

FOR LEASE

305 Harrison St SE

305 HARRISON ST SE
LEESBURG, VA 20175



PRESENTED BY:

NANCY HILL

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RICH VAALER

Principal Broker
703.431.4513
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,303 - 4,996 SF

Lease Rate: \$25.00 - 26.00 SF/
yr (MG; Full Service)

Lot Size: 0.65 Acres

Year Built: 1988

Building Size: 21,792 SF

Zoning: B-1

Market: DC VA Burbs

Submarket: Leesburg

PROPERTY OVERVIEW

HUB zone sublease. Available immediately. Space is built out and move in condition. On site free parking. Next to Market Station, close to County and Town Government offices. First floor suite with its own private entrance on Harrison St.

LOCATION OVERVIEW

Nice modern brick building. Located directly next to the W&OD bike trail as well as many shops and restaurants. Walking distance to town and county office buildings as well as the Loudoun County Courthouse.



OFFICE LOCATIONS

209 Church St SE
Leesburg, VA 20175

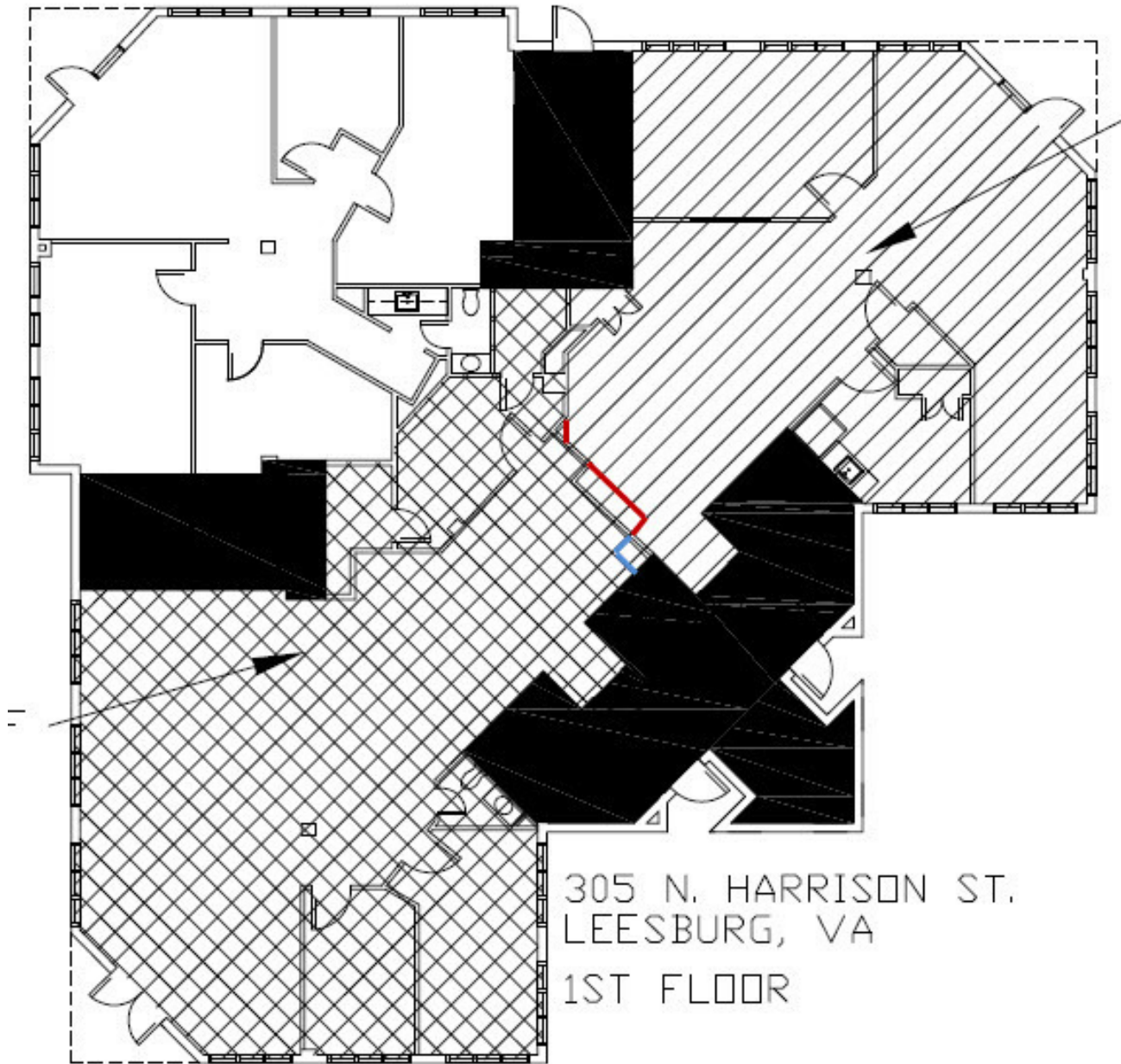
1 SW Osceola St
Suite 1
Stuart, FL 34994

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RICH VAALER Principal Broker
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FLOOR PLANS



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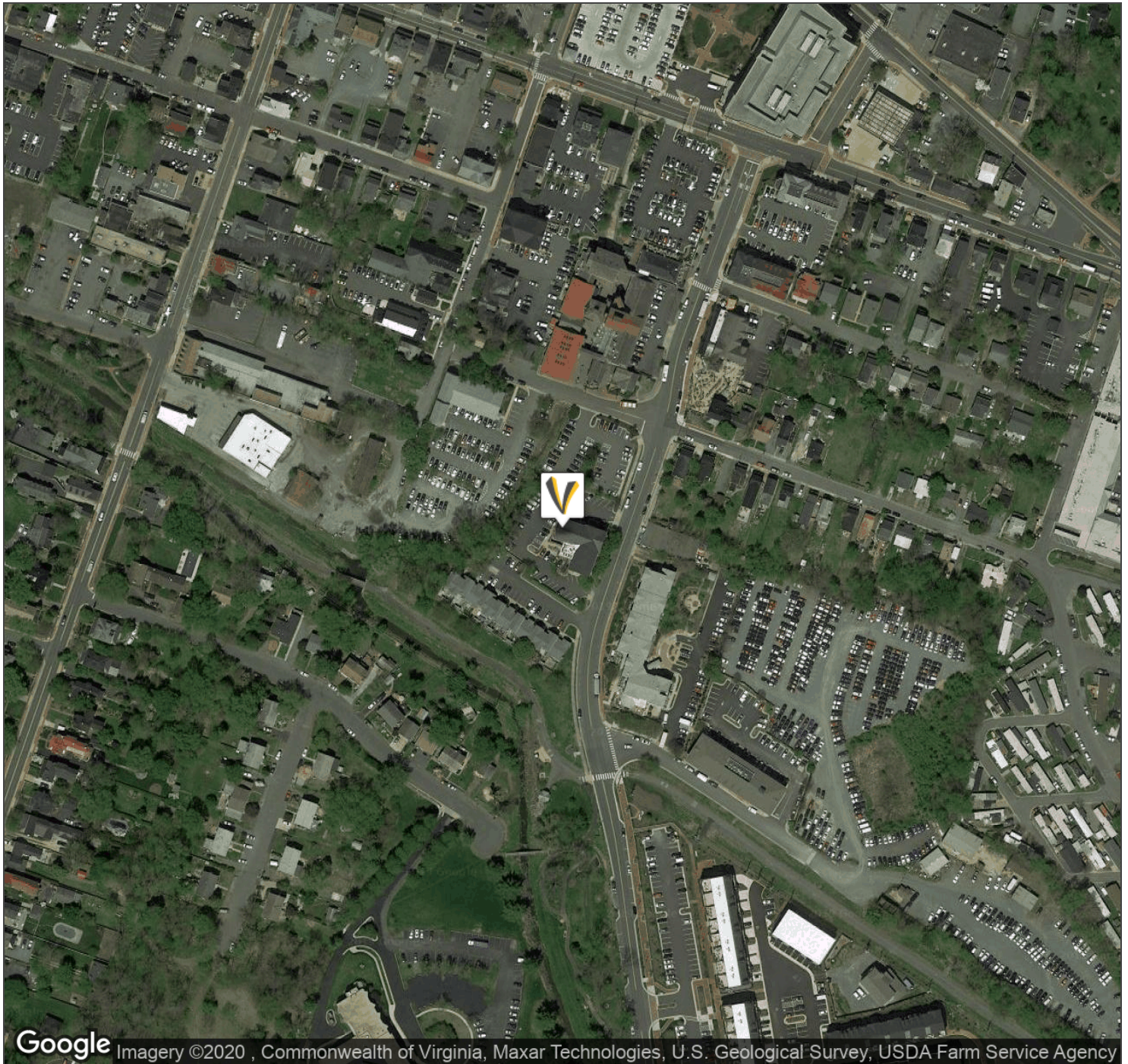
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AERIAL MAP



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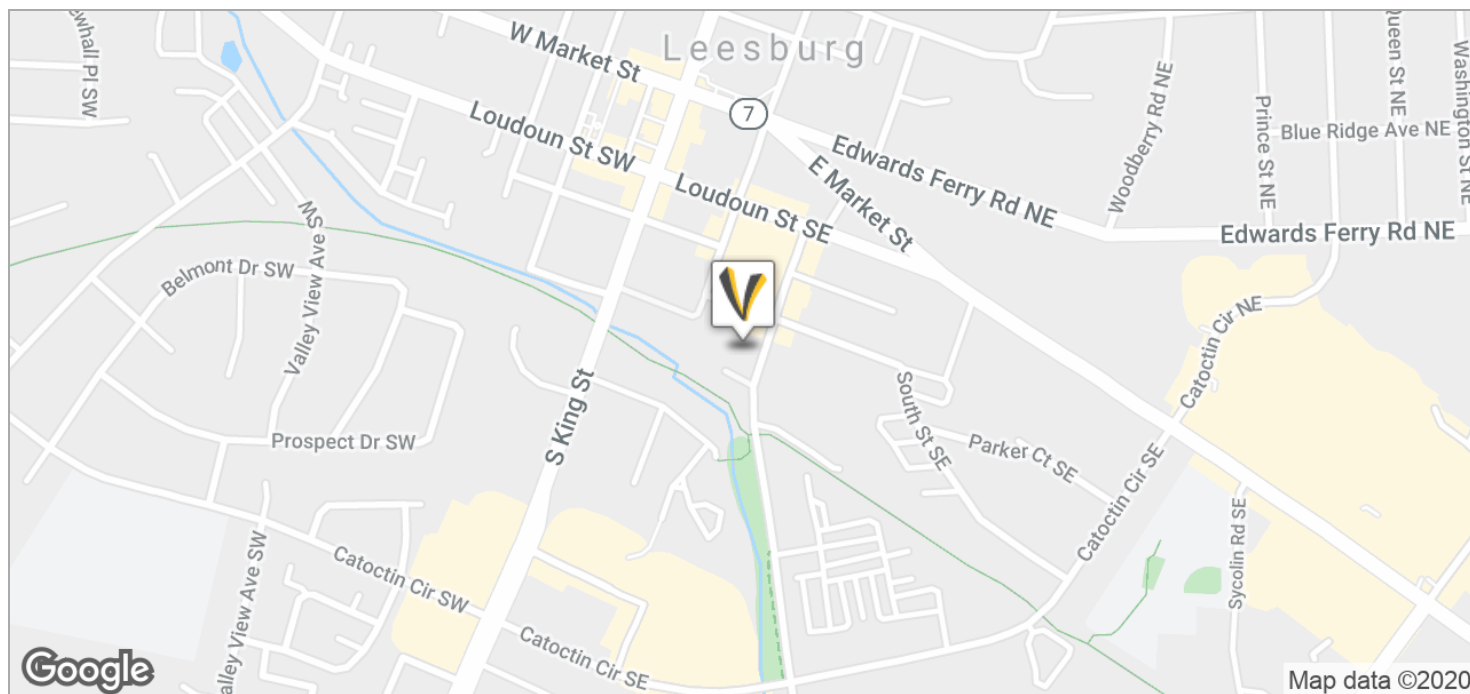
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LOCATION MAPS



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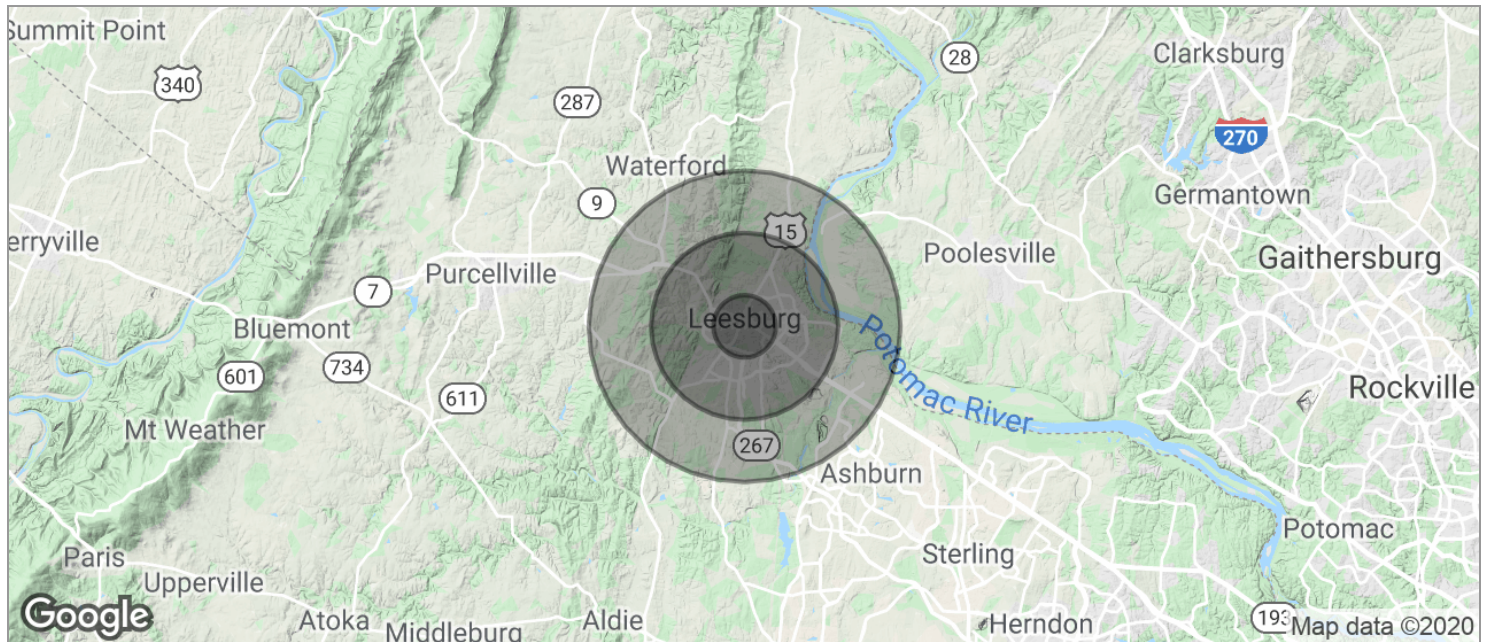
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,989	46,079	79,096
MEDIAN AGE	32.9	34.0	34.3
MEDIAN AGE (MALE)	32.0	33.3	33.8
MEDIAN AGE (FEMALE)	34.5	34.4	34.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,936	15,391	25,862
# OF PERSONS PER HH	2.8	3.0	3.1
AVERAGE HH INCOME	\$80,827	\$110,018	\$127,390
AVERAGE HOUSE VALUE	\$376,251	\$466,257	\$527,086

* Demographic data derived from 2010 US Census



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DEMOGRAPHICS REPORT

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