



FOR SALE OR LEASE

RETAIL FOR SALE OR LEASE

- Approximately 9.26 acres for sale or lease
- Existing Building Size: 17,352 SF - former Lovettsville volunteer fire station.
- Zoning: CRA - 1 ([Click for permitted uses](#)).
- Abundance of parking.
- [Click here to access full plan set](#)

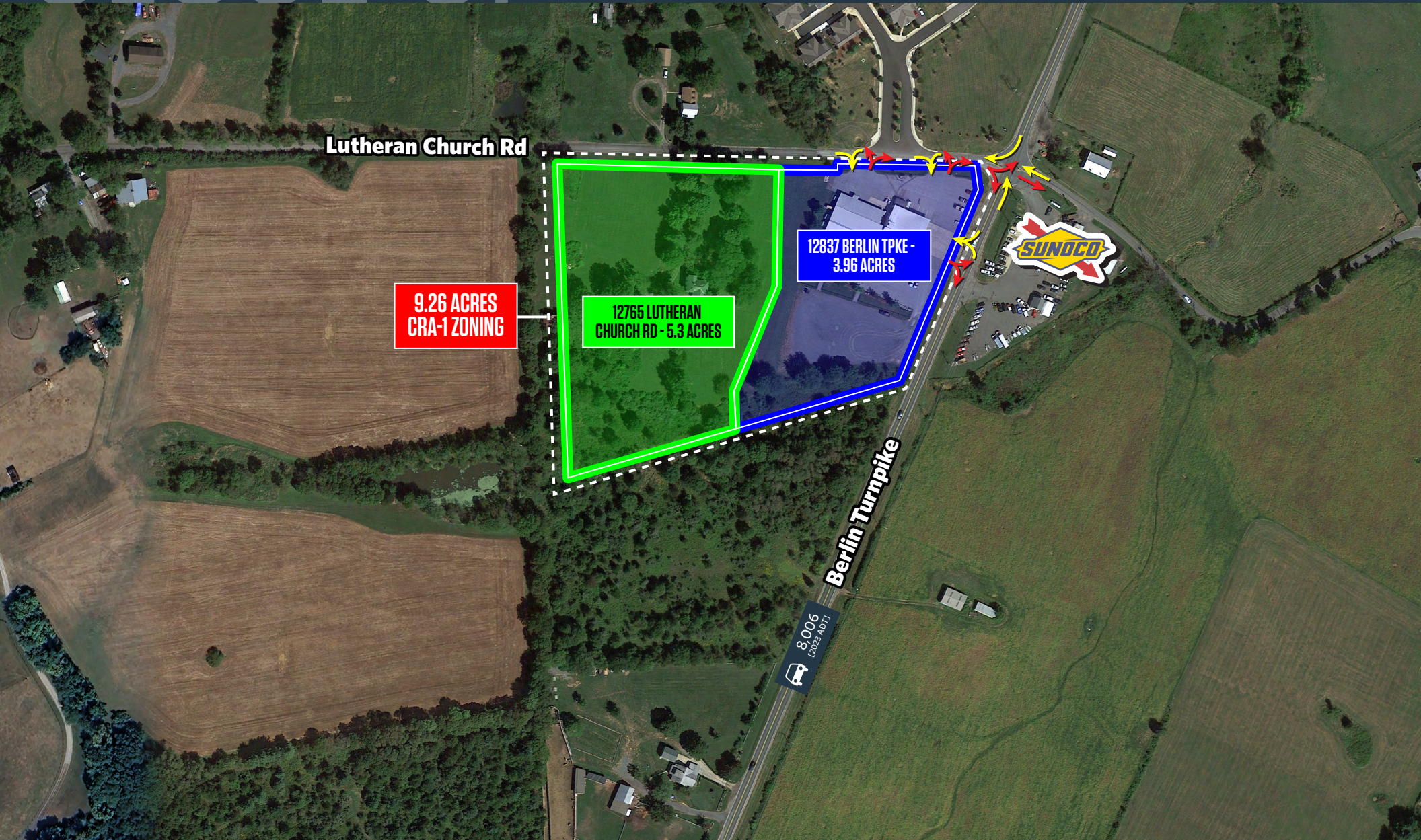
SELECT USES PERMITTED BY-RIGHT

- Microbreweries
- Micro Distillery
- Wineries
- Restaurant

CLOSE UP

12837 BERLIN TURNPIKE

LOVETTSVILLE, VA 20180, LOUDOUN COUNTY



Lutheran Church Rd

9.26 ACRES
CRA-1 ZONING

12765 LUTHERAN
CHURCH RD - 5.3 ACRES

12837 BERLIN TPKE -
3.96 ACRES



Berlin Turnpike

8006
[2023 ADT]

FORREST MORRILL

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BILLY KELLY

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MARKET

12837 BERLIN TURNPIKE

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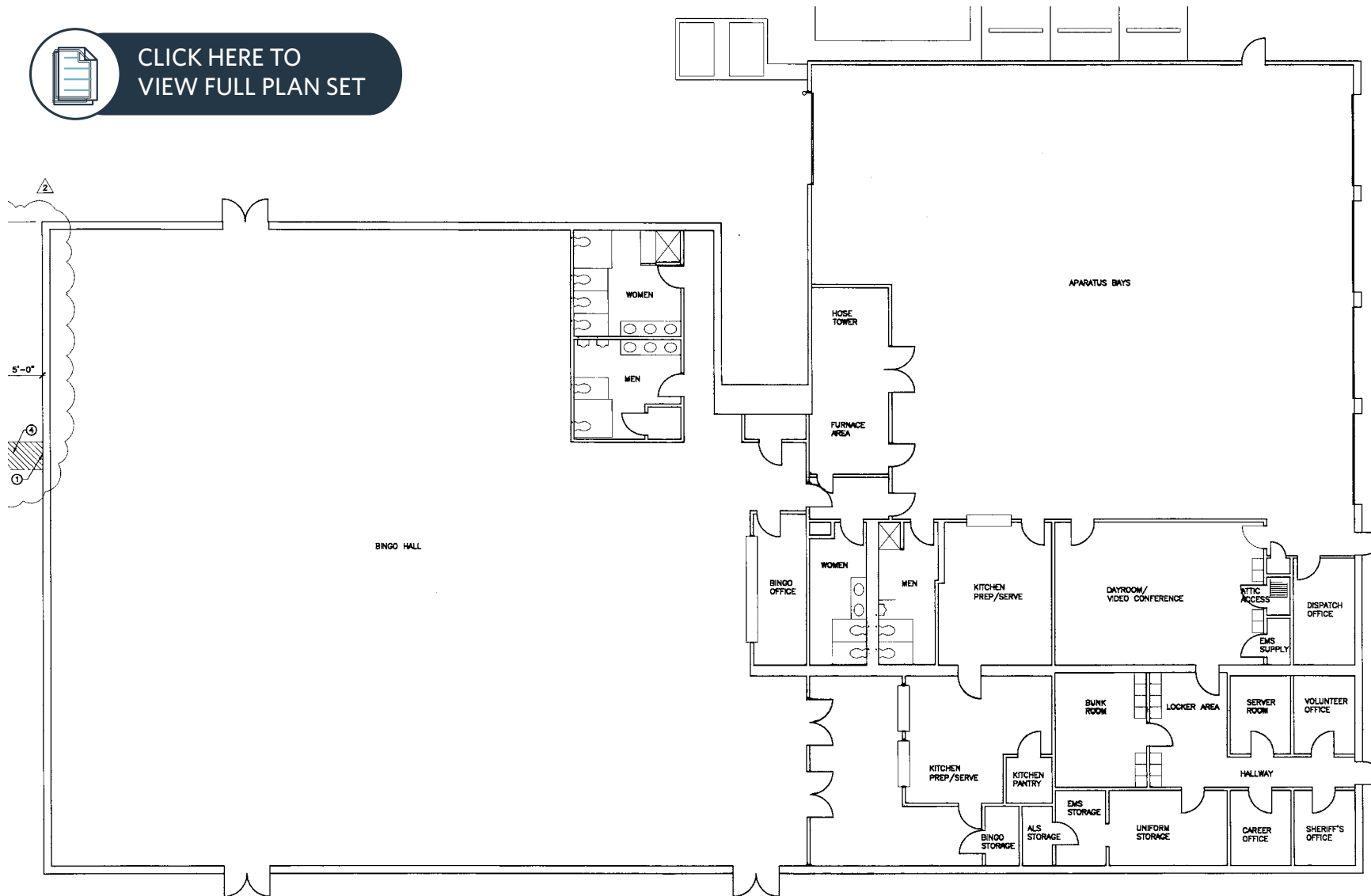
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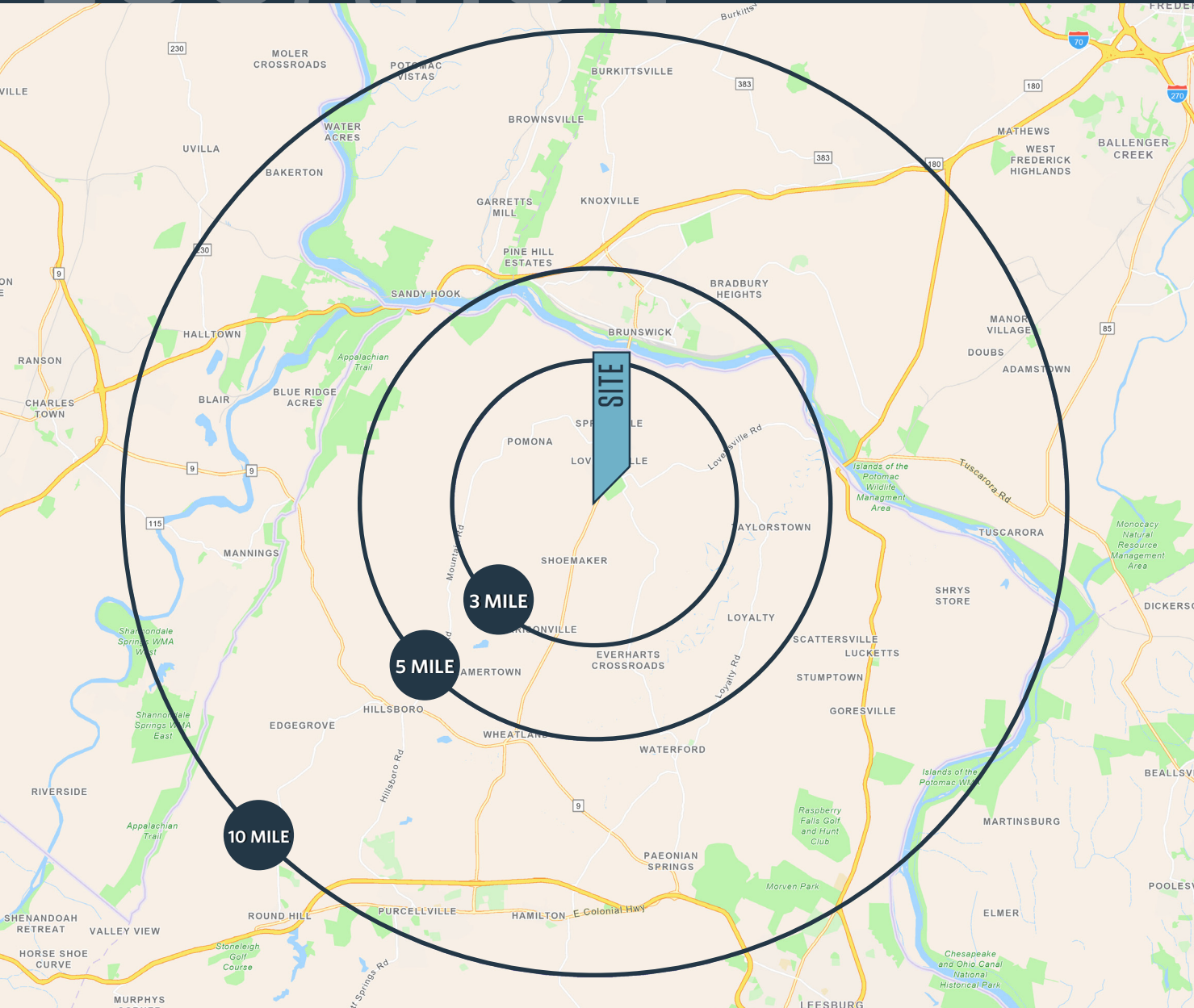
CLICK HERE TO
VIEW FULL PLAN SET



LOCATION

12837 BERLIN TURNPIKE

LOVETTSVILLE, VA 20180, LOUDOUN COUNTY



DEMOGRAPHICS | 2024:

| | 3-MILE | 5-MILE | 10-MILE |
|--------------------|-----------|-----------|-----------|
| Population | 7,267 | 20,515 | 74,719 |
| Daytime Population | 1,810 | 4,708 | 26,343 |
| Households | 2,472 | 7,174 | 26,110 |
| Average HH Income | \$204,085 | \$171,992 | \$183,232 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Berlin Turnpike 8,006 ADT

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CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.