



Owner-User Childcare Center & Preschool
211 Edds Ln, Sterling, VA 20165

TABLE OF CONTENTS

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TABLE OF CONTENTS

INVESTMENT OVERVIEW	3
MAPS	11
AREA OVERVIEW	16
BROKER INFORMATION	19



CHILDCARE
Preschool

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
LEASE RATE:	\$38.00 SF/yr (NNN)
APPROX NNN'S:	\$2.60/SF
BUILDING SIZE:	7,365 SF
LOT SIZE:	0.85 Acres
# OF CLASSROOMS:	7
YEAR BUILT:	1985
RENOVATED:	1995
ZONING:	PDH3
SUBMARKET:	Dulles Corridor

PROPERTY OVERVIEW

This ±7,365 SF purpose-built childcare facility offers a turnkey opportunity for early education operators or investors in the heart of Sterling, Virginia. The single-story building is designed specifically for childcare use with multiple classrooms, child-scaled restrooms, support spaces, and a previously licensed capacity of approximately 200 children, significantly reducing entitlement risk and time-to-opening. A fully fenced outdoor playground further enhances functionality and enrollment appeal in a supply-constrained market.

Located near Route 28, Route 7, and Dulles International Airport, the property benefits from strong accessibility and dense surrounding residential neighborhoods with above-average household incomes. Zoned PDH-3 and available for sale or lease, the asset is well suited for owner-users seeking long-term control or investors targeting a necessity-based childcare property with durable demand and multiple exit strategies.

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Rare opportunity to acquire or lease a purpose-built childcare and early education facility in the heart of Sterling, Virginia—one of Loudoun County's most established, family-dense submarkets. This 7,365 SF single-story building sits on ±0.85 acres and was previously operated as a licensed childcare center, offering a true plug-and-play solution for operators or a compelling long-term investment for buyers seeking necessity-based real estate.

The building is thoughtfully designed for early education use, featuring multiple oversized classrooms, administrative offices, kitchen/cafeteria space, storage, and child-scaled restrooms. The efficient floor plan supports a wide range of operating models, from traditional preschool and daycare to Montessori, private elementary, or specialty education concepts. The property previously held a licensed capacity of approximately 200 children, significantly reducing entitlement risk and time-to-opening for a new operator

A major differentiator is the fully fenced and improved outdoor playground, an increasingly scarce and valuable feature in Loudoun County. Combined with surface parking, convenient parent drop-off circulation, and single-tenant visibility, the site checks the core boxes operators prioritize when evaluating new locations.

Strategically located just minutes from Route 28, Route 7, and Dulles International Airport, the property benefits from strong commuter traffic, surrounding residential density, and proximity to major employment centers. The immediate trade area is characterized by above-average household incomes, strong population growth, and sustained demand for childcare services, supporting both enrollment stability and long-term real estate value.

Zoned PDH-3, the property allows for childcare and educational use and has a proven operating history. Whether repositioned for an owner-operator seeking long-term control of real estate, leased to a regional or national childcare brand, or stabilized and held as a cash-flowing investment, 211 Edds Lane offers flexibility, certainty, and durable fundamentals in a supply-constrained Northern Virginia market.

PROPERTY DETAILS

SALE PRICE	SUBJECT TO OFFER
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LEASE RATE	\$38.00 SF/YR
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LOCATION INFORMATION

BUILDING NAME	Owner-User Childcare Center & Preschool
STREET ADDRESS	211 Edds Ln
CITY, STATE, ZIP	Sterling, VA 20165
COUNTY	Loudoun
MARKET	Washington DC Metro
SUB-MARKET	Dulles Corridor
CROSS-STREETS	Edds Lane & Cromwell Road
NEAREST HIGHWAY	Route 28 and Route 7
NEAREST AIRPORT	Washington Dulles International Airport (IAD) & Leesburg Airport

PROPERTY INFORMATION

PROPERTY TYPE	Special Purpose
PROPERTY SUBTYPE	School
ZONING	PDH3 - Planned Development Housing 3
LOT SIZE	0.85 Acres
APN #	028196529000
LOT FRONTAGE	84 ft
TRAFFIC COUNT	6406
TRAFFIC COUNT STREET	Cromwell Rd & Countryside Blvd

BUILDING INFORMATION

BUILDING SIZE	7,365 SF
OCCUPANCY %	0.0%
TENANCY	Single
CEILING HEIGHT	10 ft
NUMBER OF FLOORS	1
YEAR BUILT	1985
YEAR LAST RENOVATED	1995
CONSTRUCTION STATUS	Existing
ROOF	Gable, Asphalt/FBGL Shingle
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
FLOOR COVERINGS	Carpet
FOUNDATION	Concrete
EXTERIOR WALLS	Siding (Alum/Vinyl)

PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	2.04
NUMBER OF PARKING SPACES	15

TAXES & APPROXIMATE NNN'S

TAXES	\$13,468.28
APPROXIMATE NNN'S:	\$2.60/SF

HIGHLIGHTS

- **Purpose-built childcare facility with proven operating history:** ±7,365 SF single-story building specifically designed for early education use, featuring multiple oversized classrooms, child-scaled restrooms, administrative offices, kitchen/cafeteria space, storage, and efficient circulation ideal for a wide range of childcare and preschool operating models
- **Previously licensed for approximately 200 children:** Prior licensing significantly reduces entitlement risk and time-to-opening for a new operator, making this an attractive turnkey opportunity for owner-users, regional brands, or expanding childcare groups
- **Fully improved and fenced outdoor playground:** A rare and highly valuable amenity in Loudoun County, supporting enrollment demand, licensing requirements, and parent decision-making—particularly difficult and costly to replicate in today's development environment.
- **Strong Sterling & Loudoun County demographics:** Located in one of the most family-dense and established residential areas of Loudoun County, with above-average household incomes, dual-income households, and consistent demand for early education and childcare services
- **Excellent accessibility and visibility:** Strategically positioned near Route 28, Route 7, and Dulles International Airport, offering convenient access for commuting parents and staff while benefiting from surrounding residential neighborhoods and daily traffic counts.
- **Flexible sale or lease opportunity for operators and investors:** Ideal for an owner-user seeking long-term control of real estate, or for investors targeting a necessity-based asset with strong lease-up potential, durable demand fundamentals, and multiple exit strategies in a supply-constrained Northern Virginia market.



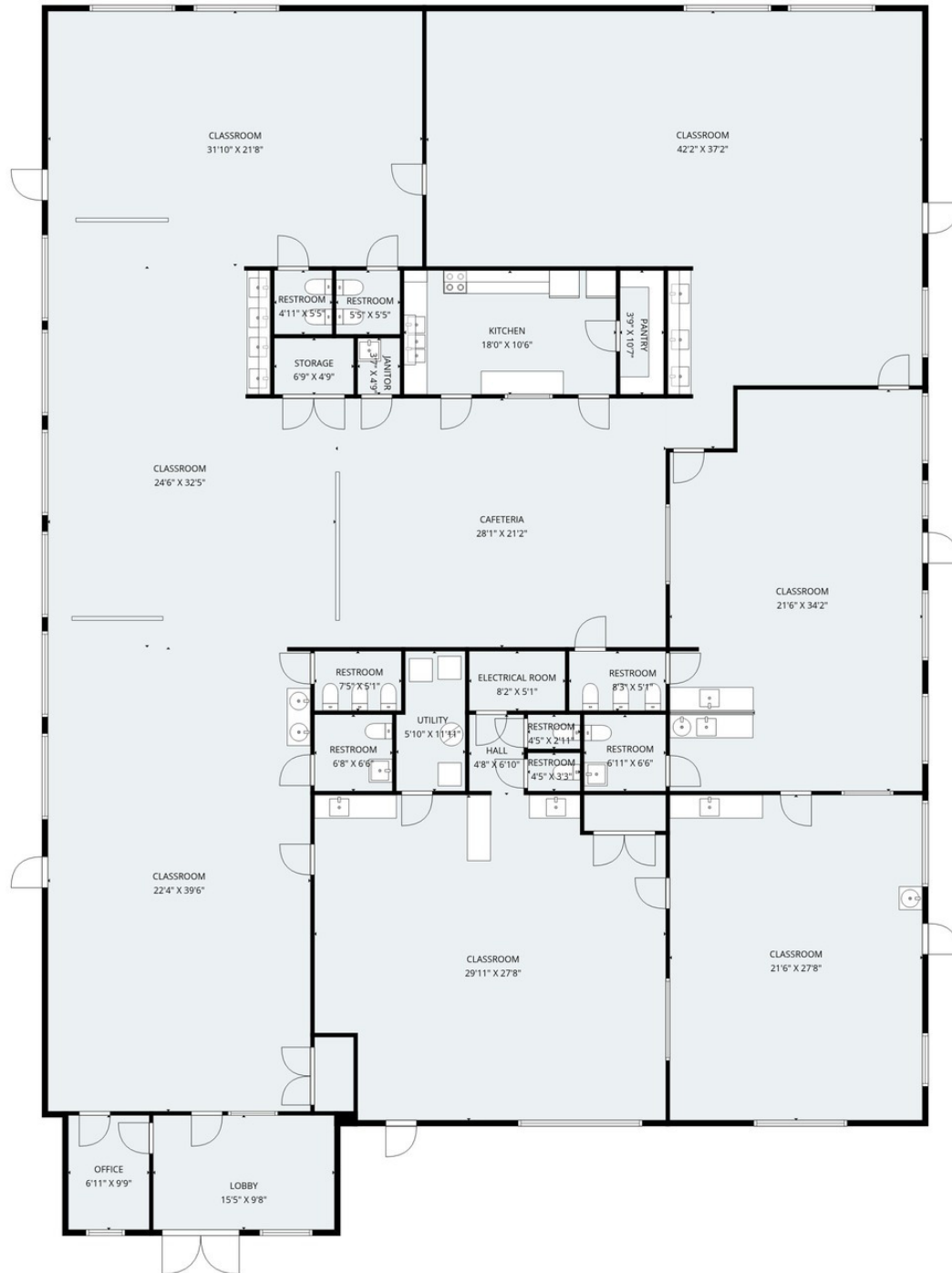
EXTERIOR PHOTOS

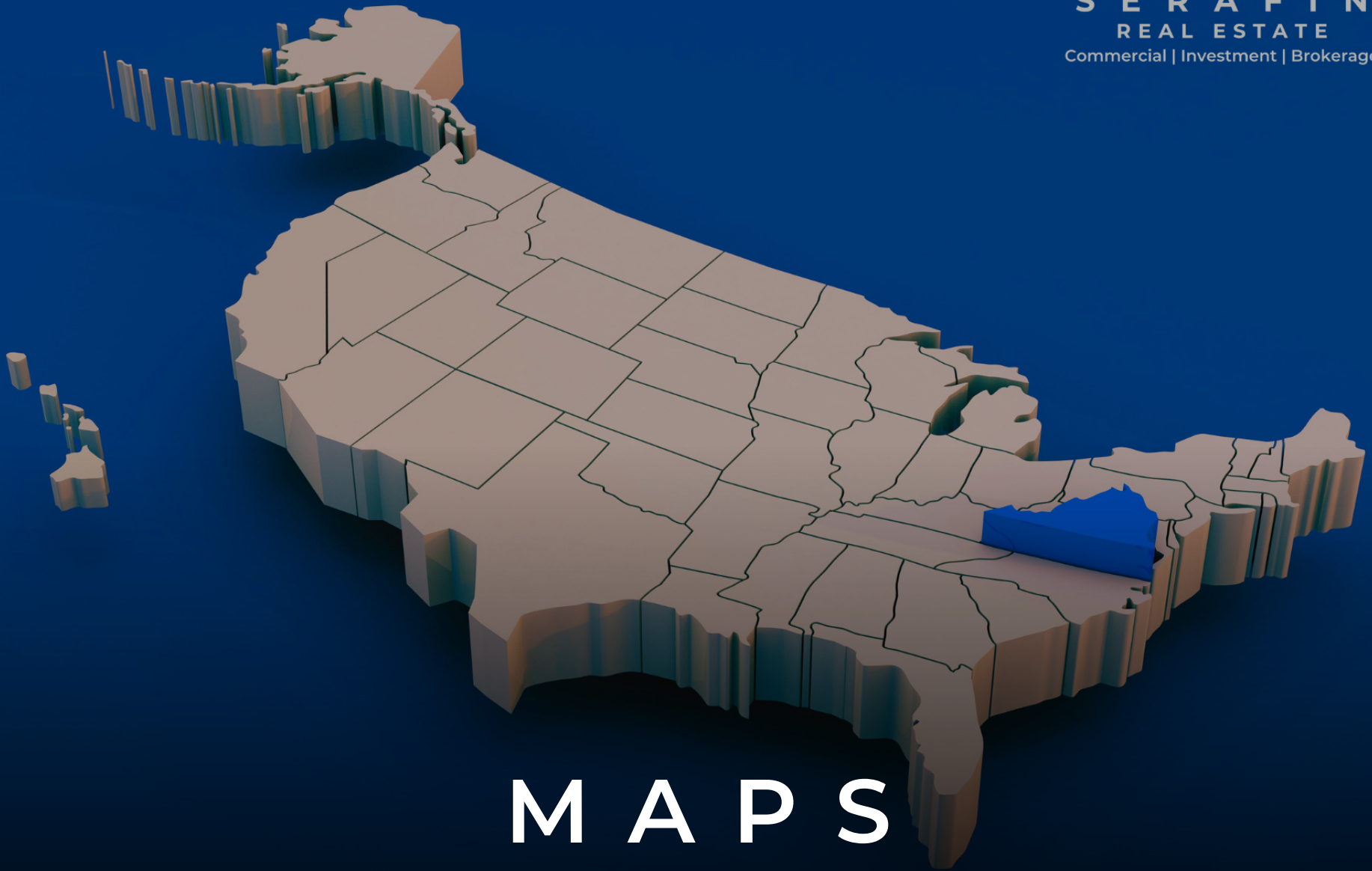


INTERIOR PHOTOS



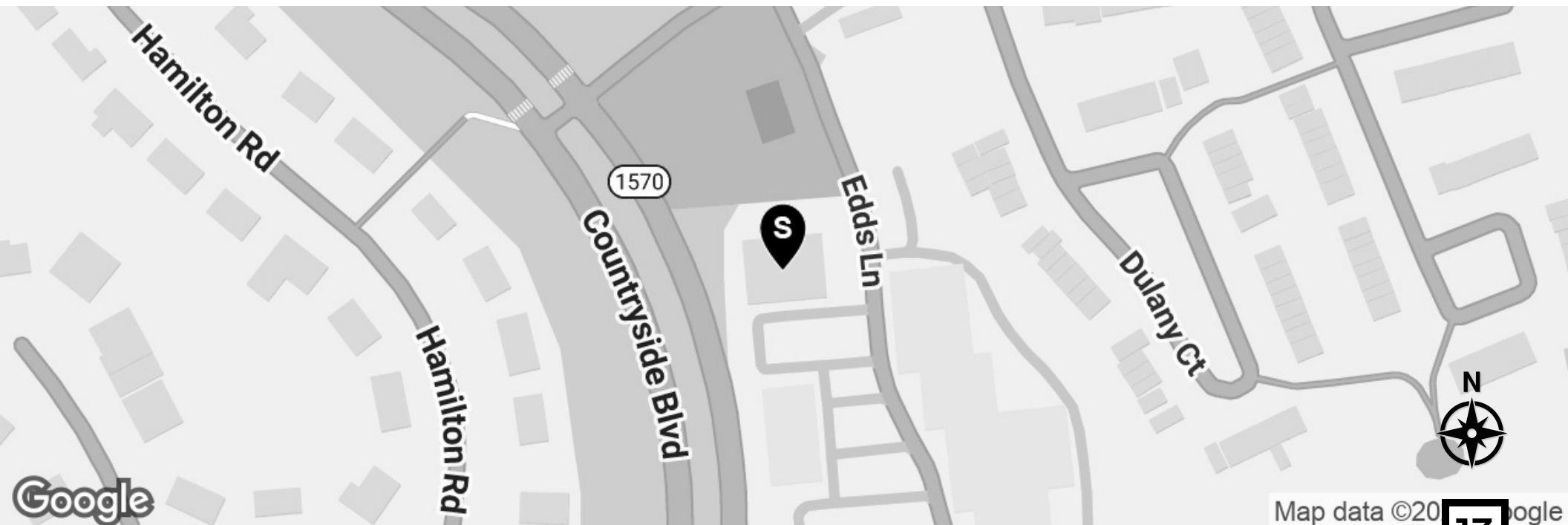
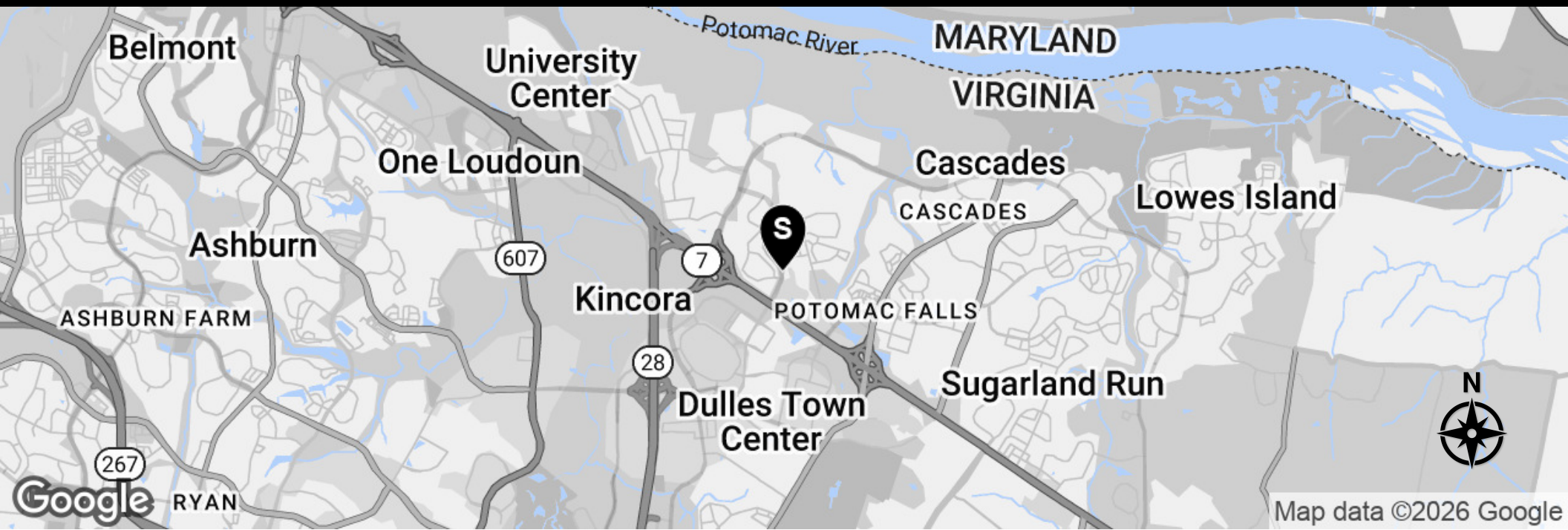
FLOOR PLAN





M A P S

LOCATION MAP



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13

AERIAL MAP

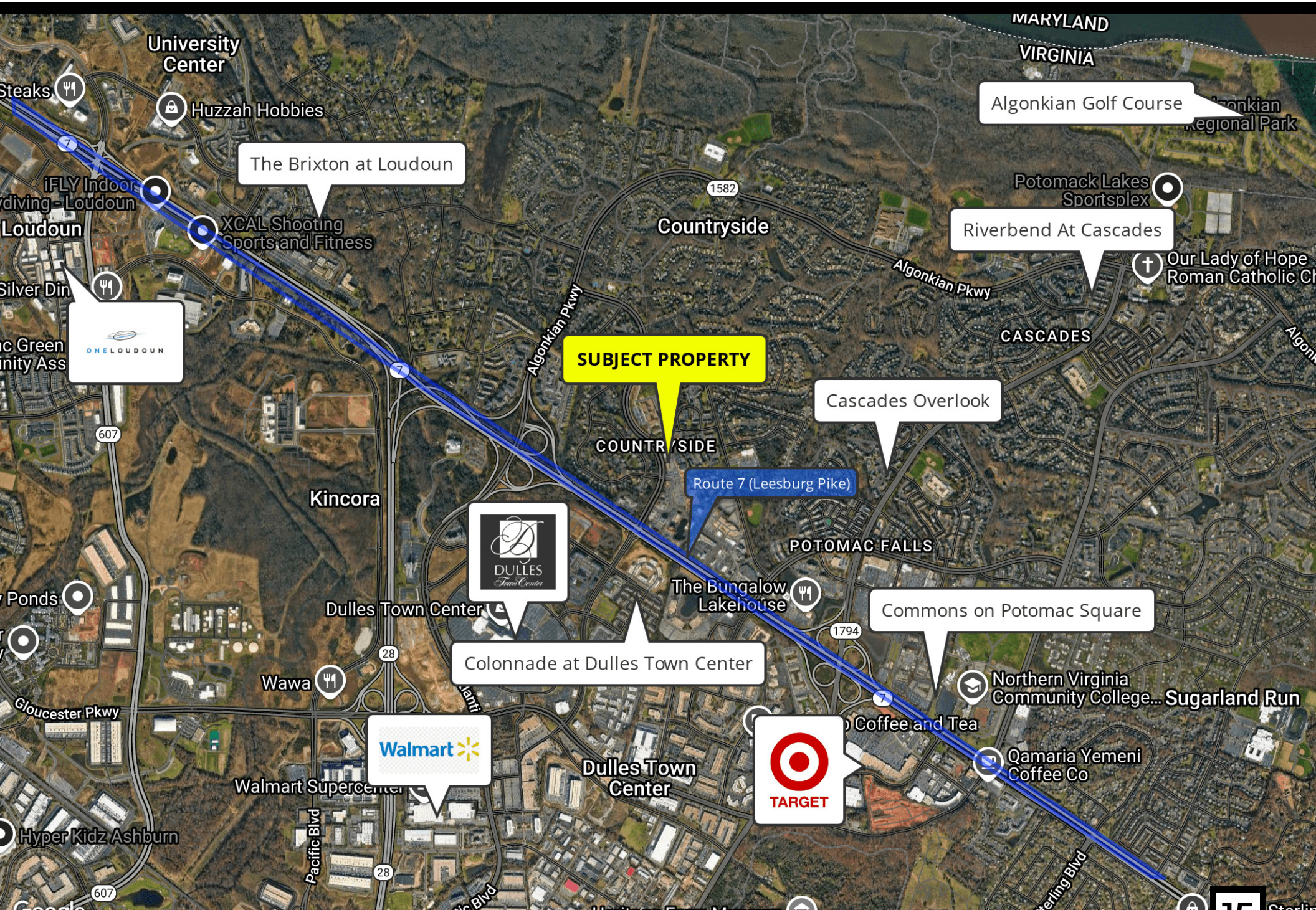


Countryside Commercial Center

Countryside Park

Countryside Blvd

RETAILER MAP





AREA OVERVIEW

CITY INFORMATION

LOCATION DESCRIPTION

Loudoun County Market Overview

Loudoun County is one of the most affluent and fastest-growing counties in the country, with a population exceeding 420,000 and a median household income well above \$170,000. The county's strong economic base is driven by high-earning professionals, technology and government employment, and consistent in-migration of families seeking quality schools and a high standard of living.

Demographically, Loudoun County has a large and growing population of households with children, creating sustained demand for childcare and early education services. Limited existing inventory, coupled with ongoing residential development, continues to place pressure on childcare capacity, making well-located facilities particularly attractive. Strong home values and stable employment further support long-term demand for necessity-based services.

Sterling Submarket Overview

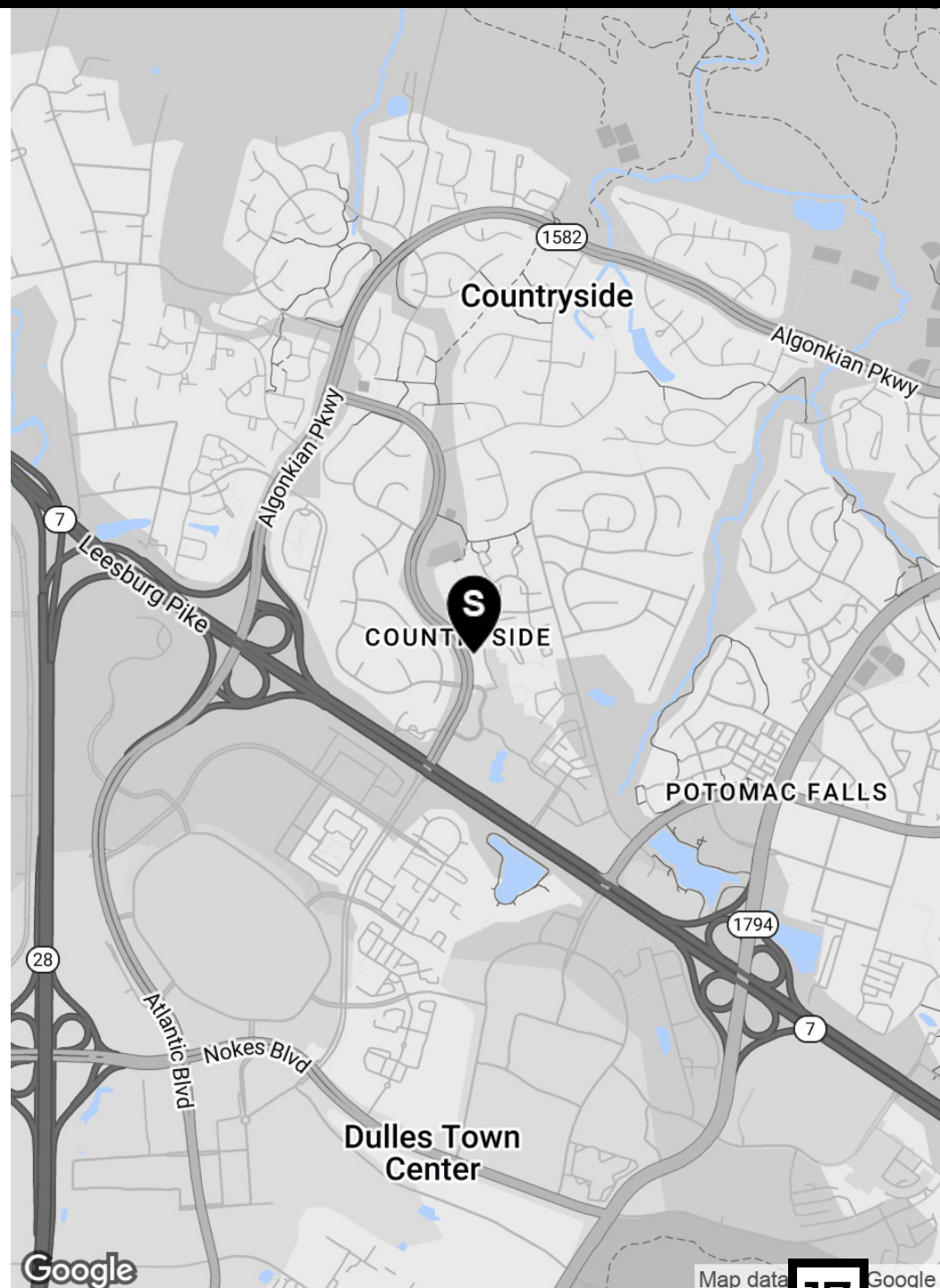
Sterling is one of Loudoun County's most established and densely populated residential communities, offering a deep and diverse household base. While incomes in Sterling trend slightly below the countywide average, they remain solidly above state and national norms, with a meaningful concentration of working families and dual-income households.

The area benefits from a younger population profile, proximity to major employment centers, and convenient access to Dulles Airport, Route 28, and the broader Washington, DC metro. These factors contribute to consistent demand for family-oriented services, particularly childcare and early education, where convenience and accessibility are key decision drivers.

Location Context – 211 Edds Lane

211 Edds Lane is situated within a well-established Sterling residential corridor supported by strong population density and family demographics. The surrounding market exhibits the income levels, household composition, and daily-use demand that support childcare and other community-serving uses.

When viewed in the context of Loudoun County's overall affluence and Sterling's stable, family-driven submarket, this location presents a compelling opportunity for a service-oriented owner-user or investor seeking long-term demand fundamentals and defensible market positioning.

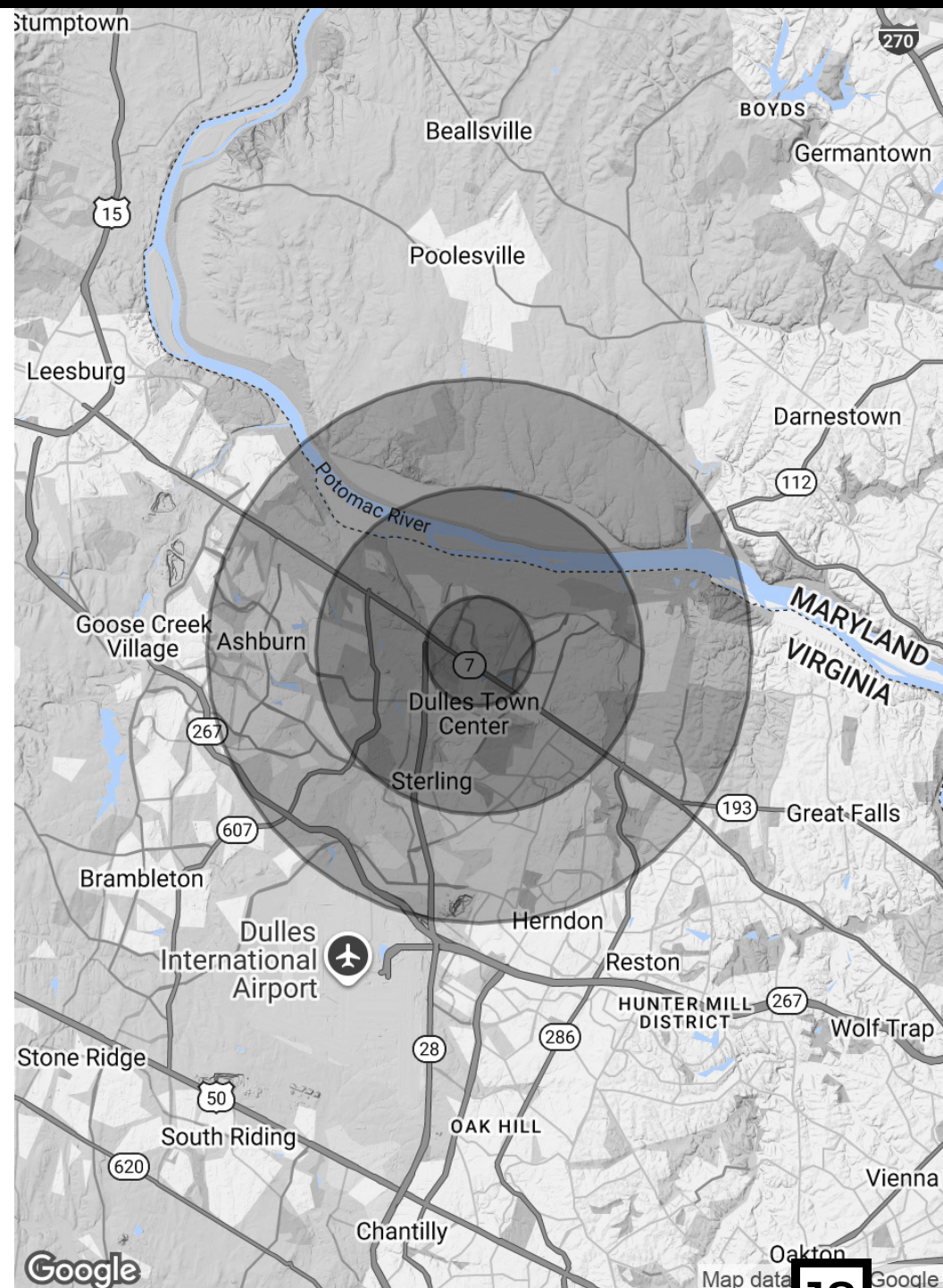


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,802	79,440	165,153
AVERAGE AGE	37	40	40
AVERAGE AGE (MALE)	37	39	39
AVERAGE AGE (FEMALE)	38	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,643	27,939	57,430
# OF PERSONS PER HH	2.8	2.8	2.9
AVERAGE HH INCOME	\$169,830	\$178,558	\$198,775
AVERAGE HOUSE VALUE	\$665,850	\$656,360	\$710,704

Demographics data derived from AlphaMap



SRE

S E R A F I N

REAL ESTATE

Commercial | Investment | Brokerage

2022

BEST OF

LOUDOUN

Loudoun Times-Mirror

WINNER

2023

BEST OF

LOUDOUN

Loudoun Times-Mirror

WINNER

2024

BEST OF

LOUDOUN

Loudoun Times-Mirror

WINNER

2025

BEST OF

LOUDOUN

Loudoun Times-Mirror

WINNER

B R O K E R

I N F O R M A T I O N



\$702M
in Sold Transaction
Volume



1.35M
Total SF Sold



\$130M
in Active Listing
Inventory




#1
in Loudoun County
for Total Volume Sold

Serafin Real Estate is a premier commercial real estate brokerage based in Northern Virginia, specializing in sales, leasing, and strategic investment advisory. With over 19 years of experience and over **\$700 million in closed transactions**, we are proud to be Loudoun County's top-selling commercial brokerage and a **three-time Best of Loudoun award winner**.

At Serafin Real Estate, we are dedicated to delivering exceptional results, leveraging our deep market expertise, advanced technology, and a client-first approach. Whether you're a property owner looking to maximize your investment or a buyer seeking the ideal space, our team provides personalized strategies tailored to meet your specific goals.

Our clients trust us not only for our extensive knowledge of the market but also for our commitment to transparency, integrity, and success. Serafin Real Estate is your trusted partner for commercial real estate in **Loudoun, Fairfax, and Prince William Counties**.

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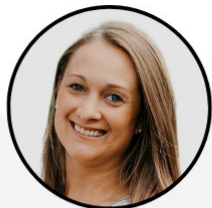
MEET THE TEAM



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Joe is an 18-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 \$600M 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.



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Jennifer is the Office Manager for SRE and assists in the day to day administrative and client care needs of the company. Her organizational skills and process mentality ensures the company's everyday duties are carried through smoothly.



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



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Grant Wetmore is a Sales and Acquisition Advisor at Serafin 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 and business evaluation.