

OWNER/USER

BUILDING FOR SALE

211 Edds Ln, Sterling, VA 20165

Rare childcare center vacant and ready for owner occupancy

OPPORTUNITY

- Turnkey Daycare Pre-school or Childcare Center Building Opportunity
- Fenced Outdoor Area with Playground Equipment Included
- Formerly Licensed for Approximately 200 Children



HIGHLIGHTS



PROPERTY TYPE
Special Purpose
Childcare



LOCATION
Immediate
proximity to Route
7 and Dulles Town
Center



ZONING
PDH3



LOT SIZE
0.85 Acres



**YEAR BUILT/
RENOVATED**
1985 / 1995



BUILD-OUT
7 Classrooms and
Full Commercial
Kitchen



**PARKING
SPACES**
15 Surface
Spaces



TRAFFIC COUNT
Route 7
121,000–142,000
VPD

SALES PRICE

\$2,577,750 (\$350/SF)

BUILDING SIZE

7,365 SF

EXPENSES

Taxes: \$1.83 /SF

CAM Expenses: \$2.60 /SF



LEGAT
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

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✉ | jlegat@legatcre.com

CELESTE LEGAT

Vice President

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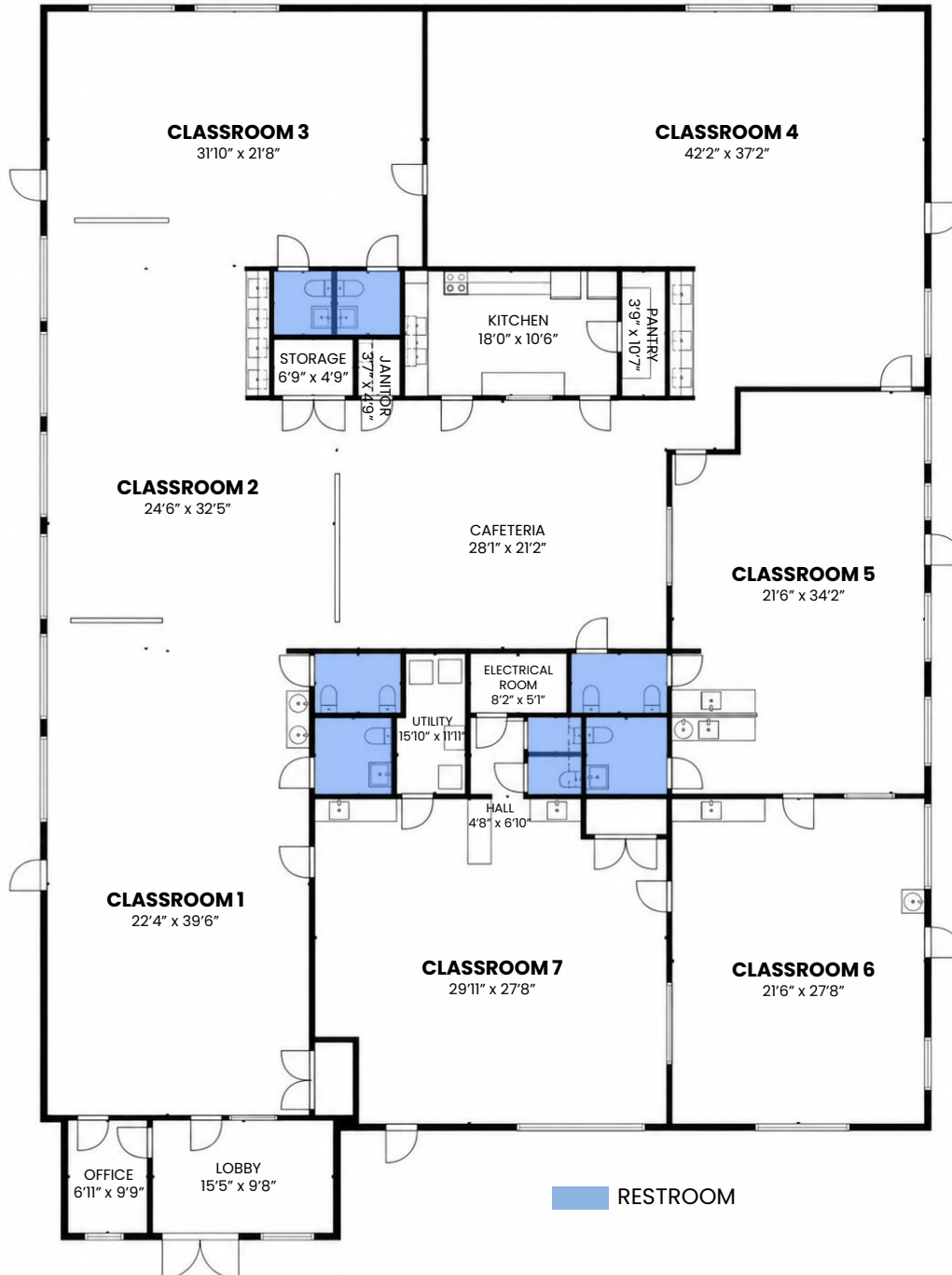
AUDREY WALLACE

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FLOOR PLAN [7,365 SF]



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AMENITY MAP



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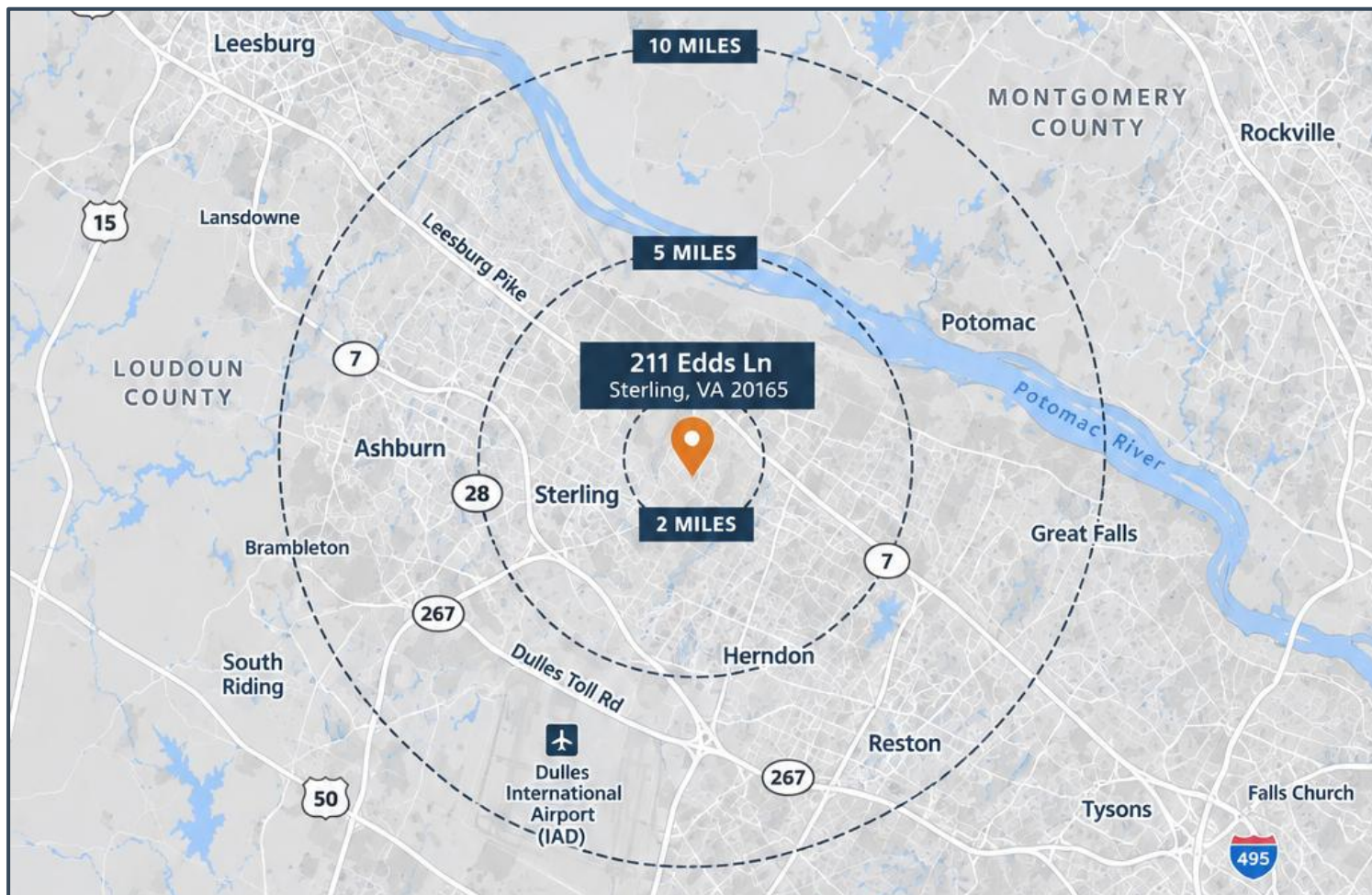
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DEMOGRAPHICS



	2 MILES	5 MILES	10 MILES
2020 Population	37,751	172,022	506,279
2025 Population	39,707	178,769	529,509
2030 Population Projection	41,249	184,949	547,088
Avg Household Income	\$160,521	\$177,295	\$187,806
Median Household Income	\$133,503	\$151,271	\$166,274



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AERIAL PHOTOS



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EXTERIOR PHOTOS



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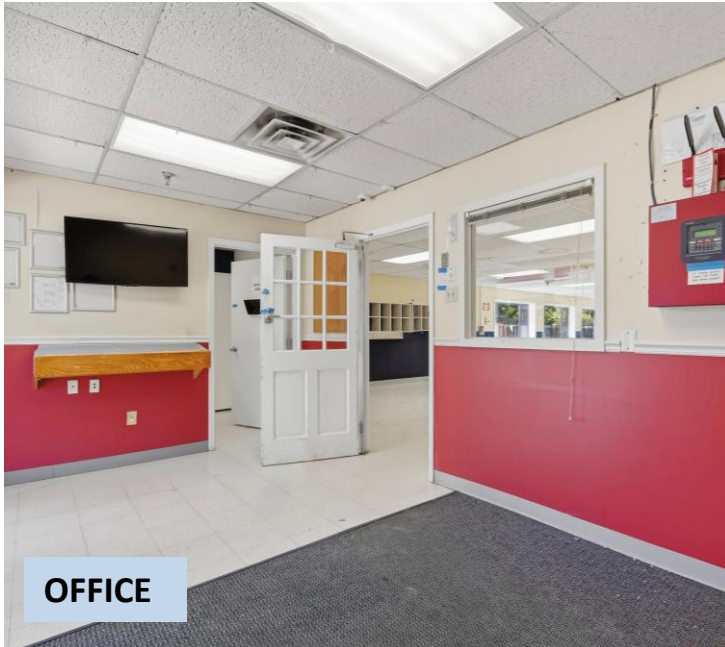
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INTERIOR PHOTOS



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