



**Turn-Key Childcare Center For Lease | Leesburg, VA**  
248 Loudoun Street Southwest, Leesburg, VA 20175

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An aerial photograph of a residential neighborhood. The central focus is a large, dark grey paved area, possibly a parking lot or a playground. To the left of this paved area is a blue two-story house with a white balcony and a white picket fence. To the right is a white two-story house with a grey roof and a white picket fence. The surrounding area is filled with various houses, trees, and a road with a double yellow line. The text "INVESTMENT OVERVIEW" is overlaid in white, bold, sans-serif font across the bottom half of the image.

# INVESTMENT OVERVIEW

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$7,800 per month (NNN)
<b>ESTIMATED NNN'S:</b>	\$2.94/SF
<b>BUILDING SIZE:</b>	2,080 SF
<b>AVAILABLE SF:</b>	2,080 SF
<b>LOT SIZE:</b>	0.31 Acres
<b>ZONING:</b>	R-4 (Single Family Residential) with Special Exception for School/Daycare use
<b>MARKET:</b>	Washington DC Metro
<b>SUBMARKET:</b>	Town of Leesburg

## PROPERTY OVERVIEW

A rare opportunity to lease a turn-key childcare center in the Town of Leesburg — a market where purpose-built childcare facilities almost never come available. Located at 248 Loudoun Street SW, this approximately 2,080 square foot building is configured for immediate childcare operations and includes four dedicated classrooms, a commercial kitchen, a private outdoor play area, and playground equipment. Currently Licensed for 48 children, the space is ideally sized for an experienced operator ready to graduate from a home-based program into a professional center environment — without the cost or complexity of a ground-up buildout.

Leesburg is one of Northern Virginia's fastest-growing communities, with over 50,000 residents, a median household income exceeding \$145,000, and more than 3,000 new housing units approved or under development. The influx of young, dual-income families with children is accelerating demand for quality early education at a time when licensed childcare inventory in the town is virtually nonexistent. This is a market that can support a well-run center — and this is the space to run it from. Available for Occupancy on August 1, 2026

# PROPERTY DESCRIPTION



## FULL DESCRIPTION

Opportunities like this rarely surface in the Town of Leesburg.

248 Loudoun Street SW is a fully licensed, turn-key childcare center available for lease for the first time in years — offering an experienced operator the rare chance to step into an established, purpose-built facility without the timeline and cost of building one from scratch.

### The Space

The approximately 2,080 square foot building is configured specifically for childcare operations and includes four classrooms, a commercial kitchen, and a private outdoor play area with playground equipment included. The playground boundaries are clearly defined and dedicated to the tenant's use. The space is licensed for 48 children — a meaningful capacity for an operator ready to move beyond the limitations of a home-based program and into a true commercial center environment.

### The Opportunity

For the experienced home-based childcare operator, this is the logical next step. Home-based licensing caps enrollment and limits revenue. This facility offers the infrastructure, capacity, and licensing foundation to grow a professional operation without overextending into a large-scale buildout. Four classrooms. A real kitchen. A fenced play yard. Everything already in place.

### The Market

Leesburg is growing — and the demand for quality childcare is growing with it. The town's current population stands at over 50,000 and is continuing to grow, with more than 1,700 new housing units currently under development within town limits alone. Nearly 1,600 additional homes have been approved along the Evergreen Mills Road corridor, bringing an influx of young families to the Leesburg market. The median household income in Leesburg is \$145,205, with an average annual household income of \$177,274 — one of the highest in the Commonwealth. Adults between 25 and 44 make up over 30% of the population, the exact demographic driving childcare demand. 57% of Leesburg residents 25 and older hold a bachelor's degree or higher — a highly educated, dual-income community that prioritizes and invests in quality early education.

This is not a market searching for childcare. This is a market underserved by it.

# PROPERTY DETAILS

**LEASE RATE**

**\$7,800 PER MONTH**

## LOCATION INFORMATION

<b>BUILDING NAME</b>	Turn-key Childcare Center for Lease   Leesburg, VA
<b>STREET ADDRESS</b>	248 Loudoun Street Southwest
<b>CITY, STATE, ZIP</b>	Leesburg, VA 20175
<b>COUNTY</b>	Loudoun
<b>MARKET</b>	Washington DC Metro
<b>SUB-MARKET</b>	Town of Leesburg
<b>CROSS-STREETS</b>	Loudoun St & Dry Mill Road
<b>NEAREST HIGHWAY</b>	Route 7 / Dulles Greenway (287)
<b>NEAREST AIRPORT</b>	Leesburg Executive Airport / Dulles International Airport (IAD)

## PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Special Purpose
<b>PROPERTY SUBTYPE</b>	School
<b>ZONING</b>	R-4 (Single Family Residential) with Special Exception for School/Daycare use
<b>LOT SIZE</b>	0.31 Acres
<b>APN #</b>	231-15-7798-000

## AMENITIES

2000 SF Playground ; Corner-style visibility on Loudoun St SW with on-site parking for convenient staff access and parent drop-off/pick-up ; High-occupancy life safety systems (fire alarms/egress) and HVAC systems updated for

## BUILDING INFORMATION

<b>BUILDING SIZE</b>	2,080 SF
<b>TENANCY</b>	Single
<b>CONSTRUCTION STATUS</b>	Existing
<b>FREE STANDING</b>	Yes
<b>FOUNDATION</b>	Concrete Slab

## ESTIMATED NNN'S

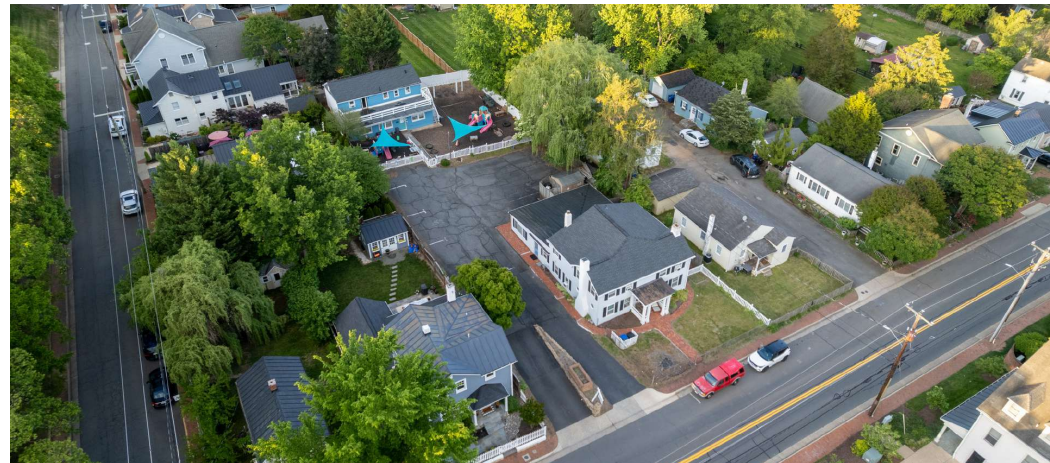
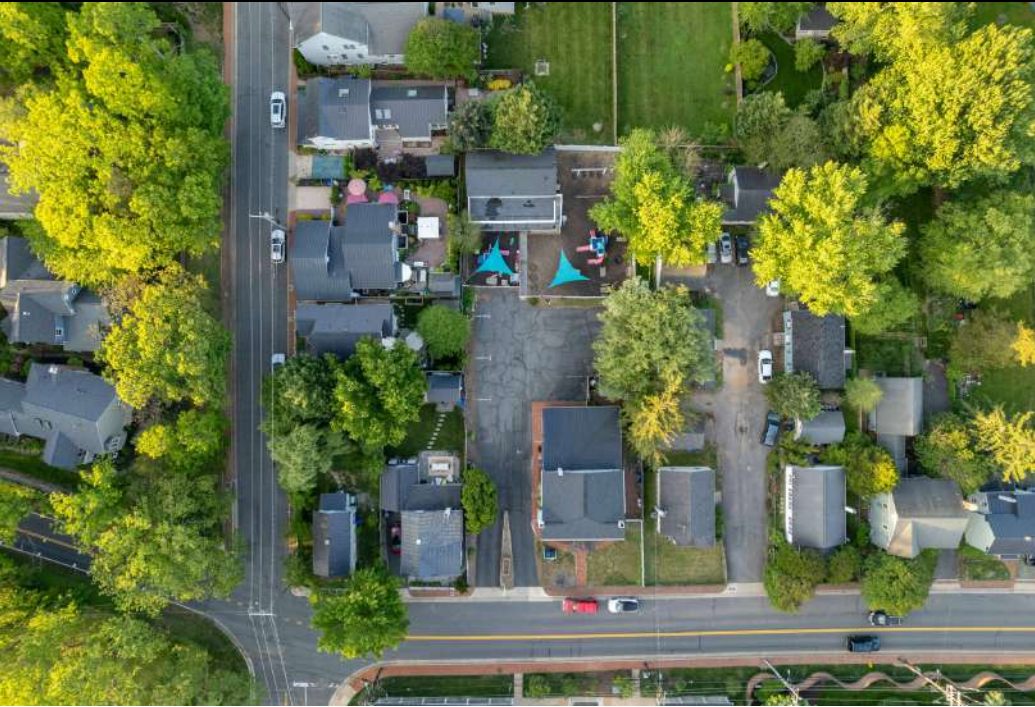
<b>PRORATED TAXES:</b>	\$1.94/SF
<b>PRORATED INSURANCE:</b>	\$1.00/SF
<b>TOTAL ESTIMATED NNN'S:</b>	<b>\$2.94/SF</b>

# HIGHLIGHTS

- Approximately 2,080 SF of Purpose-Built Childcare Space. Unlike general commercial space that requires costly conversion, this building was designed and built for childcare operations — the layout, flow, and infrastructure are already in place and ready for your license transfer and occupancy.
- Licensed for 48 Children. A licensing capacity of 48 children represents a meaningful and profitable enrollment threshold — large enough to generate strong revenue, and manageable enough to operate without the overhead demands of a large-scale center.
- Four Dedicated Classrooms. The four-classroom configuration allows for age-appropriate groupings across infant, toddler, preschool, and pre-K programs, giving an operator the flexibility to structure curriculum and staffing efficiently from day one.
- Commercial Kitchen. A fully equipped commercial kitchen supports on-site meal preparation, a significant operational advantage that meets state licensing requirements and eliminates the need for costly kitchen buildout or catering arrangements.
- Private Outdoor Play Area with Playground Equipment Included. The dedicated outdoor play space with equipment already in place is a feature that cannot be overstated — securing a compliant, fenced, and equipped playground in the Town of Leesburg is a significant hurdle for any new childcare operator, and it comes with this lease.
- Available August 1, 2026. The space becomes available upon expiration of the current tenancy, giving a well-prepared operator adequate time to complete licensing, staffing, and transition planning before opening day.



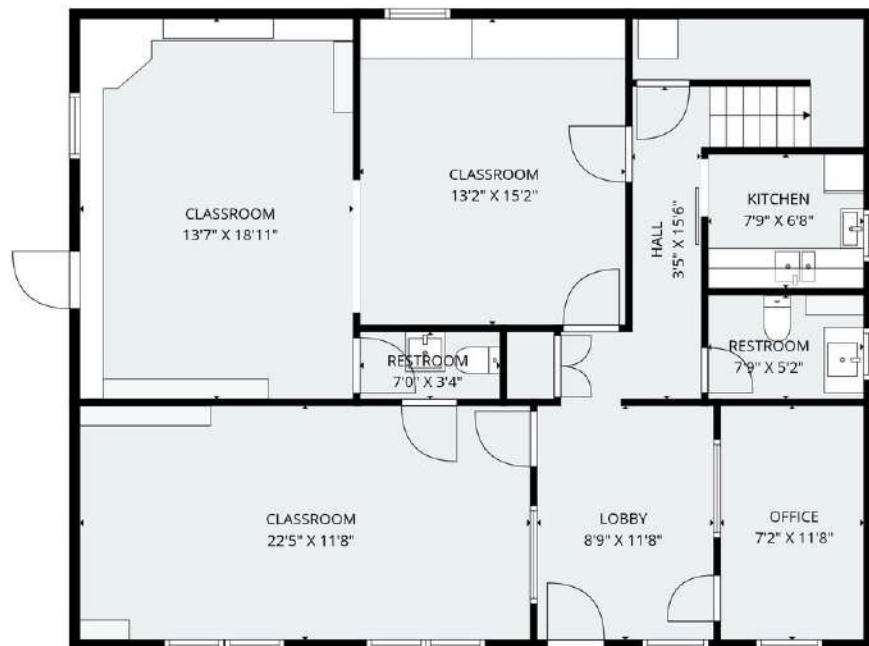
# EXTERIOR PHOTOS



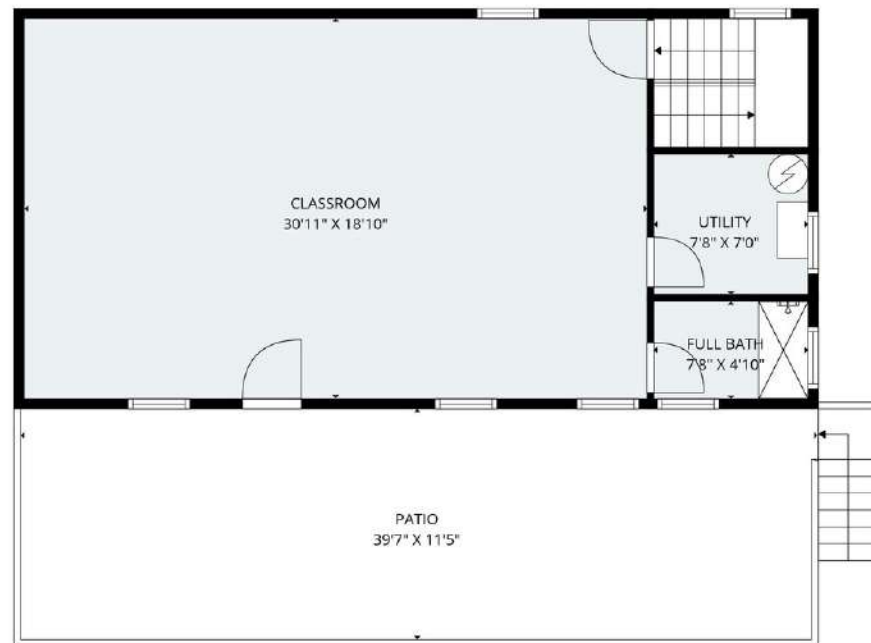
# INTERIOR PHOTOS



# FLOOR PLAN - 1ST & SECOND FLOOR



1ST FLOOR

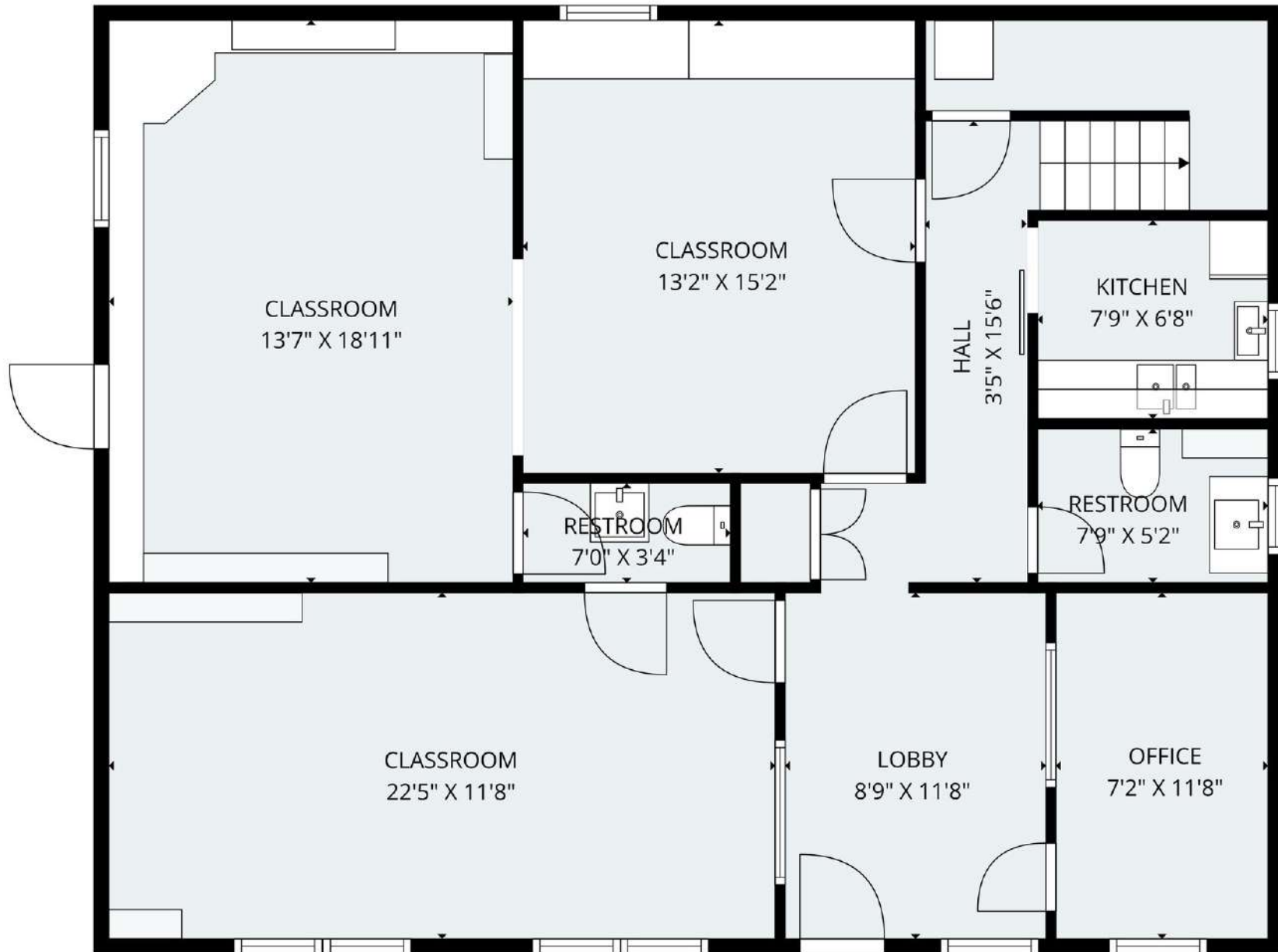


2ND FLOOR



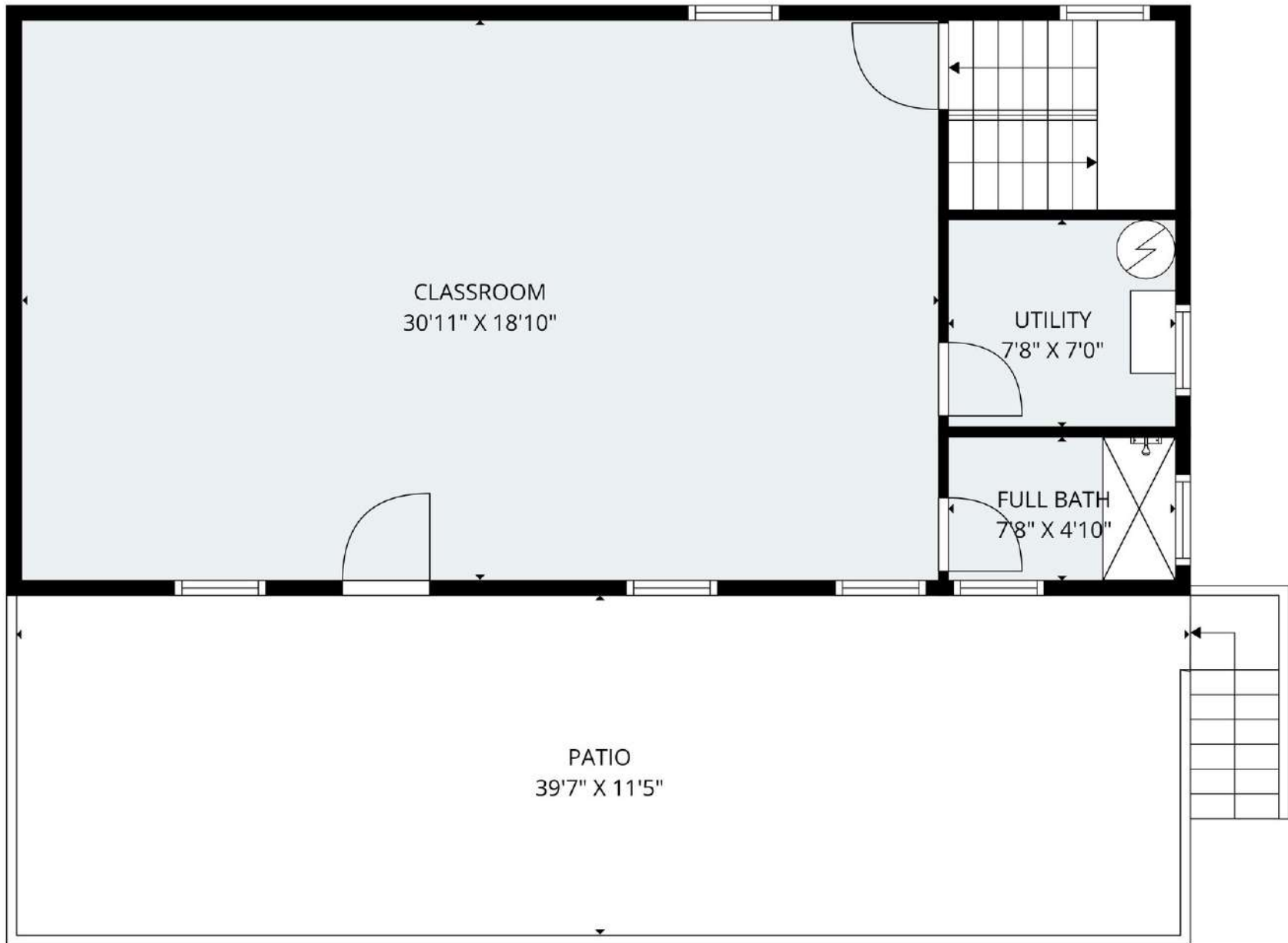
Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

# FIRST FLOOR PLAN

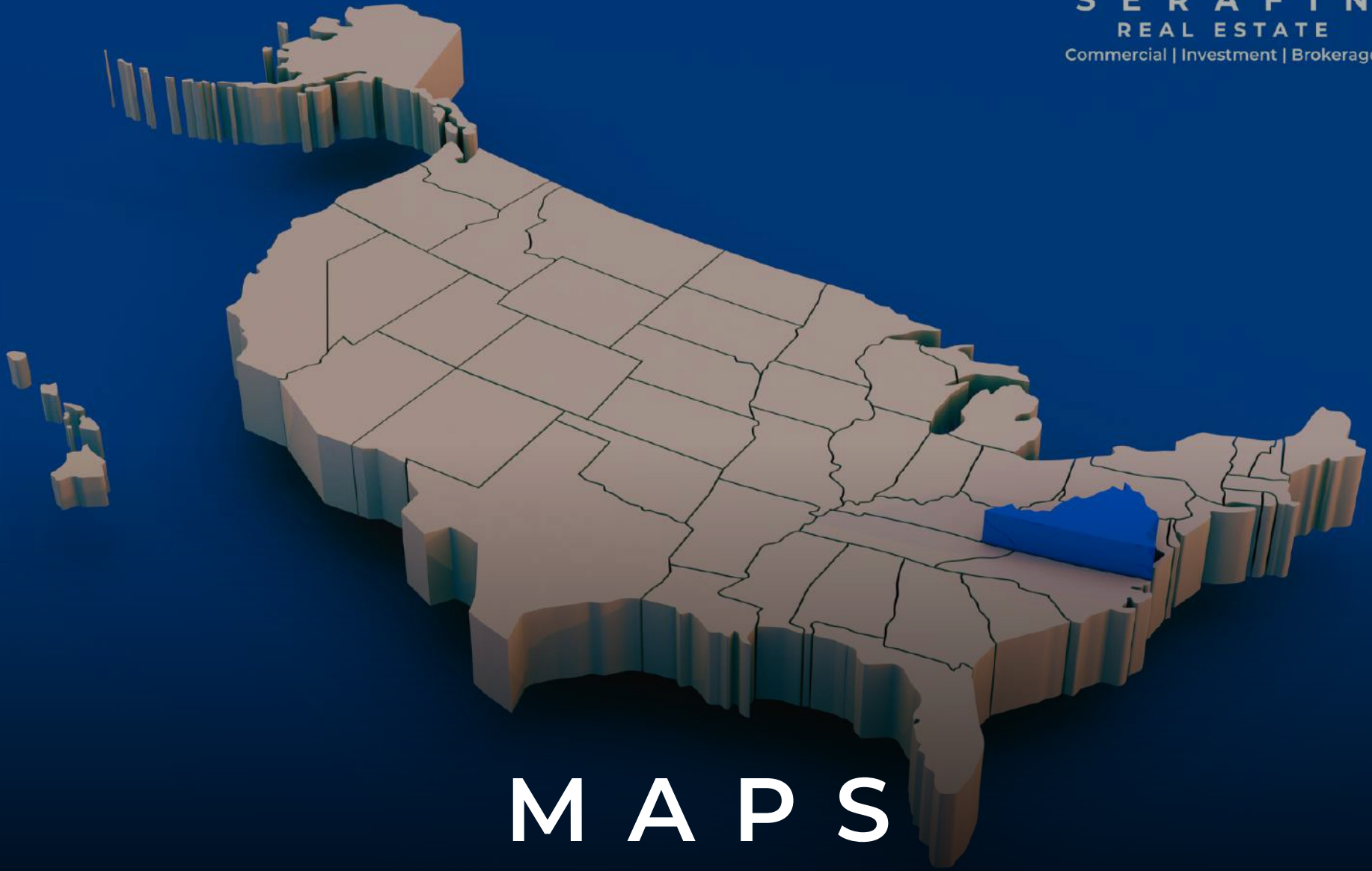


Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

# SECOND FLOOR PLAN

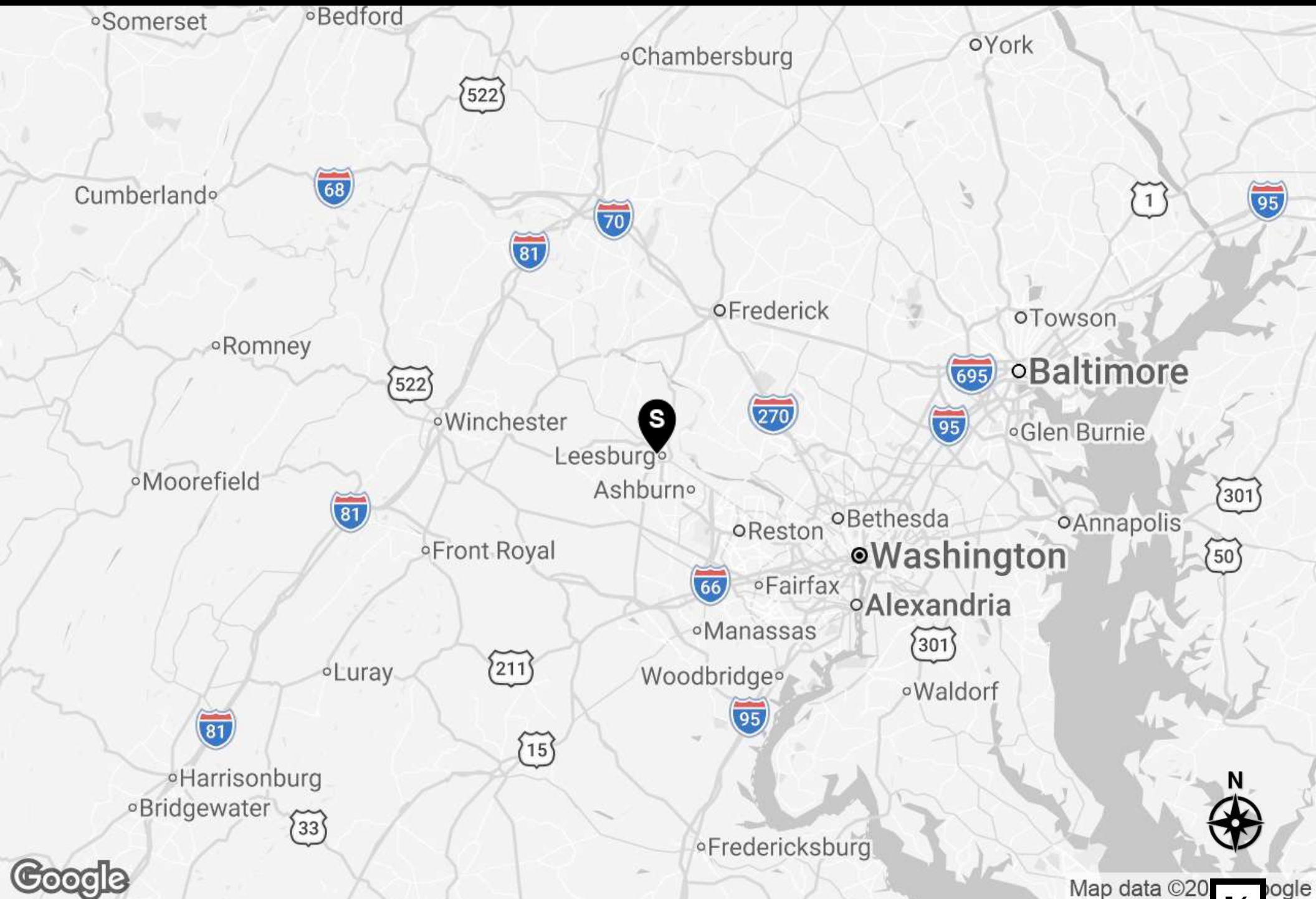


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# M A P S

# REGIONAL MAP

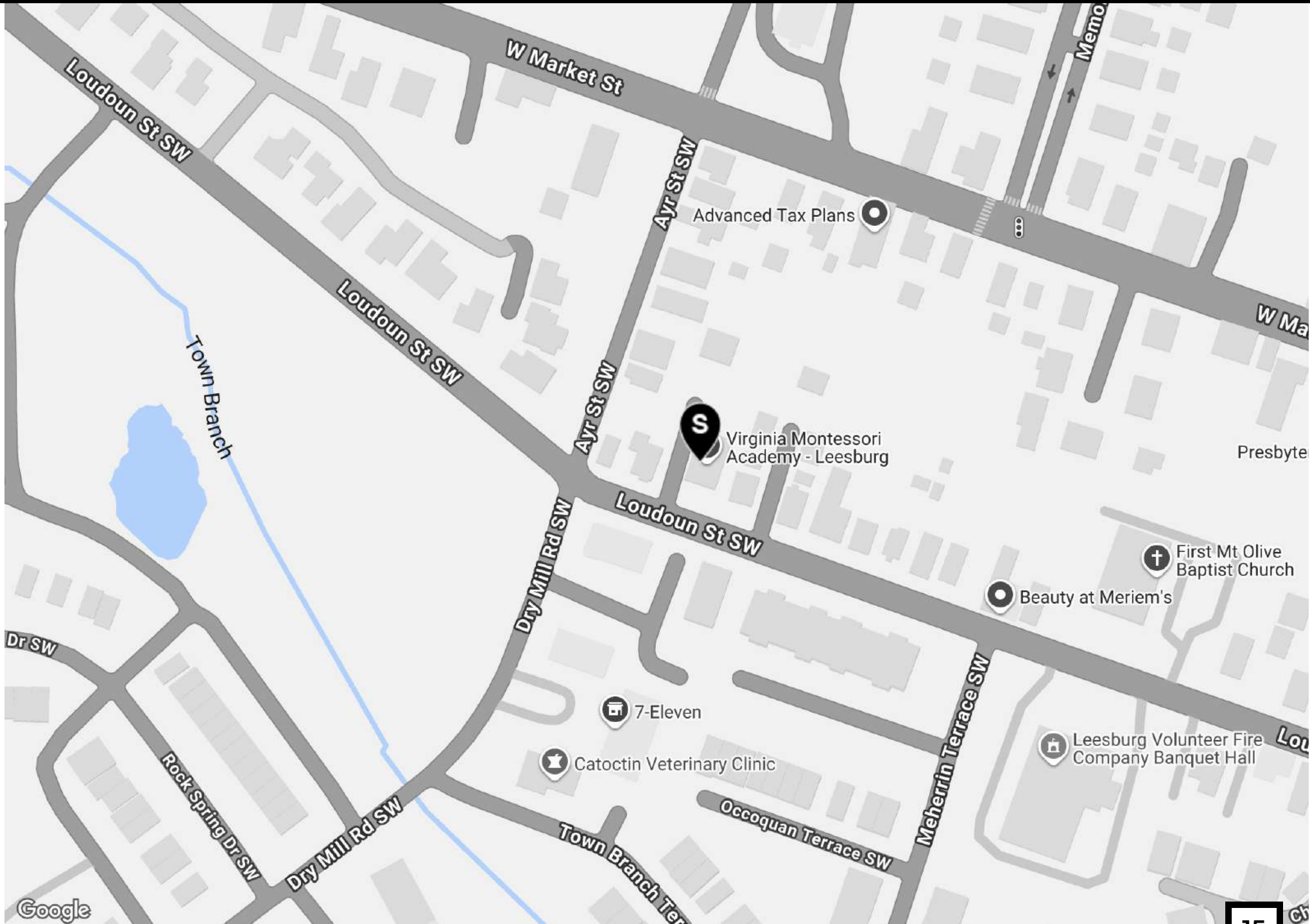


Google

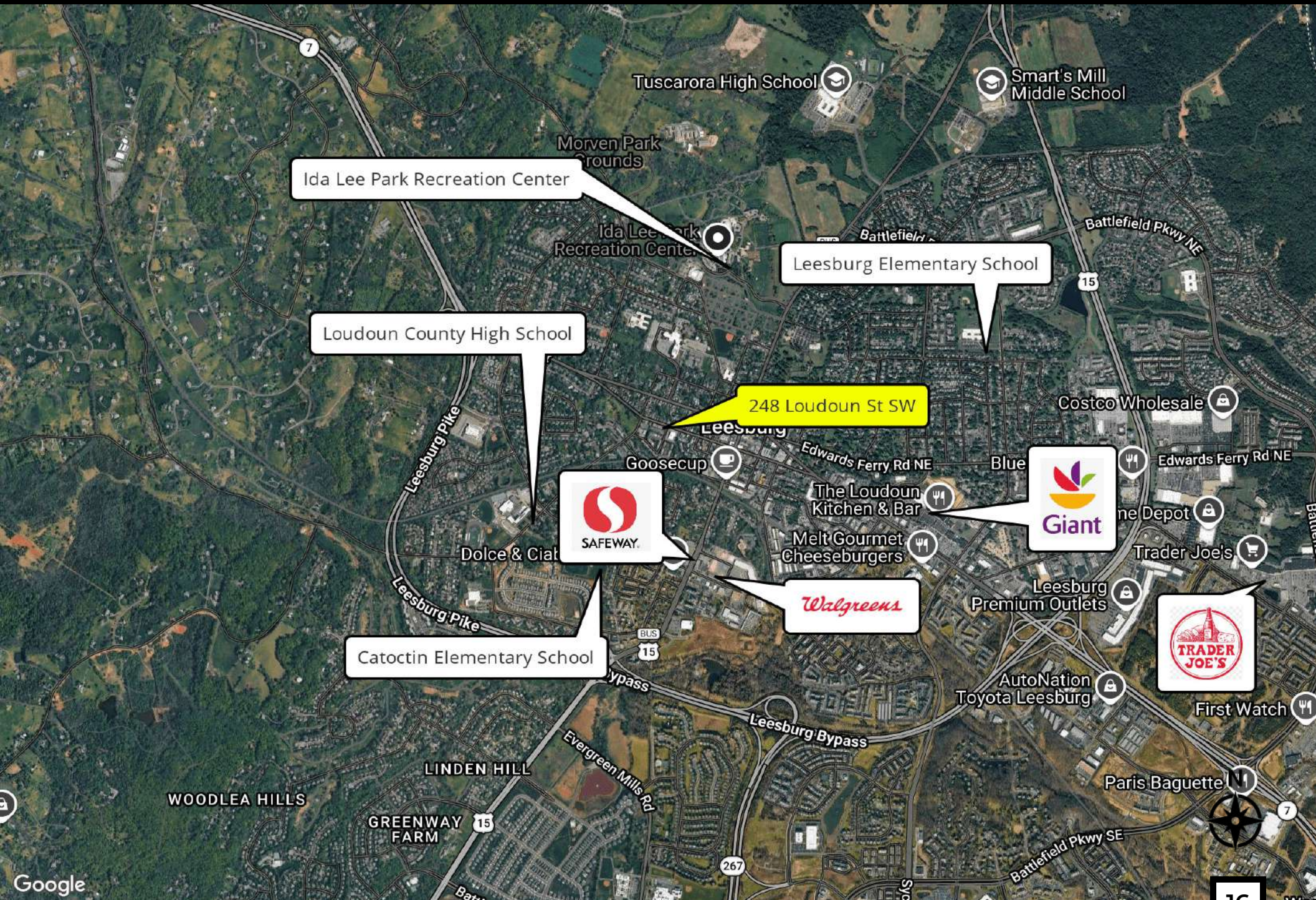
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# LOCATION MAP



# RETAILER MAP





# AREA OVERVIEW

# CITY INFORMATION

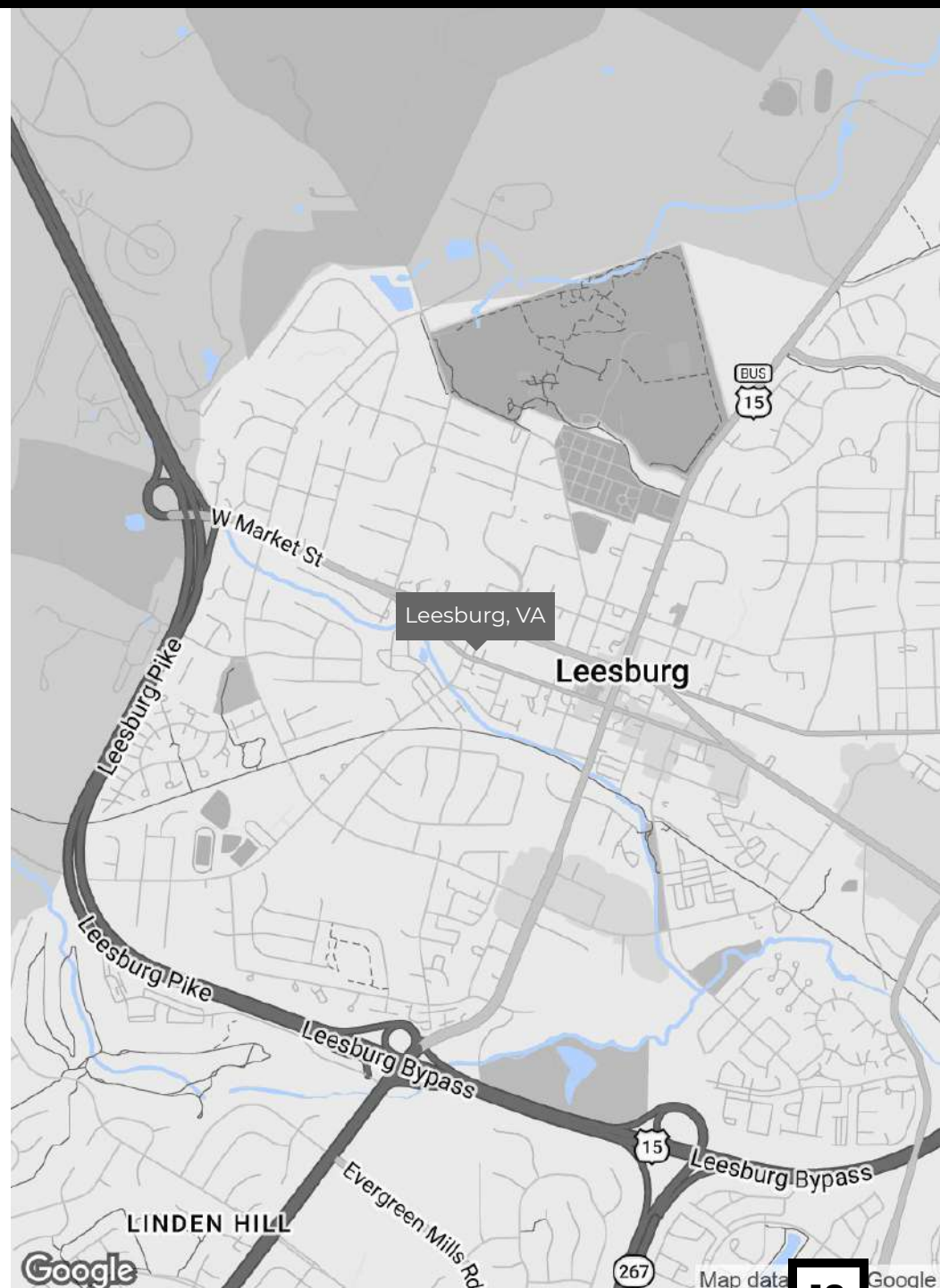
## LOCATION DESCRIPTION

248 Loudoun Street SW sits in the heart of Historic Downtown Leesburg, one of Northern Virginia's most charming and economically vibrant communities. The property enjoys immediate proximity to Leesburg's core retail, dining, and professional districts, placing it squarely in the daily path of the families, young professionals, and dual-income households that make up the town's primary demographic. Downtown Leesburg is not a pass-through corridor — it is a destination, and businesses located here benefit from consistent foot traffic, strong community identity, and a customer base that actively supports local establishments.

The surrounding neighborhoods represent some of the most desirable residential areas in Loudoun County, with established single-family communities, newer townhome developments, and a rapidly expanding pipeline of new construction bringing thousands of additional households to the immediate trade area. The Evergreen Mills Road corridor alone has nearly 1,600 new homes approved, and the Town of Leesburg has more than 1,700 additional units currently under development within its boundaries. These are young, educated families — precisely the households that prioritize quality early childhood education and have the income to invest in it. With a median household income exceeding \$145,000 and an average annual household income of \$177,000, Leesburg's residents are among the most affluent in the Commonwealth.

Accessibility is a significant advantage of this location. Leesburg sits at the intersection of major commuter corridors including Route 7, Route 15, and the Dulles Greenway, making it easily reachable from across western Loudoun County and the broader Northern Virginia region. Parents commuting to Tysons, Reston, Dulles, or downtown Washington pass through or near Leesburg daily, making a conveniently located childcare center along their route a natural and practical choice. Ample parking and ease of drop-off access further enhance the property's appeal for busy working families.

Beyond the numbers, Leesburg carries an intangible quality that few Northern Virginia communities can match — a genuine sense of place. Tree-lined streets, a thriving Main Street, strong civic pride, and a deep-rooted community culture make this a town where families choose to put down roots and build their lives. For a childcare operator, that stability is invaluable. Parents who love where they live tend to stay, refer their neighbors, and invest in the programs that serve their children. A childcare center in Downtown Leesburg is not just a business — it is a community institution.

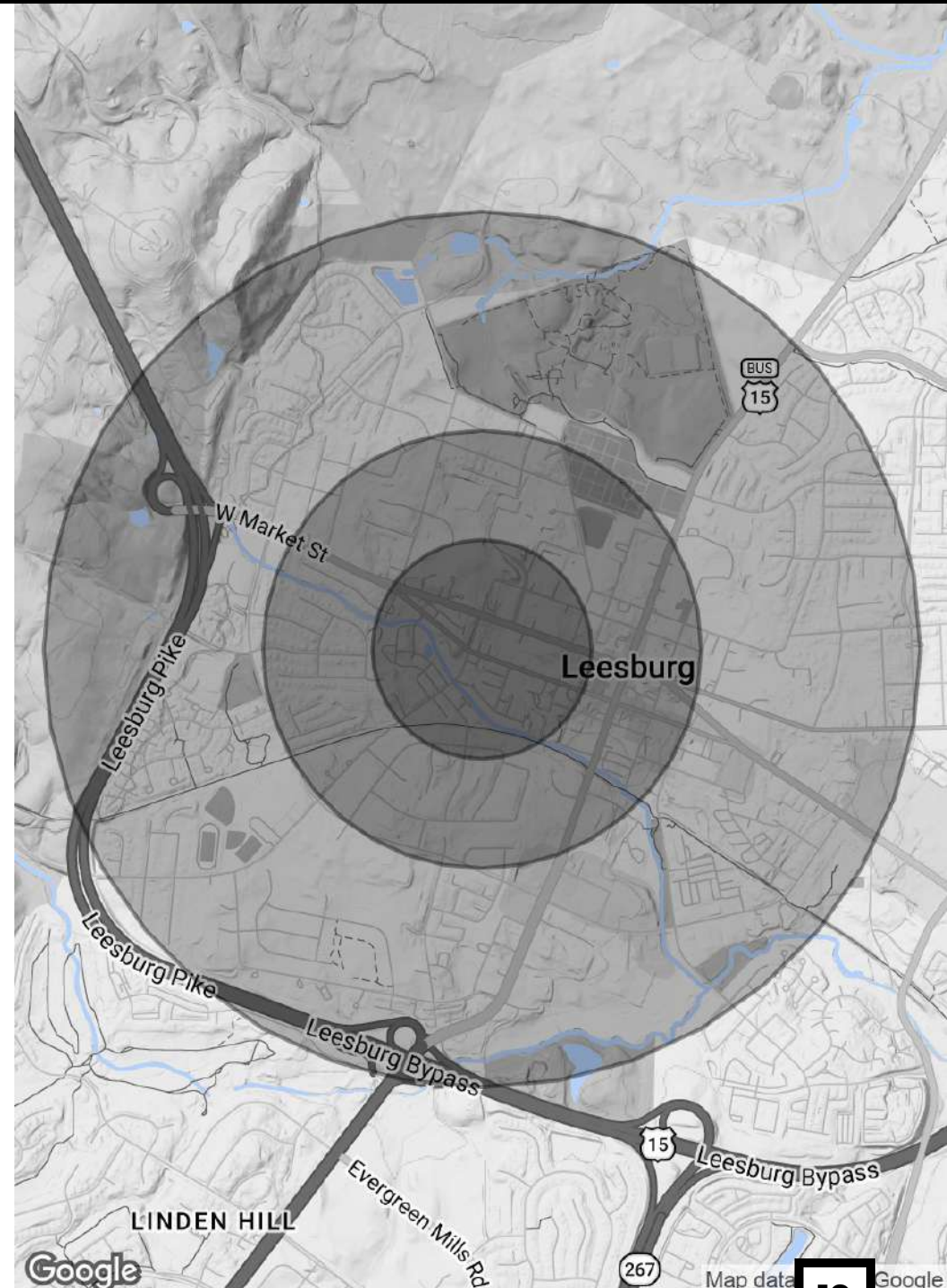


# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	615	2,013	7,789
AVERAGE AGE	34.4	36.9	38.6
AVERAGE AGE (MALE)	31.2	33.9	36.2
AVERAGE AGE (FEMALE)	37.0	39.0	40.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	230	764	2,941
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$184,303	\$170,077	\$158,627
AVERAGE HOUSE VALUE	\$692,416	\$689,873	\$659,816

2023 American Community Survey (ACS)



# SRE

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2022  
**BEST OF**  
**LOUDOWN**  
Loudoun Times-Mirror  
**WINNER**

2023  
**BEST OF**  
**LOUDOWN**  
Loudoun Times-Mirror  
**WINNER**

2024  
**BEST OF**  
**LOUDOWN**  
Loudoun Times-Mirror  
**WINNER**

2025  
**BEST OF**  
**LOUDOWN**  
Loudoun Times-Mirror  
**WINNER**

# BROKER

# INFORMATION

# ABOUT SERAFIN REAL ESTATE



Serafin Real Estate is a boutique commercial real estate brokerage headquartered in Loudoun County, Virginia, exclusively focused on the Northern Virginia market. Founded in 2019 by Joe Serafin, the firm has closed more than \$730 million in transactions since inception, with Joe surpassing \$1 billion in career sales volume. By **intentionally concentrating on the Northern Virginia region**, the firm provides owners with hyper-local market knowledge, real-time data insight, and deep relationships with the area's most active buyers and investors. Serafin Real Estate has been recognized multiple times as a Best of Loudoun winner and is consistently regarded as one of the region's top-performing commercial brokerages.

Rather than spreading geographically, the firm has built its reputation on becoming the market expert within Northern Virginia, understanding zoning nuances, buyer demand trends, capital sources, and property-level dynamics at a granular level. Through advanced technology, proprietary databases, and a curated network of qualified local, regional, and 1031 exchange buyers, Serafin Real Estate positions each listing to **drive competition and maximize value**. Clients benefit from institutional-level strategy combined with the accountability, responsiveness, and hands-on execution of a focused, owner-led brokerage.

Serafin Real Estate  
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703.261.4809 | [info@serafinre.com](mailto:info@serafinre.com) | <https://serafinre.com>

# PRIMARY BROKER CONTACT



## GRANT WETMORE

Regional President | Western Loudoun County, Leesburg, & Clarke County

[gwetmore@serafinre.com](mailto:gwetmore@serafinre.com)

Direct: **703.261.4809** | Cell: **703.727.2542**

## PROFESSIONAL BACKGROUND

Grant Wetmore is a Sales and Acquisition Advisor at Serafin Real Estate. He is also the owner of GGWetmore Consulting. Grant has valuable knowledge in commercial 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. He takes pride in providing the best consultation to bring sound financial decisions and highest profits to his real estate investors and clients driven by personal relationships.

Grant worked for BCT The Community's Bank as Vice President, Market Executive in Loudoun County, Virginia. Previously, he worked for Middleburg Bank and Guarantee Bank. Grant is a graduate of Marshall University in Business Administration and the Paul W. Barret, Jr. Graduate School of Banking. He currently holds a Virginia Real Estate license.

Grant served as President of the Purcellville Business Association. He previously served as treasurer of Seven Loaves and Vice President of Discover Charles Town.

He resides in Round Hill, Virginia with his wife, Tansy and their three boys.

### Serafin Real Estate

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# MEET THE TEAM



**JOE SERAFIN**  
**703.994.7510**  
**[jserafin@serafinre.com](mailto:jserafin@serafinre.com)**

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.



**JENNIFER CUPITT**  
**703.727.6830**  
**[jcupitt@serafinre.com](mailto:jcupitt@serafinre.com)**

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.



**SEAN KLINE**  
**703.963.0608**  
**[skline@serafinre.com](mailto:skline@serafinre.com)**

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.



**GRANT WETMORE**  
**703.727.2542**  
**[gwetmore@serafinre.com](mailto:gwetmore@serafinre.com)**

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.