

FOR LEASE

2 West Loudoun

2 WEST LOUDOUN STREET
ROUND HILL, VA 20141



CO-LISTED BY:

NANCY WYATT

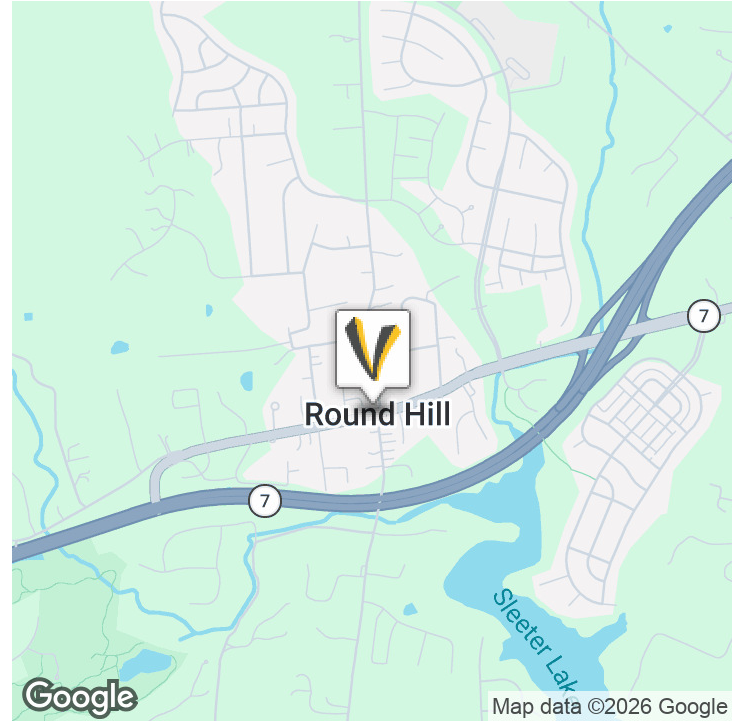
Vice President Sales and Leasing
703.771.1162
nancy@vaaler.us

RICH VAALER

Principal Broker
772.266.9065
rich@vaaler.us



EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$6,000 per month (NNN)
Building Size:	2,586 SF
Available SF:	2,000 SF
Lot Size:	0.433 Acres
Number of Units:	1
Renovated:	5
Market:	Medical Dental
Submarket:	Office

PROPERTY OVERVIEW

Explore the ideal setting for a dental or medical practice at 2 West Loudoun. This prime location in Round Hill, VA, places you within close proximity to various medical and dental facilities, offering easy access to quality healthcare services for both your employees and patients. In addition, the area provides convenient access to nearby amenities such as dining options, retail centers, and recreational facilities, contributing to a well-rounded and attractive environment for your practice. With its strategic location and proximity to essential services, 2 West Loudoun is the perfect choice for a thriving dental or medical practice seeking a prime location that caters to the needs of both staff and patients.

PROPERTY HIGHLIGHTS

- - Spacious layout with high ceilings
- - Large windows for natural light
- - Versatile floor plan for various business concepts
- - Prominent location with excellent visibility
- - Ideal for retail or office space
- - Strategic position for maximum business impact



OFFICE LOCATIONS

211 Gibson St NW
Suite 103
Leesburg, VA 20175

1 E Ocean Blvd
Stuart, FL 34994

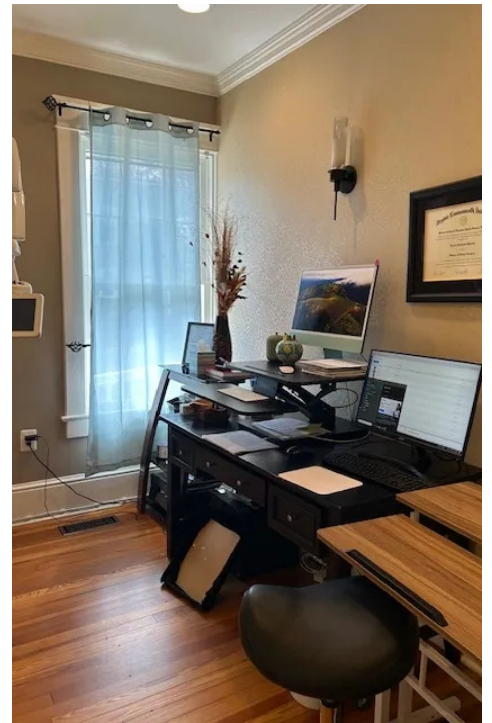
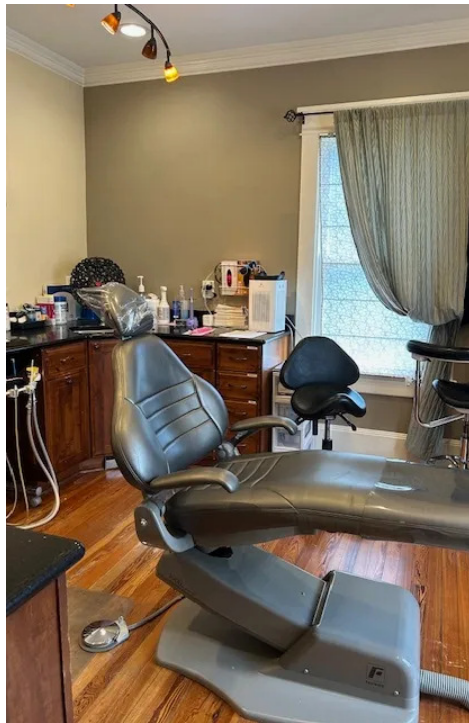
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BRYAN CHADWICK Sales & Leasing Associate
bryan@vaaler.us (P) 703.771.1162

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ADDITIONAL PHOTOS



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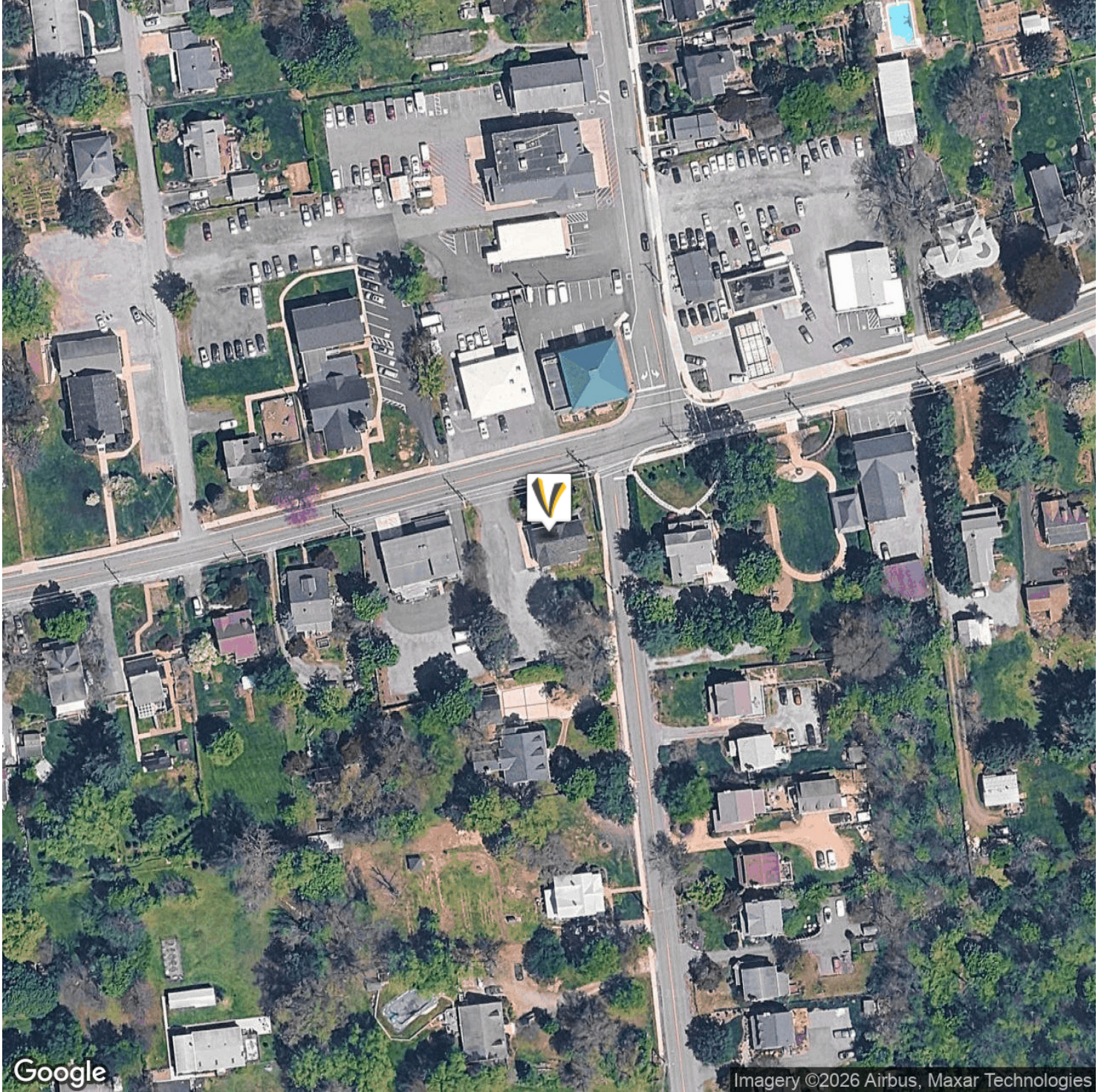
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AERIAL MAP



Google

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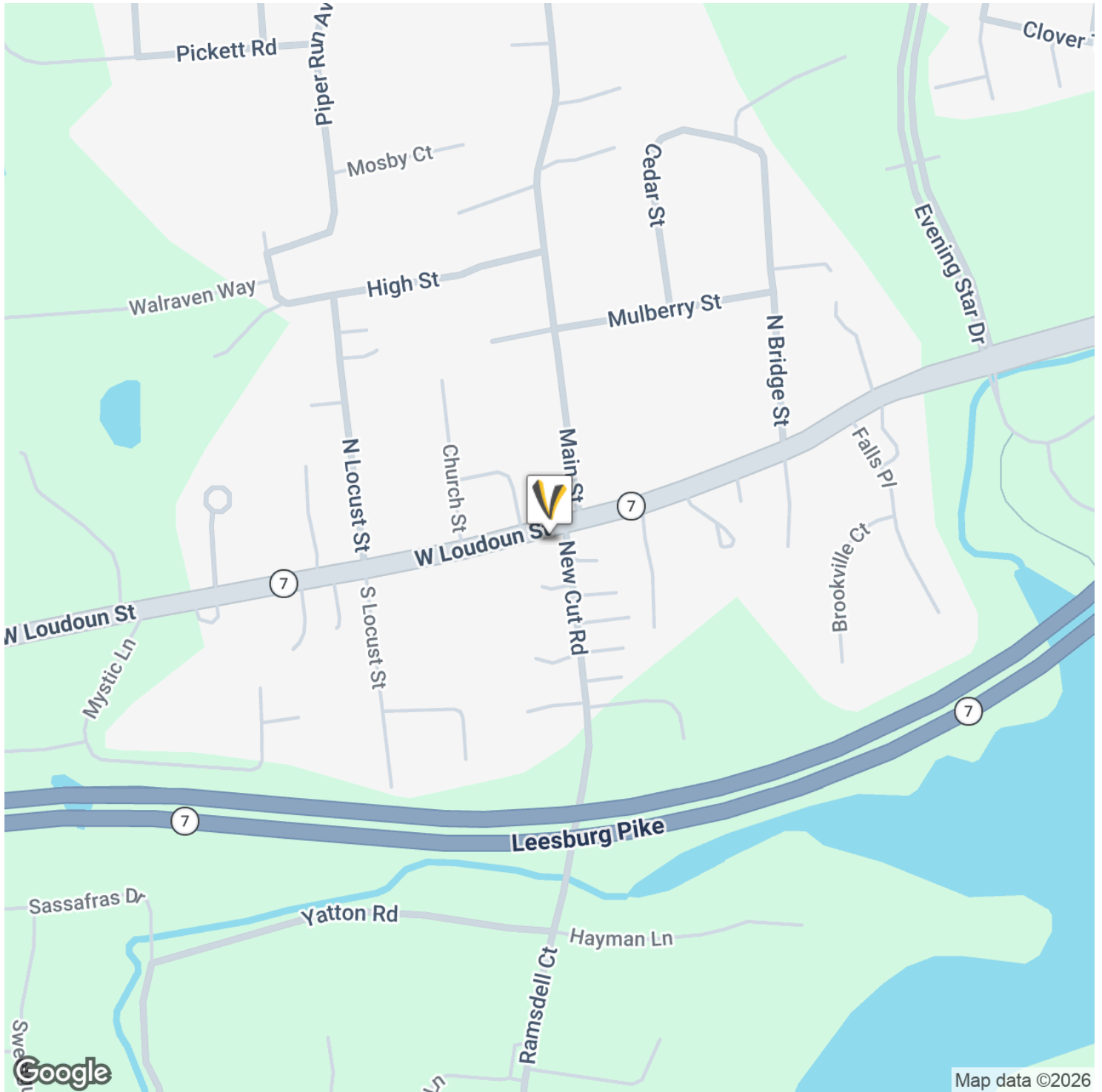
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LOCATION MAP



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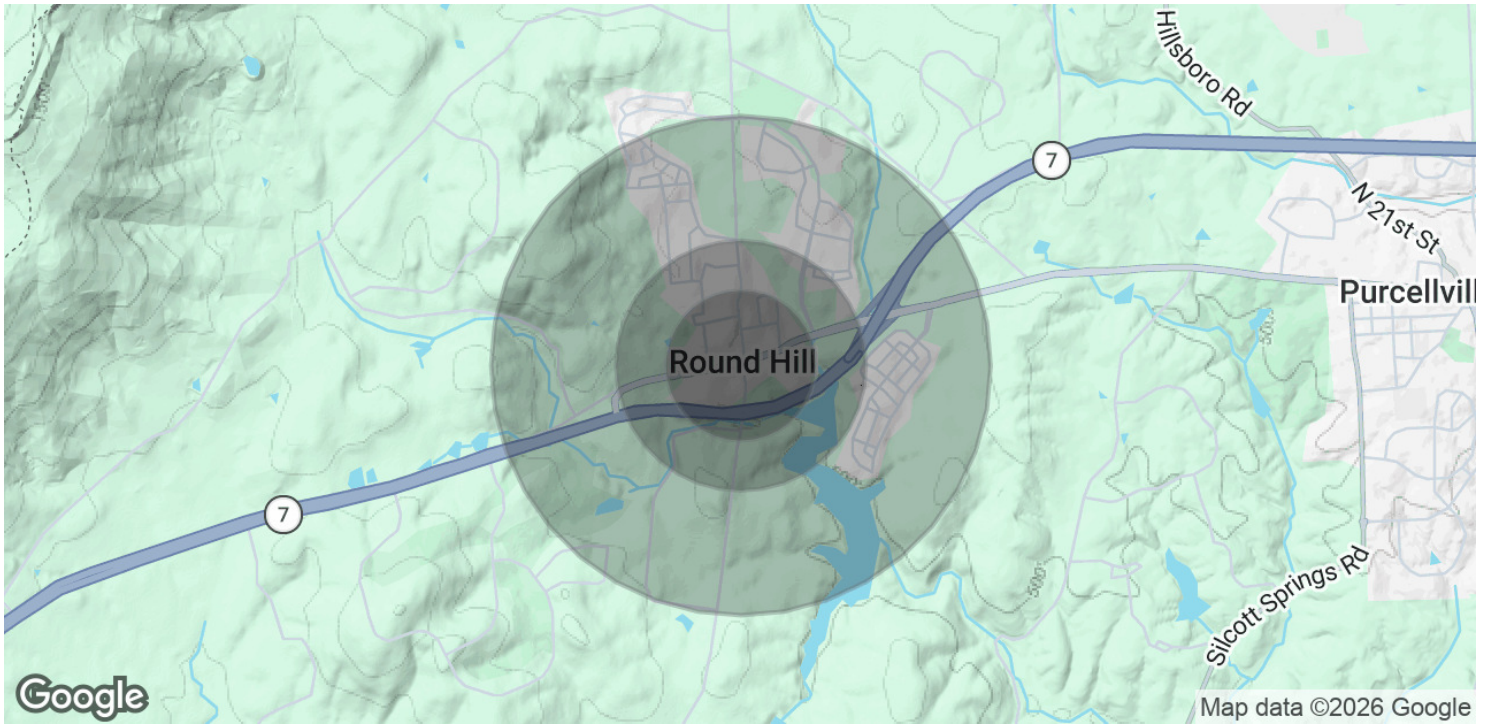
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	436	1,565	5,076
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	36	36	36

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	129	464	1,497
# of Persons per HH	3.4	3.4	3.4
Average HH Income	\$245,698	\$241,153	\$241,881
Average House Value	\$730,134	\$728,411	\$740,886

2020 American Community Survey (ACS)



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