

FOR SALE

## Harrison Gateway Office Condo

891-895 HARRISON ST SE  
LEESBURG, VA 20175



CO-LISTED BY:

**RICH VAALER**

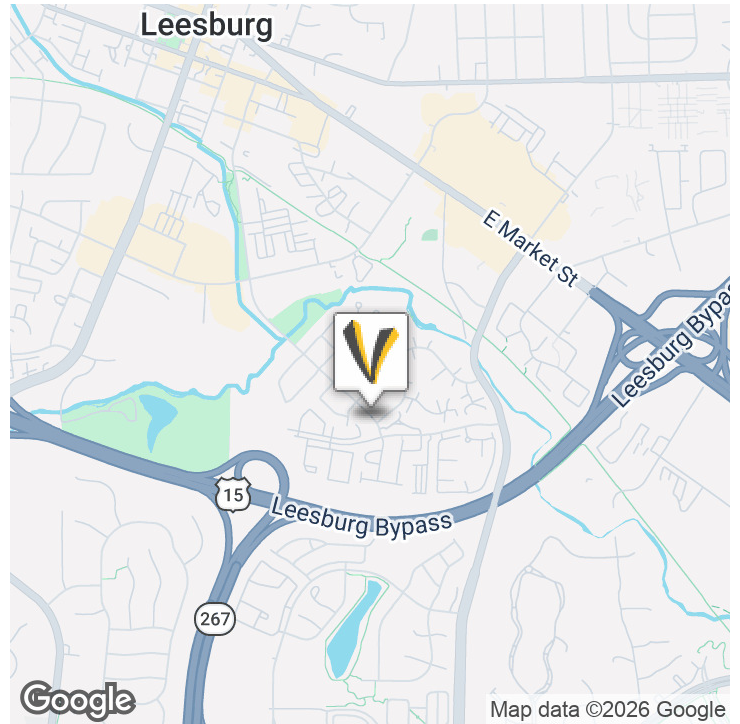
Principal Broker  
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**NANCY WYATT**

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703.771.1162  
nancy@vaaler.us



## EXECUTIVE SUMMARY



## OFFERING SUMMARY

|                  |                |
|------------------|----------------|
| Sale Price:      | \$1,925,000    |
| Building Size:   | 4,860 SF       |
| Available SF:    | 810 - 4,800 SF |
| Number of Units: | 6              |
| Price / SF:      | \$396.09       |
| Year Built:      | 1991           |
| Zoning:          | B-2            |
| Market:          | DC VA Burbs    |
| Submarket:       | Leesburg       |

## PROPERTY OVERVIEW

Up to six professional townhouse units are available for sale or lease. ideal for government contractors, professionals, consultants, accountants, insurance agents, or IT business. Each unit is ~800 sq ft. Units can be combined to provide up to 4,860 sq ft. Lease or buy your own private, safe, secure, office space instead of a shared suites environment.

## PROPERTY HIGHLIGHTS

- One to Six Units Available
- All in great condition
- HUB Zone Location
- On Site Free Parking
- Quiet, private, location



## OFFICE LOCATION

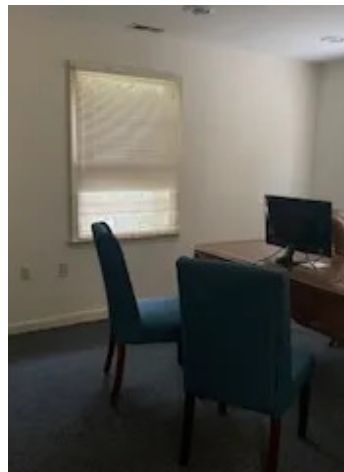
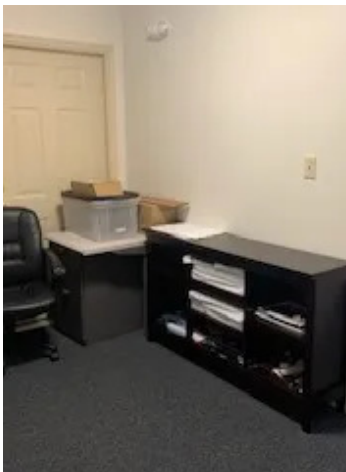
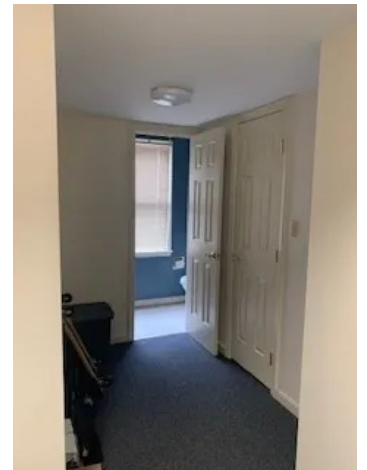
7 Loudoun St SE  
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## ADDITIONAL PHOTOS



## AERIAL MAPS



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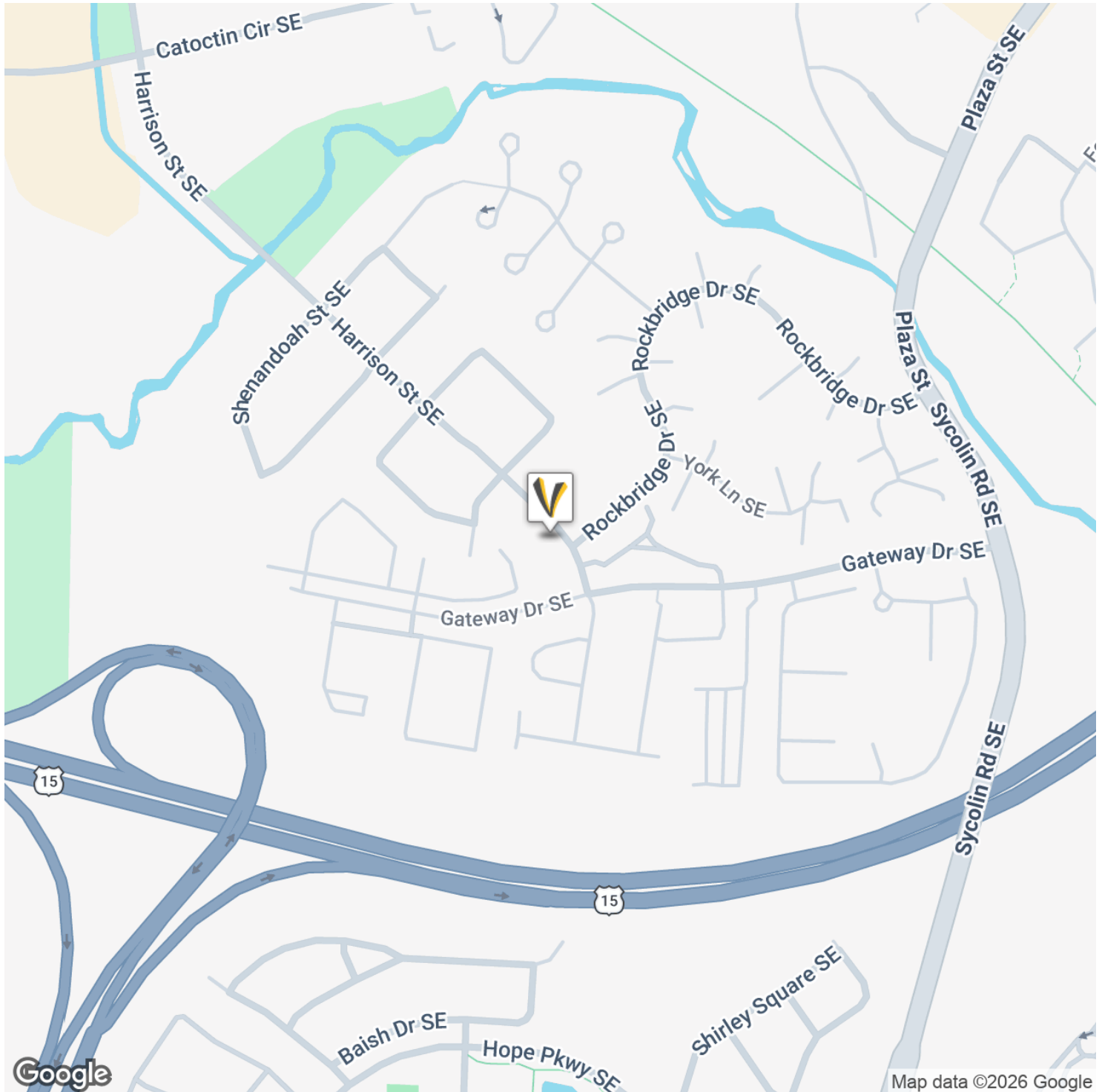
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## LOCATION MAPS



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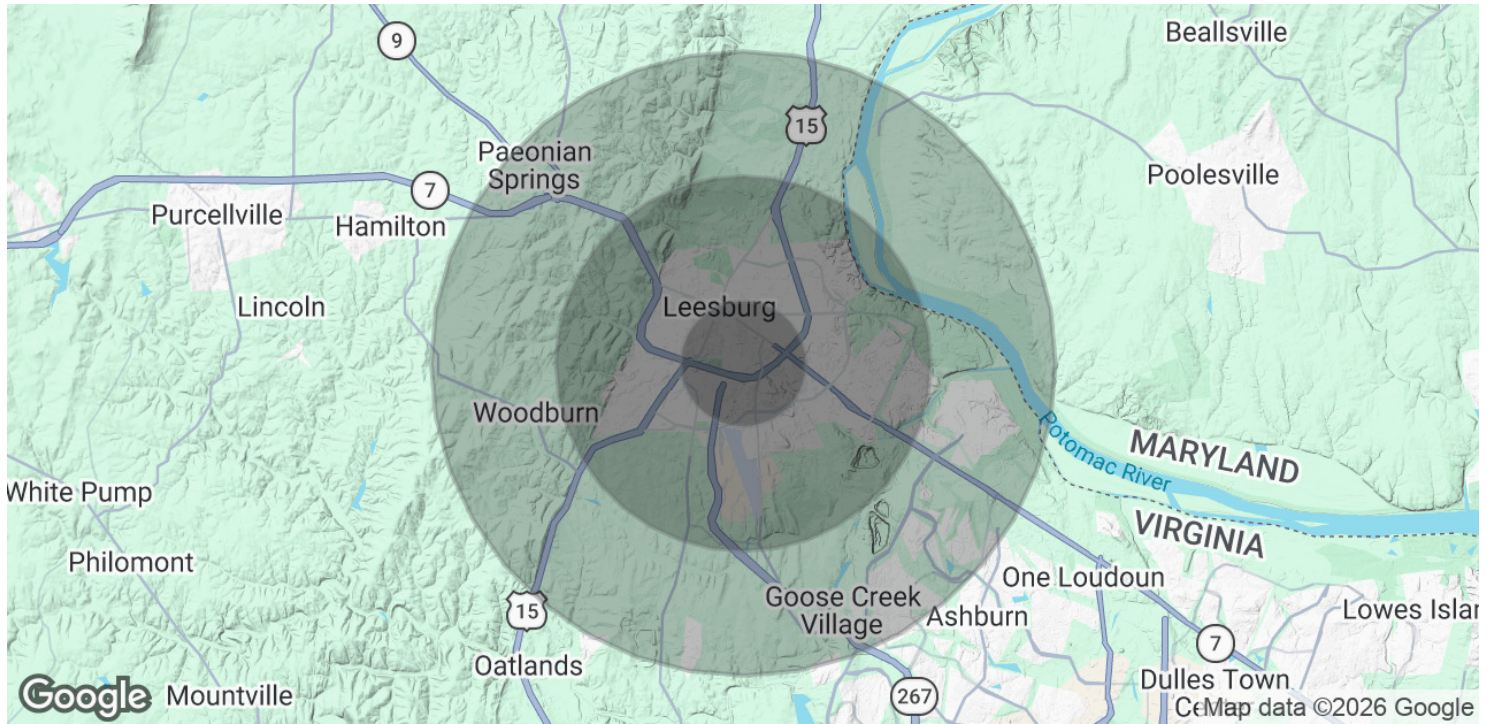
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## DEMOGRAPHICS MAP &amp; REPORT

**POPULATION**

|                      | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|----------------------|---------------|----------------|----------------|
| Total Population     | 10,266        | 48,609         | 87,590         |
| Average age          | 32.0          | 33.4           | 34.2           |
| Average age (Male)   | 32.0          | 33.1           | 33.8           |
| Average age (Female) | 33.2          | 33.7           | 34.4           |

**HOUSEHOLDS & INCOME**

|                     | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|---------------------|---------------|----------------|----------------|
| Total households    | 3,761         | 16,120         | 28,475         |
| # of persons per HH | 2.7           | 3.0            | 3.1            |
| Average HH income   | \$70,156      | \$109,837      | \$130,925      |
| Average house value | \$313,345     | \$454,848      | \$553,358      |

\* Demographic data derived from 2020 ACS - US Census

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