



NNN | Illuminate Montessori At South Riding
43181 Amberwood Drive, Chantilly, VA 20152

TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Serafin Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Serafin Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Serafin Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Serafin Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Serafin Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Serafin Real Estate in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
MAPS	10
LEASE INFORMATION	15
AREA OVERVIEW	19
BROKER INFORMATION	22

An aerial photograph of a property featuring a brick school building with a grey roof and a playground with colorful slides. A large parking lot is situated in front of the school. To the right, there is a commercial building with a Goodyear sign. The background shows a suburban neighborhood and distant mountains under a blue sky with light clouds.

PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$8,975,000
BUILDING SIZE:	9,888 SF
LOT SIZE:	1.07 Acres
CAP RATE:	7.14%
NOI:	\$640,919
YEAR BUILT:	2008
RENOVATED:	2020

OVERVIEW

Serafin Real Estate is pleased to present the exclusive offering of 43181 Amberwood Drive, Chantilly, Virginia, a 9,888 SF purpose built early education facility on a 1.07 acre corner parcel in Loudoun County's affluent South Riding submarket. Built in 2008 and fully renovated in 2020, the property is leased on a triple net basis through August 31, 2041, with approximately 15 years of primary term remaining, four 5 year renewal options extending potential occupancy through 2061, and 2% annual escalations growing current NOI of \$640,919 to \$845,679 by the final year, representing approximately \$11.2 million in remaining contractual base rent. The tenant bears taxes, insurance, utilities, HVAC, and all repairs and maintenance, with the landlord's sole obligation limited to replacement of the roof structure. The campus operates as Illuminate Montessori at South Riding, serving children from six weeks through kindergarten, and completed a full rebrand, community grand opening, and enrollment marketing relaunch in 2026. CLI zoning supports institutional, office, and medical use, providing repositioning flexibility uncommon among single tenant special purpose assets, in a submarket with average household income of \$184,179.

HIGHLIGHTS

- \$11.2 Million in Remaining Contractual Rent Over ±15 Years: The NNN lease runs through August 31, 2041 with four 5 year renewal options extending potential occupancy through 2061, representing approximately \$11.2 million in contractual base rent over the primary term alone, substantially in excess of the purchase price and before any options are exercised.
- Triple Net Structure With 2% Annual Escalations and Minimal Landlord Obligation: Tenant bears real estate taxes, insurance, utilities, HVAC, and all repairs and maintenance, including routine roof maintenance. The landlord's sole responsibility is replacement of the roof structure if required. Rent increases 2% every year of the primary term and throughout all option periods, growing base rent from \$640,919 today to \$845,679 by the final year.
- 2026 Campus Relaunch and Site Level Reinvestment: The operator completed a full rebrand to Illuminate Montessori at South Riding in 2026, accompanied by a community grand opening and an active enrollment and referral marketing program, representing direct capital investment in this specific campus rather than portfolio level management from a distance.
- Full Spectrum Program Maximizes Site Economics: The school serves six weeks through kindergarten across Nido, Toddler, and Children's House programs. The infant and toddler component commands premium tuition and drives the multi year family retention that underpins campus level performance.
- Purpose Built Facility With CLI Zoning Optionality: 9,888 SF single story building constructed in 2008 and fully renovated in 2020, featuring six classrooms, secured playgrounds, a commercial kitchen, and surface parking on 1.07 acres. CLI zoning supports institutional, office, and medical use, providing repositioning flexibility uncommon among single tenant special purpose assets.
- Elite Demographics on the Route 50 Corridor: Signalized hard corner in an established, fully built out South Riding trade area, with average household income of \$184,129 across 17,383 households within three miles, in one of the nation's wealthiest and fastest growing counties.



PROPERTY DETAILS

SALE PRICE	\$8,975,000
------------	-------------

LOCATION INFORMATION	
BUILDING NAME	NNN Illuminate Montessori at South Riding
STREET ADDRESS	43181 Amberwood Drive
CITY, STATE, ZIP	Chantilly, VA 20152
COUNTY	Loudoun
MARKET	Washington DC Metro
SUB-MARKET	South Riding/Stone Spring/Aldie
NEAREST HIGHWAY	Route 50
NEAREST AIRPORT	Dulles International Airport

BUILDING INFORMATION	
BUILDING SIZE	9,888 SF
NOI	\$640,919.00
BUILDING CLASS	A
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2008
YEAR LAST RENOVATED	2020
CONSTRUCTION STATUS	Existing
ROOF	Asphalt/FBGL Shingle
FREE STANDING	Yes

PROPERTY INFORMATION	
PROPERTY TYPE	Special Purpose
PROPERTY SUBTYPE	School
ZONING	CLI
LOT SIZE	1.07 Acres
APN #	127167268001
CORNER PROPERTY	Yes
POWER	Yes
PARKING & TRANSPORTATION	
PARKING TYPE	Surface

PROPERTY DESCRIPTION



Serafin Real Estate is pleased to present the exclusive offering of 43181 Amberwood Drive, Chantilly, Virginia, a premier early education investment opportunity in the affluent and rapidly growing South Riding/Stone Ridge submarket of Loudoun County.

This 9,888 SF single story facility, originally built in 2008 and fully renovated in 2020, sits on 1.07 acres and was purpose built for early education. The property offers six modern classrooms, secured playgrounds, a commercial kitchen, dedicated administrative space, and surface parking on a signalized hard corner. Zoned CLI, the site provides long term flexibility for institutional, office, or medical use in addition to its current educational operation, a meaningful advantage in a sector where alternative use optionality is rare.

Lease Structure. The property is leased under an NNN structure with approximately 15 years remaining on the original 20 year primary term, expiring August 31, 2041, plus four 5 year renewal options extending potential occupancy through 2061. Rent escalates 2% annually each March 28, growing contractual base rent from \$640,919 today to \$845,679 in the final year of the primary term. The tenant is responsible for real estate taxes, insurance, utilities, HVAC, and all repairs and maintenance. The landlord's sole obligation is replacement of the roof structure if required. Over the remaining primary term, the lease represents approximately \$11.2 million in contractual base rent.

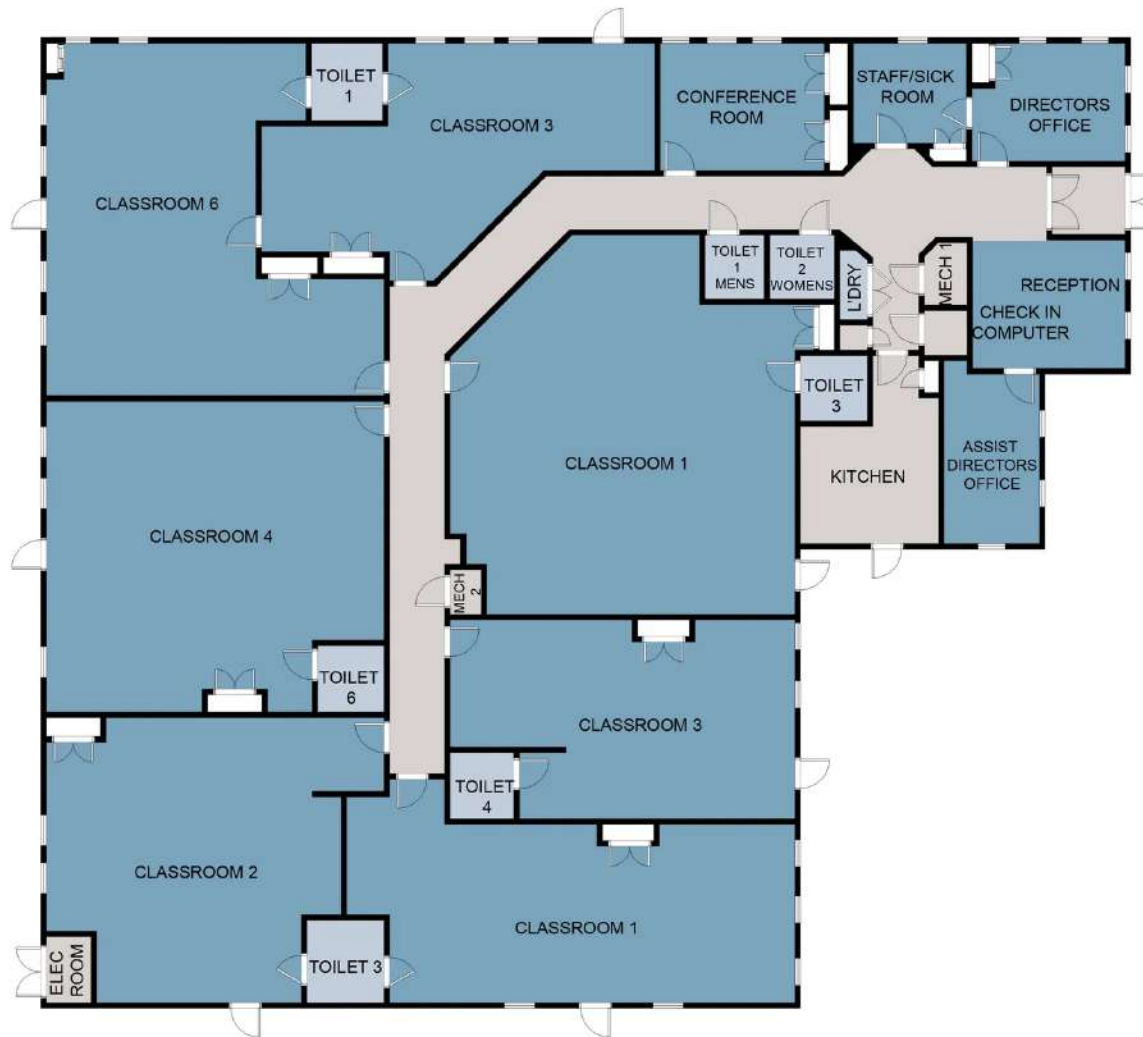
Operator. The leasehold was assigned in 2026 to the operating entity now doing business as Illuminate Montessori at South Riding, which assumed the lease in full, including all remaining term, escalations, and renewal options. The operator has since completed a comprehensive relaunch of the campus, including a full rebrand, a community grand opening, and an ongoing enrollment and referral marketing program, reflecting direct investment in this location rather than portfolio level management from a distance. The school serves the full early childhood age range from six weeks through kindergarten across Nido, Toddler, and Children's House programs, with STEAM curriculum, foreign language exposure, and phonics based literacy enrichment.

Location. Loudoun County remains among the wealthiest and fastest growing counties in the United States. Within three miles of the property, average household income exceeds \$184,000 across more than 17,300 households and 56,700 residents. The site sits directly off Route 50 in the heart of South Riding, surrounded by rooftops, national retail, and the family demographic that drives sustained private early education demand. Purpose built childcare facilities are effectively unbuildable at this basis in this submarket today.

ADDITIONAL PHOTOS



FLOOR PLANS

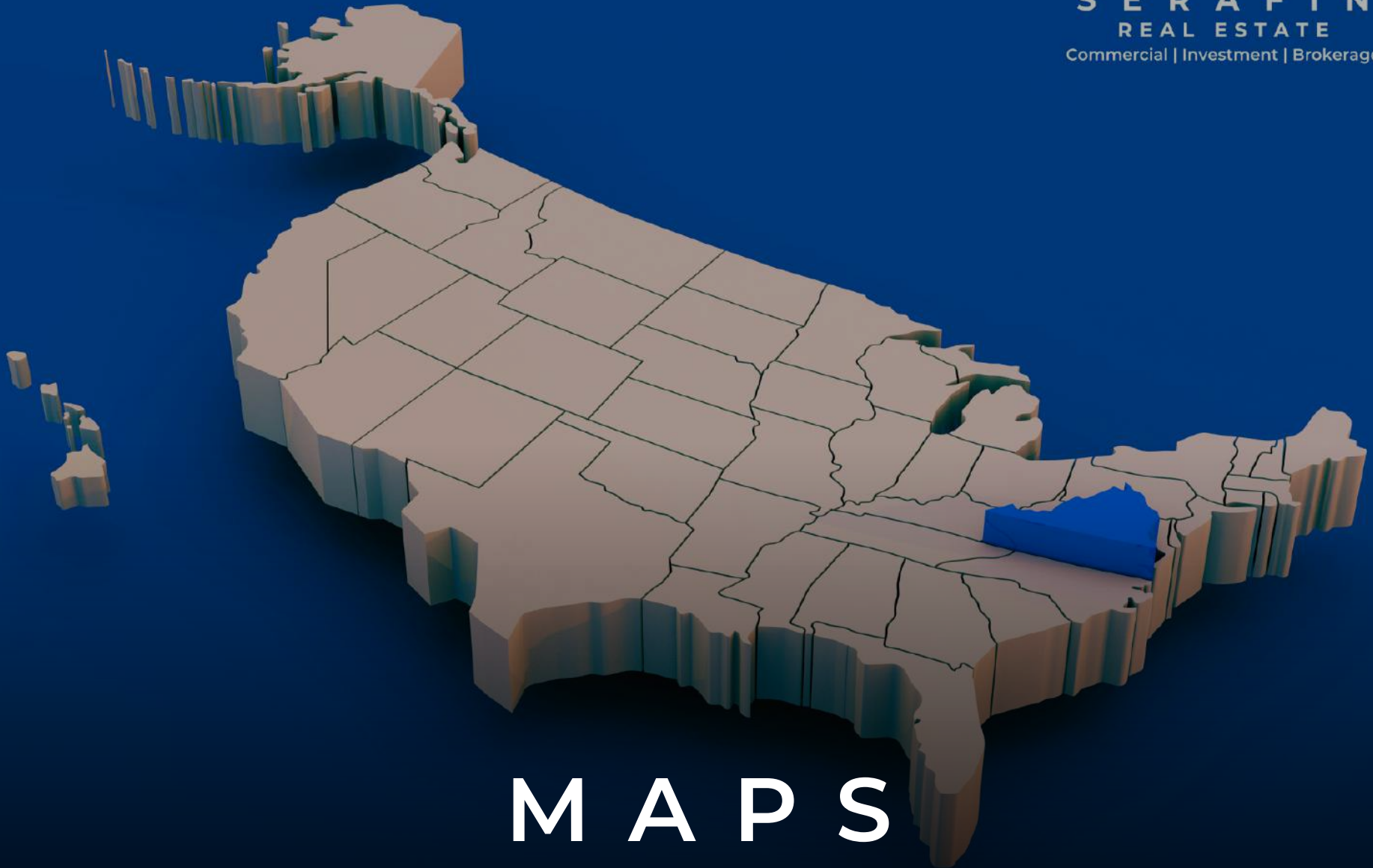


FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

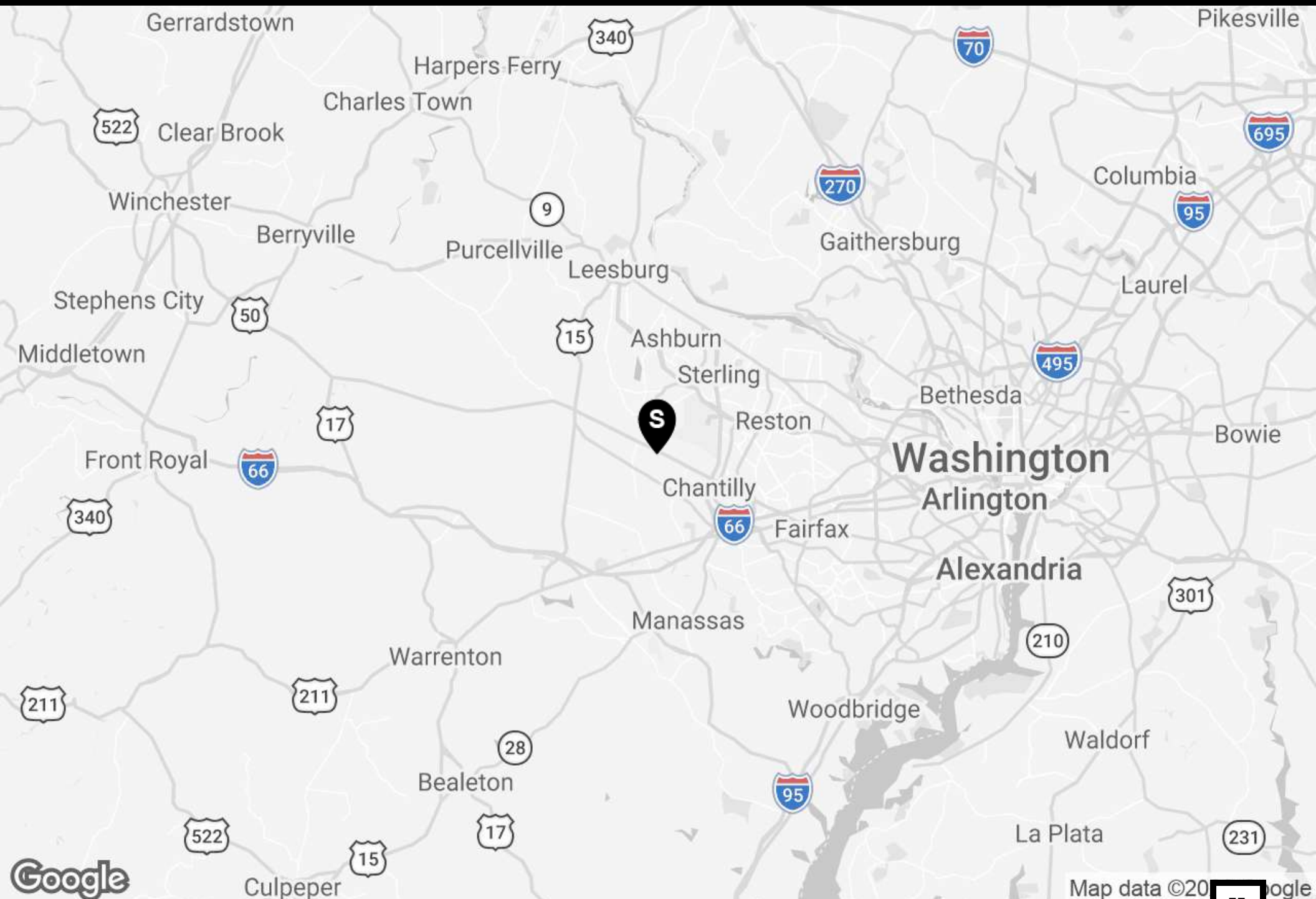
TOTAL : 9,888 Sqft

43181 Amberwood Plaza, Chantilly, VA 20152



M A P S

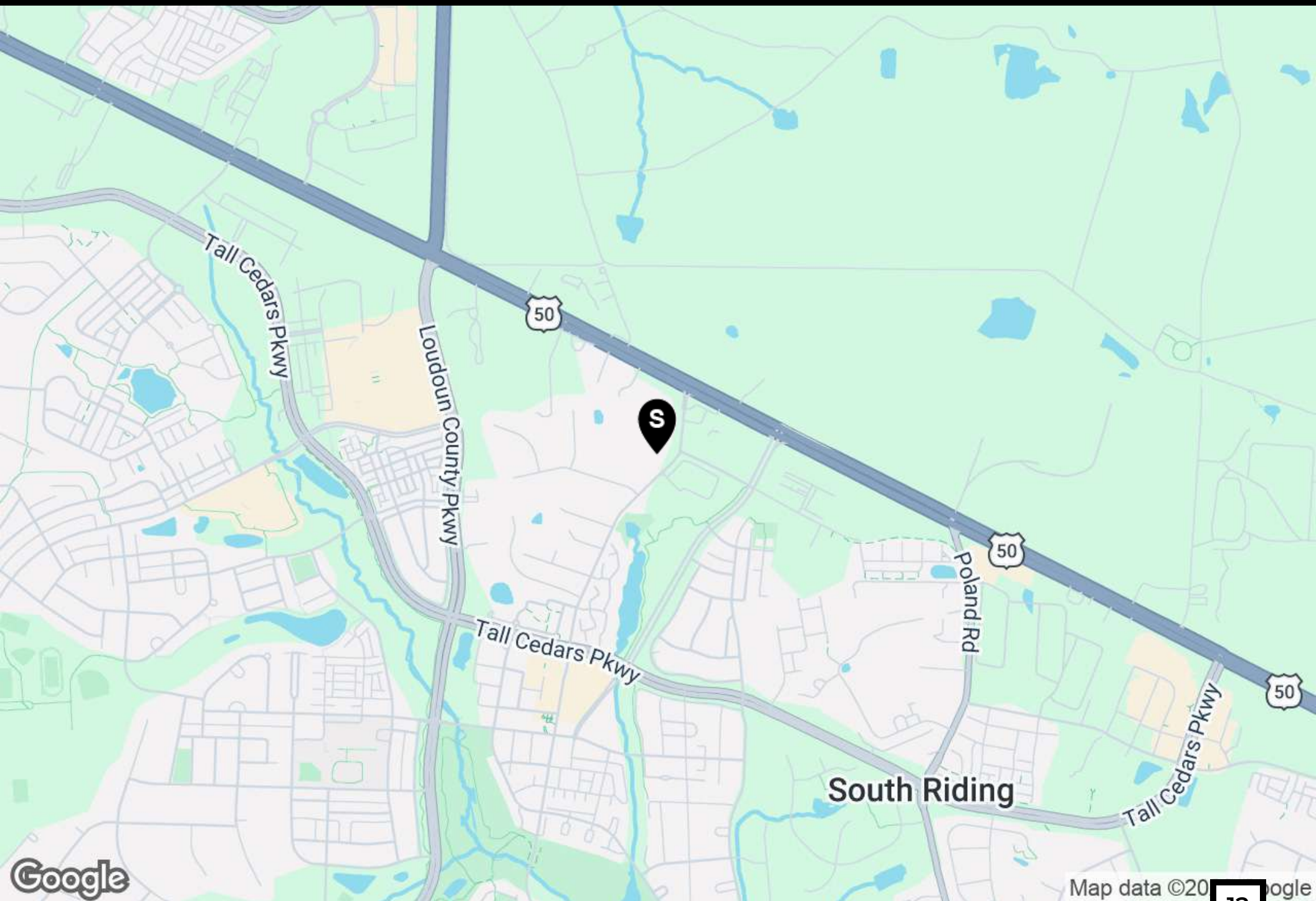
REGIONAL MAP



Map data ©2011 Google

703.261.4809 | serafinre.com

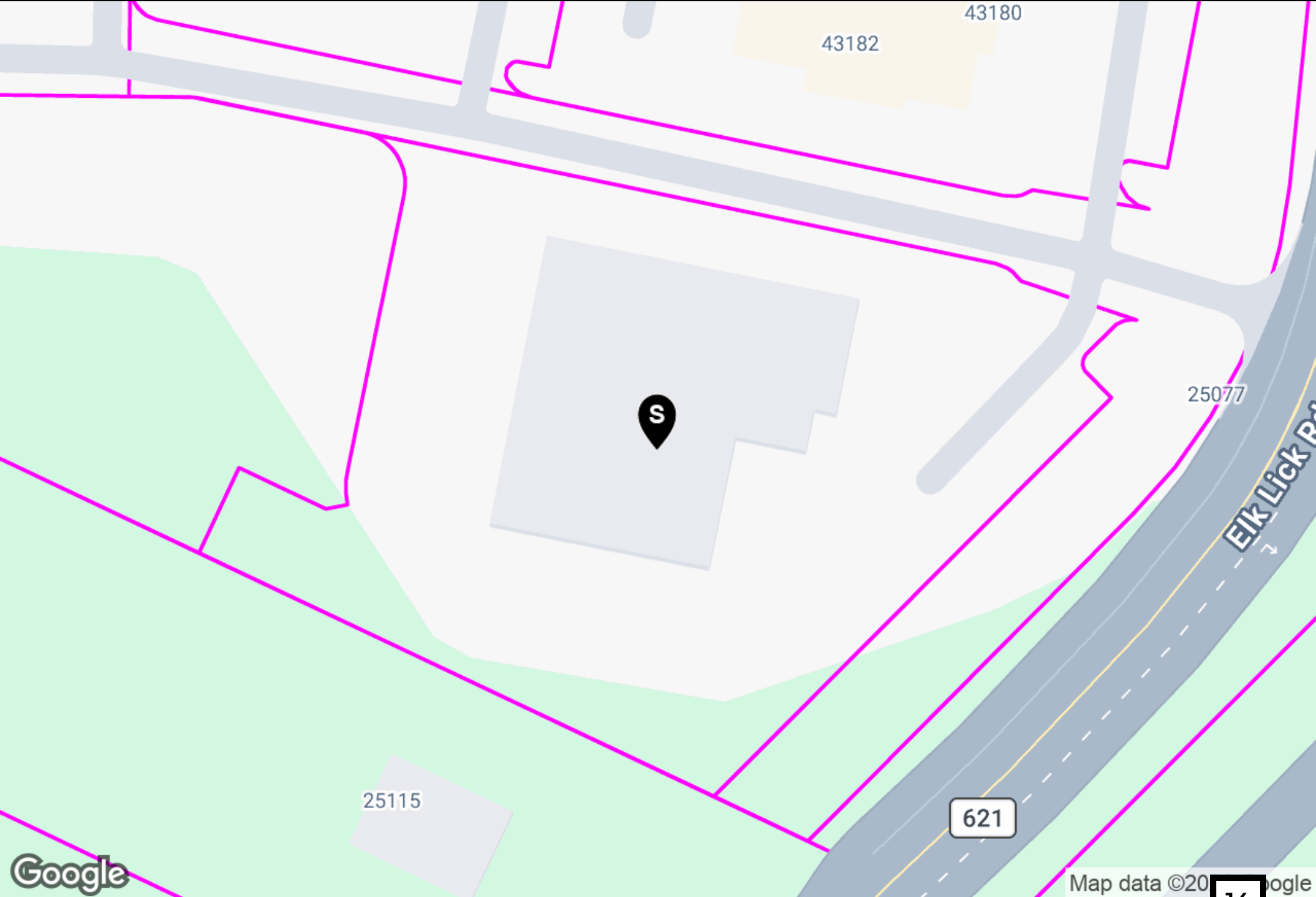
LOCATION MAP



RETAILER MAP



PARCEL



An aerial photograph of a suburban area. In the foreground, there's a large parking lot with several cars. To the left, a two-story brick building with large windows and doors. To the right, a long, single-story brick building with a dark roof. A small pond with a curved edge is in the lower right, reflecting the sky and trees. The background shows a mix of residential houses and more trees under a blue sky with light clouds.

LEASE INFORMATION

TENANT PROFILE

Illuminate Montessori at South Riding

43181 Amberwood Plaza, Chantilly, VA 20152 | License / Facility ID 1110245



8

LICENSED LOCATIONS
IN NORTHERN VIRGINIA

112

LICENSED CAPACITY
AT SUBJECT CAMPUS

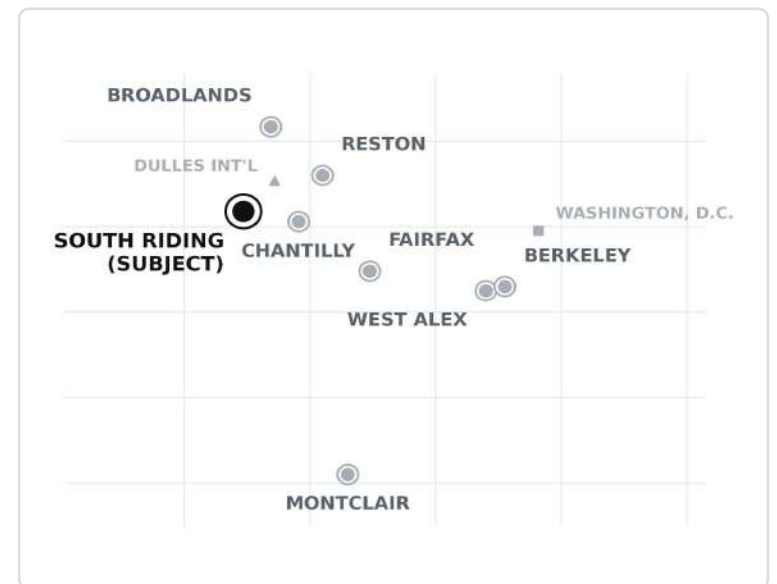
9

TOTAL CAMPUSES
INCLUDING MARLBOROUGH, MA

SUBJECT CAMPUS DETAIL

Licensed Capacity	112 Children
Hours of Operation	7:00 AM to 6:00 PM, Monday to Friday
License / Facility ID	1110245
Ages Served	6 Weeks to Kindergarten
Programs	Nido, Toddler, Children's House, Kindergarten
Website	illuminatemontessori.com

NORTHERN VIRGINIA FOOTPRINT



Source: Virginia Department of Education licensed child day center records and operator-reported data. Map is schematic and not to scale. Marlborough, MA campus not shown.

LEASE SUMMARY

TENANT:	Illuminate Montessori
LEASED SQFT:	9,888 SF
LEASE TYPE:	NNN
LEASE COMMENCEMENT:	March 11, 2021
RENT COMMENCEMENT:	March 28, 2021
LEASE EXPIRATION:	August 31, 2041
LEASE TERM:	20 Years
TENANT RENEWAL OPTIONS:	4 x 5 Years
RENT INCREASES:	2% Annually
PROPERTY TAXES:	Tenant Responsibility
PROPERTY INSURANCE:	Tenant Responsibility
REPAIRS & MAINTENANCE:	Tenant Responsibility
ROOF:	Tenant to Maintain; Landlord only to replace structure of roof, if needed
HVAC:	Tenant Responsibility
UTILITIES:	Tenant Responsibility



RENT SCHEDULE

Lease Years	Annual Base Rent	Monthly Base Rent
1	\$580,500	\$48,375
2	\$592,110	\$49,343
3	\$603,952	\$50,329
4	\$616,031	\$51,336
5	\$628,352	\$52,363
6	\$640,919	\$53,410
7	\$653,737	\$54,478
8	\$666,812	\$55,568
9	\$680,148	\$56,679
10	\$693,751	\$57,813
11	\$707,626	\$58,969
12	\$721,779	\$60,148
13	\$736,214	\$61,351
14	\$750,939	\$62,578
15	\$765,957	\$63,830
16	\$781,277	\$65,106
17	\$796,902	\$66,409
18	\$812,840	\$67,737
19	\$829,097	\$69,091
20	\$845,679	\$70,473



AREA OVERVIEW

CITY INFORMATION



ABOUT CHANTILLY, VA

Chantilly, Virginia, located in Loudoun County, also known as South Riding, is a vibrant and strategically situated community in the Northern Virginia region. Notably known for its proximity to Washington, D.C., Chantilly serves as a pivotal area for businesses due to its access to major highways, Dulles International Airport, and a growing technology corridor. The business environment in Chantilly is diverse, with a strong presence in the technology, defense, and aerospace industries, capitalizing on its location near the National Reconnaissance Office and other key federal agencies.

The area is characterized by a mix of office parks, commercial buildings, retail establishments, and residential communities. This blend supports a robust local economy and provides a variety of services and amenities to residents and businesses alike. The local business community benefits from the region's affluent demographic and highly educated workforce, making it an attractive location for both established companies and startups.

Chantilly's position within the Dulles Technology Corridor, which stretches along the Dulles Toll Road towards the airport, underscores its significance as a hub for innovation and technology companies. The corridor is home to numerous IT, telecommunications, and software companies, driving economic growth and job creation in the area.

Retail and hospitality also play significant roles in Chantilly's economy, catering to both the local population and visitors. The area's shopping centers, restaurants, hotels, and recreational facilities add to its appeal as a place to live, work, and do business.

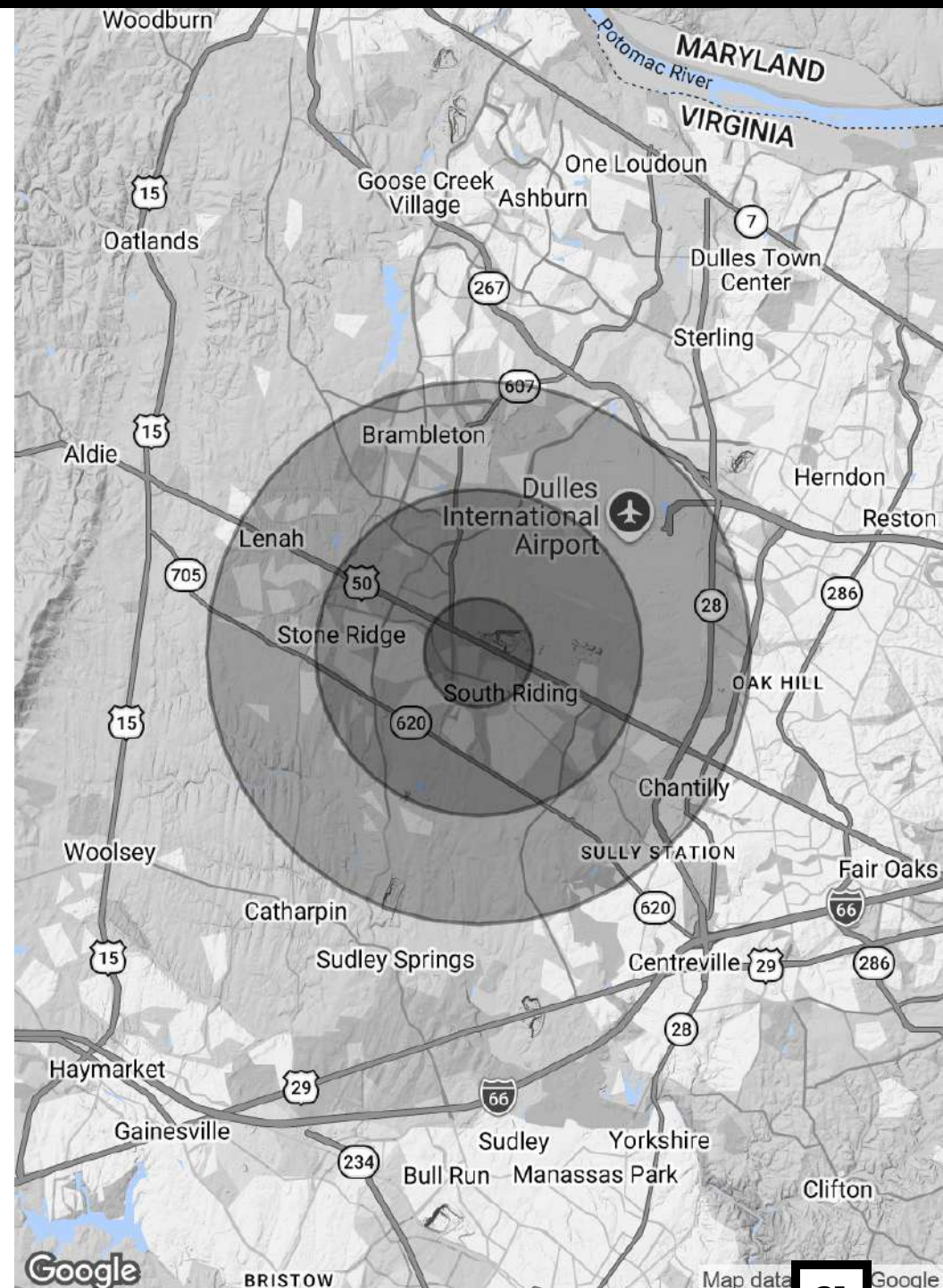
Furthermore, Chantilly's history and culture, highlighted by landmarks such as the Steven F. Udvar-Hazy Center of the National Air and Space Museum, enrich the community and attract tourists, further diversifying its economic base.

In summary, Chantilly, Virginia, offers a dynamic and prosperous business environment with its strategic location, strong technology and defense sectors, diverse economy, and rich cultural heritage, making it a key player in the Northern Virginia region.

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,169	56,703	111,298
AVERAGE AGE	36.2	35.8	36.0
AVERAGE AGE (MALE)	36.8	36.3	36.2
AVERAGE AGE (FEMALE)	35.7	35.5	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,384	17,383	34,811
# OF PERSONS PER HH	3.0	3.3	3.2
AVERAGE HH INCOME	\$162,251	\$184,129	\$183,531
AVERAGE HOUSE VALUE	\$498,905	\$540,600	\$560,136

2020 American Community Survey (ACS)





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

2026
BEST OF
LOUDOUN
Loudoun Times-Mirror
WINNER

B R O K E R

I N F O R M A T I O N

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
40834 Graydon Manor Lane, Leesburg, VA 20175
703.261.4809 | info@serafinre.com | <https://serafinre.com>

MEET THE TEAM



JOE SERAFIN

OWNER | CEO | PRINCIPAL BROKER

703.994.7510

jserafin@serafinre.com

Founder and Principal Broker. More than 20 years in commercial real estate and over \$1 billion personally closed. Leads the firm's early education, faith based, and NNN investment practice.



SEAN KLINE

DIVISION PRESIDENT

703.963.0608

skline@serafinre.com

Twenty plus years in acquisition and investment, and with the firm since inception. Leads deal execution, negotiation, and due diligence across Loudoun, Fairfax, and Prince William.



GRANT WETMORE

REGIONAL PRESIDENT

703.727.2542

gwetmore@serafinre.com

Covers Western Loudoun, Leesburg, and Clarke County. Twenty years in banking and CRE lending bring deep valuation and deal structuring expertise.



TRISTA SERAFIN

DIRECTOR OF ACQUISITIONS

615.829.2418

trista@serafinre.com

More than 20 years in the real estate sales industry, including national developer representation. Leads buyer and tenant representation for owner-operators and investors.



PETER POKORNY

REGIONAL VICE PRESIDENT

703.850.9099

ppokorny@serafinre.com

Covers Alexandria, Arlington, and Eastern Fairfax with over a decade in office and retail leasing. A former CRE attorney with a rare edge in deal structuring.



JENNIFER CUPITT

DIRECTOR OF BROKERAGE OPERATIONS

703.727.6830

jcupitt@serafinre.com

Oversees transaction coordination, marketing logistics, and internal systems firmwide. Keeps every listing on schedule and every client touchpoint sharp.

40834 Graydon Manor Lane, Leesburg, Virginia 20175 | 703.261.4809 | serafinre.com | Licensed in the Commonwealth of Virginia