

**OFFICE CONDO
FOR SALE**



**19415 DEERFIELD AVENUE
SUITE 109
LANSLOWNE, VA 20176**

PROPERTY HIGHLIGHTS

- ◇ 2,788 square feet
- ◇ Class A Building
- ◇ Built in 2004
- ◇ Suite is in excellent condition
- ◇ First floor with easy access to suite
- ◇ Plenty of parking
- ◇ 2 min to Lansdowne Resort
- ◇ 4 min to Belmont Chase
- ◇ 5 min to Lansdowne Town Center
- ◇ 6 min to One Loudoun
- ◇ Minutes to 3 different golf courses
- ◇ Easy access to route 7 and route 28

**\$ Asking Price
794,580**

ESTIMATED DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population			
2020 Population	8,711	61,641	153,640
2025 Population Projection	9,589	68,279	170,354
Annual Population Growth 2020-2025	2.00%	2.20%	2.20%
Median Age	42.1	38.1	36.6
Households			
2020 Households	3,696	22,262	53,997
2025 Household Projection	4,079	24,690	59,917
Annual HH Growth 2020-2025	2.10%	2.20%	2.20%
Avg Household Income	\$149,392	\$169,303	\$157,850
Daytime Employment			
Daytime Employment Employees	7,729	19,940	56,406



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