

FOR SALE

RETAIL/OFFICE CONDO

161 FORT EVANS ROAD, UNIT 130, LEESBURG, VA 20176



UNIT 130
2,245 SF
\$1,300,000

FEATURES:

- FIRST FLOOR RETAIL UNIT
- BUILDING VISIBILITY FROM ROUTE 15/LEESBURG BYPASS
- BUILDING SIGNAGE AVAILABLE
- HUBZONE QUALIFIED
- OWNER/USER INVESTMENT OPPORTUNITY
- 2026 ANNUAL TAXES: \$4,742.041
- 2026 MONTHLY CONDO FEES: \$753.49
- STRATEGIC LOCATION WITH PROXIMITY TO LEESBURG OUTLETS, RESTAURANTS AND AMENITIES



RT 15/LEESBURG BYPASS



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Exclusive Listing By:

CGR
COMMERCIAL GROUP REALTY
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FLOOR PLAN

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