INCOME	\$136,718	\$139,871	\$139,222
AVERAGE HOUSE VALUE	\$552,288	\$608,927	\$599,188

** Demographic data derived from 2020 ACS - US Census*



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— C O N T A C T I N F O —

WHO WE ARE

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ABOUT SRE

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.

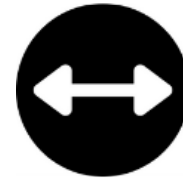
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Licensed in the State of Virginia



\$533M

SOLD TRANSACTIONS



\$3M - \$30M

AVG TRANSACTION SIZE



\$100M

LISTING INVENTORY



\$53.8M

SCHOOLS SOLD

JOE SERAFIN



SEAN KLINE

Chief Executive Officer

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PROFESSIONAL BACKGROUND

Joe is a 15-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 Willam 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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