



OFFERING PACKAGE · FOR LEASE

20 Town Square

Suite 180

Lovettsville, Virginia 20180

SECOND-GENERATION MEDICAL OFFICE

±2,414 SF

TURNKEY · SIX EXAM ROOMS



CONFIDENTIALITY & DISCLAIMER

Confidential Leasing Package

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THE OFFERING

A turnkey medical suite, ready on day one

Suite 180 at 20 Town Square is a second-generation medical office offered for lease in the heart of Lovettsville, Virginia. The approximately 2,414-square-foot suite is already built out for clinical use — six private exam rooms with sinks, dedicated lab space, a welcoming reception and sitting room, two private offices, a kitchenette, and two restrooms. An incoming practice can occupy the space with minimal improvement cost and begin seeing patients quickly.

±2,414 SF
SUITE AREA

Six
EXAM ROOMS

Turnkey
SECOND-GENERATION
BUILD-OUT

Two
PRIVATE
OFFICES

Submarket Lovettsville, VA

Use Medical / Office

Lease Rate Upon Request

Availability Immediate

PROPERTY OVERVIEW

A built-out clinical suite in Town Square

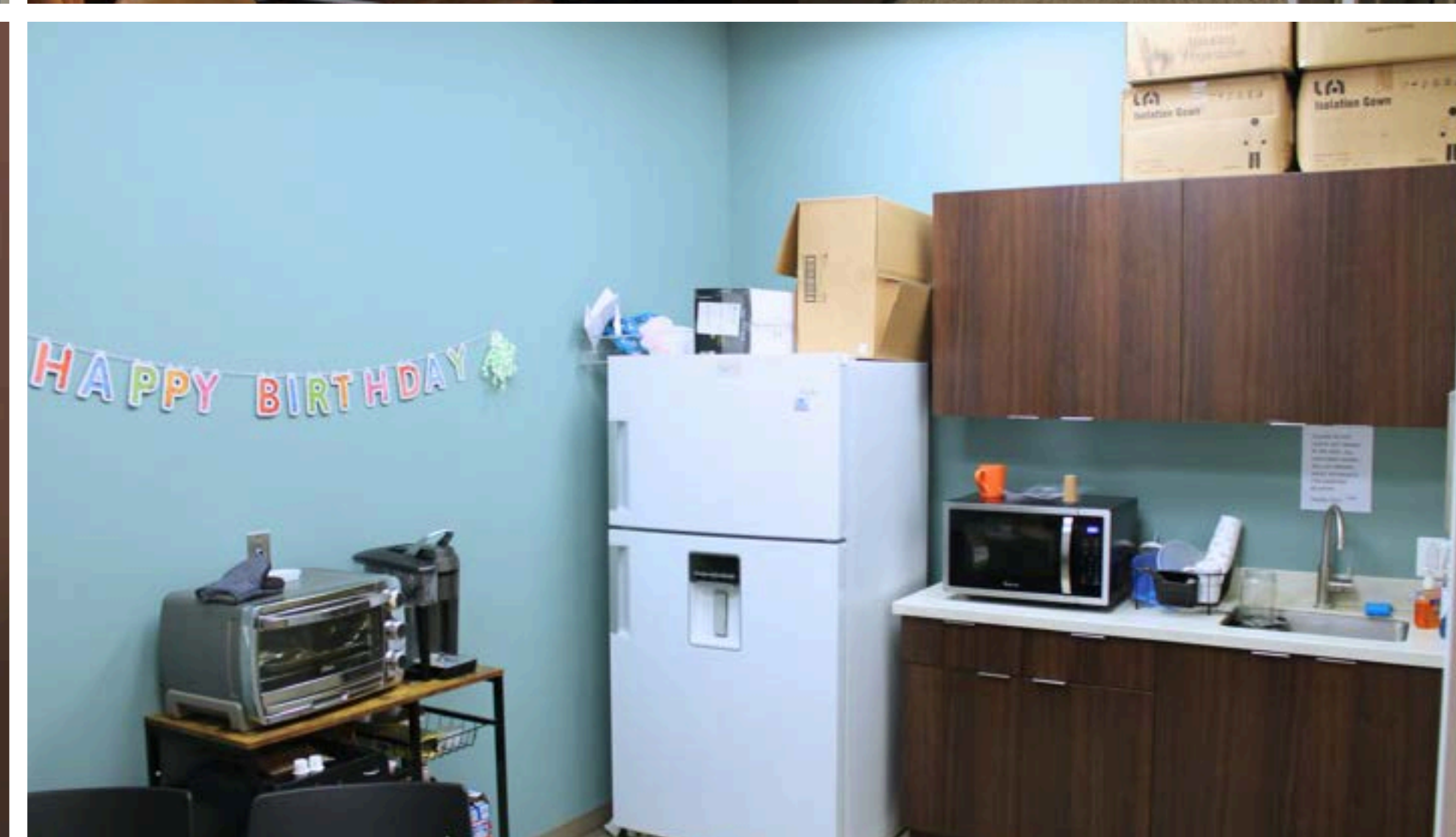
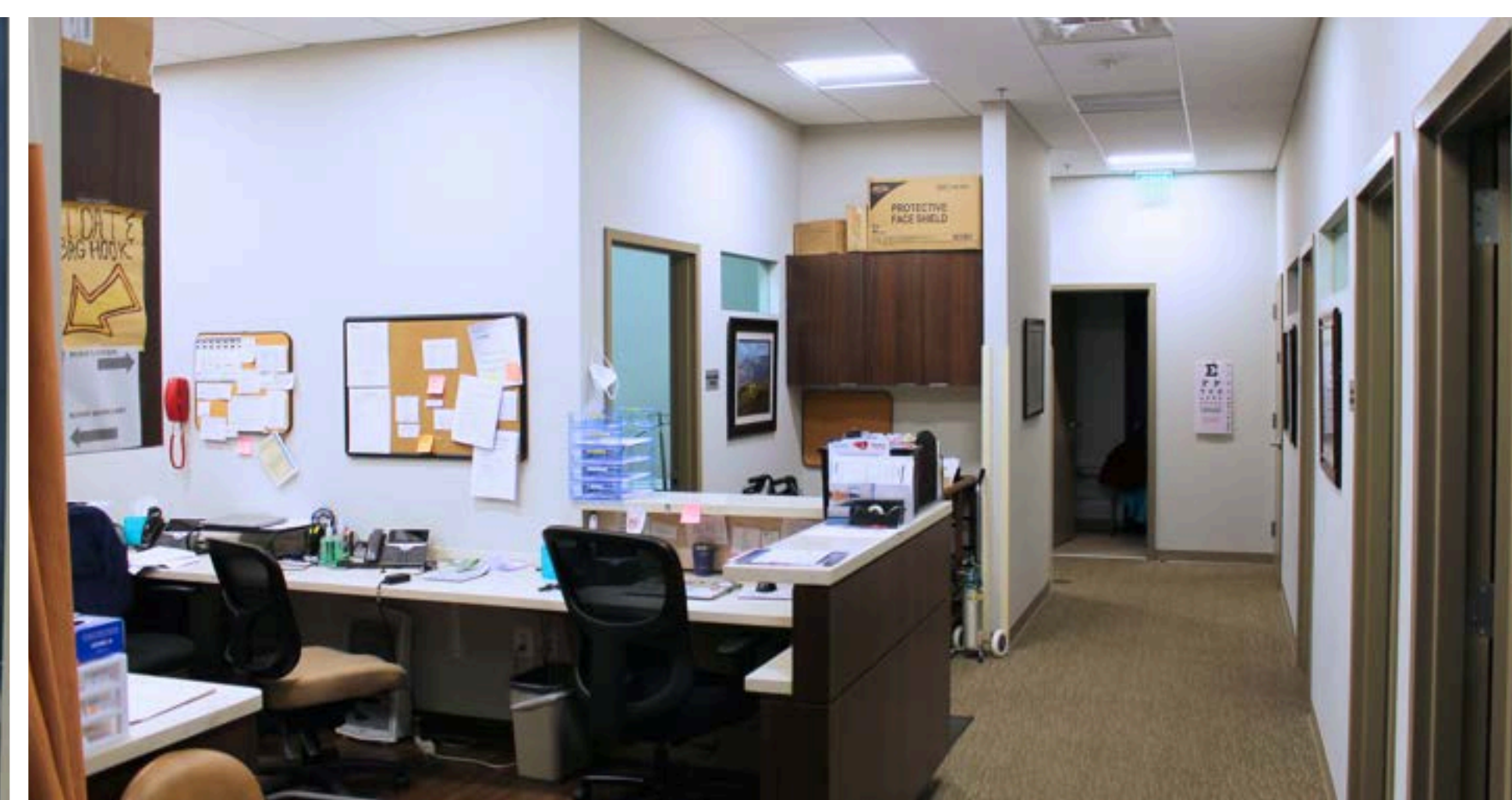
Suite 180 occupies space within the Town Square development in Lovettsville, a growing community in northern Loudoun County. The suite was previously operated as a medical practice and retains a complete clinical layout.

With exam rooms, lab space, reception, and private offices already in place, the suite is well suited to a physician, dental, specialty, or allied-health practice seeking to open or relocate with minimal build-out.



LOVETTSVILLE · LOUDOUN COUNTY, VA

ADDRESSES	20 Town Square Suite 180
CITY / COUNTY	Lovettsville, VA
ZONING	Town Center
SUITE AREA	±2,414 SF
EXAM ROOMS	Six (Sinks in Each)
PRIVATE OFFICES	Two
RESTROOMS	Two
LAB SPACE	Yes
CURRENT USE	Medical / Office
LEASE RATE	Upon Request



20 TOWN SQUARE

FLOORPLAN | SUITE 180



FLOOR PLAN IS FOR ILLUSTRATION; DIMENSIONS ARE APPROXIMATE.

DEMOGRAPHICS

A growing Lovettsville trade area

	2 Miles	5 Miles	10 Miles
POPULATION	4,889	21,692	69,535
HOUSEHOLDS	1,624	7,643	24,528
CONSUMER SPENDING	\$79M	\$333.9	\$1.1B

SUITE FEATURES

Everything a practice needs, already in place

1

Reception & Sitting Room

A welcoming front-of-house for patient intake.

6

Private Exam Rooms

A sink plumbed in every room, ready for clinical use.

2

Restrooms

Two restrooms serving staff and patients.

MEDICAL USE HIGHLIGHTS

Why this suite works for a practice

- 01 Turnkey second-generation space**

A move-in-ready medical build-out avoids the cost and delay of building out raw shell space.
- 02 Six plumbed exam rooms**

Each exam room has its own sink - clinical capacity from day one.
- 03 High-barrier submarket**

A core asset within a high-barrier submarket with limited infill availability.
- 04 Reception & offices configured**

Front-of-house reception, a sitting room, and two private offices are already built.
- 05 Fast speed to occupancy**

Open or relocate a practice quickly and begin seeing patients sooner.
- 06 Growing Lovettsville community**

A walkable Town Square setting in an expanding northern Loudoun County market.

LOVETTSVILLE RETAIL MAP

1 Anytime Fitness 

2 Cassia Asian Bistro 

3 Salone Alure 

4 Rasco Pizza 

5 Dunkin Donuts 

6 Lovettsville Co-Op 

7 Virginia ABC 

8 El Pitayo Mexican 

 Subject Property



STRATEGIC ACCESS

DIRECT FRONTAGE ON ROUTE 287 / BERLIN TURNPIKE, CONNECTING LOVETTSVILLE TO FREDERICK, LEESBURG, AND THE GREATER DC METRO.

DISTANCES

Brunswick, MD	2.7 mi
Purcellville, VA	10.4 mi
Leesburg, VA	11.8 mi
Frederick, MD	15.6 mi

Straight-line distances

LOCAL BUSINESSES & AMENITIES

Lovettsville Co-op Market

Market Table Bistro

Back Street Brews

Train to Mumbai

Rasco NY Pizza

Lovettsville Square

Andy's Pizza

1836 Kitchen & Taproom

Thai Love Bistro

Daughter Thai

Flying Ace Farm

Town Center Shops

20 TOWN SQUARE

MEDICAL SUITE AVAILABLE IN THE HEART OF LOVETTSVILLE

Located in an established in-line retail center at the center of Lovettsville's town square, this medical suite offers a well-positioned space surrounded by a strong mix of local retailers, restaurants, and essential services that drive consistent daily traffic.

With direct Route 287 frontage, convenient access to Maryland and the DC metro, and proximity to a growing residential base, the suite is ideally suited for medical, dental, or professional service tenants seeking visibility and a built-in patient draw.

20 TOWN SQUARE



DYNAMIC TRADE AREA

Surrounded by established neighborhoods and a growing population base.



STRONG MARKET FUNDAMENTALS

Loudoun County continues to experience sustained economic growth and business investment.



BUILT FOR MEDICAL USE

Suite well-suited for medical, dental, or professional service providers in an established in-line retail center.



ESTABLISHED CENTER

Join a stable, fully-leased retail center anchoring the Lovettsville community.

FOR MORE INFORMATION
SCHEDULE A TOUR OR
REQUEST A LEASE PROPOSAL



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THE PROPERTY

20 Town Square, Suite 180

Lovettsville, VA 20180

±2,414 SF Second-Generation Medical For Lease