NAI klnb

COMMERCIAL LAND - FOR SALE

TALL CEDARS PARKWAY & 42606 JOHN MOSBY HIGHWAY | SOUTH RIDING, VA

Hutchinson
Malibu
Staghorn Alley
Lee Jackson Memorial Hwy.

Walmart

3.45 ACRES
ALSO AVAILABLE

Dulles Landing
300,000 SF

Dulles Landing Dr

Loudoun County Pkwy.

Vance Rd

2.04 ACRE PARCEL
42606 JOHN MOSBY HIGHWAY

1.75 BUILDABLE ACRES
TALL CEDAR PARKWAY

17,000
(20) ADT

41,000
(20) ADT

Avonlea Town
Center - Phase I
250,000 SF

PHASE I

AVONLEA GRAND DRIVE

50

TALL CEDARS PARKWAY

- For Sale: $1,250,000
- 1.75 Buildable Acres
- All utilities to site

42606 JOHN MOSBY HIGHWAY

- For Sale: $1,300,000
- 2.04 Acres
- Prime location on Route 50

- In proximity to multiple residential neighborhoods including: South Riding, Avonlea, Avonlea Reserve, and Stone Ridge
- High visibility with excellent access
- Zoning CLI (Loudoun County), Permitted Uses:

- Office
- Health and Fitness Center
- Medical Care Facility
- Church
- Child Care

- Adult Day Care Facility
- Business Service Establishment
- Commercial Bakery
- Animal Hospital
- Veterinary Service

- Flex Industrial Uses
- Kennel
- Banquet/Event Facility
- Dance Studio

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AERIAL

Dulles W Blvd.

Dulles Landing
300,000 SF

Walmart

Asgard Alley

Malibu Terrace

Staghorn

Burbank Terrace

Hutchinson Farm Dr

Amethyst Ln

2.04 ACRE PARCEL
42606 JOHN MOSBY HIGHWAY

3.45 ACRES
ALSO AVAILABLE

Lee Jackson Memorial Hwy.

Dulles Landing Dr

Loudoun County Pkwy.

606

50

17,000

South Riding
Loudoun County | Virginia

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- Google Earth Pro -
2018 Aerial Photograph

While we have no reason to doubt the accuracy of
any of the information supplied, we cannot, and do
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AERIAL

1.75 BUILDABLE ACRES
TALL CEDAR PARKWAY

Lee Jackson Memorial Hwy.

Avonlea Town Center - Phase I
250,000 SF

PHASE I

ONLEA GRAND DRIVE

Avonlea Town Center - Phase II
250,000 SF

PHASE II

Tall Cedars Pkwy.

Pinebrook Rd

Somerby Dr
Castleton Dr
Earlsford Dr
Haughton Square
Bannockburn Terrace
Wooster Terrace

Loudoun County Pkwy.

South Riding Market Square
130,000 SF

THE HOME DEPOT

LOS TOLTECOS
tropical CAFE
petvalu
Verizon TOP KICK
BACK TO ROCK
GameStop
AT&T
Ruby Tuesday

South Riding
Loudoun County | Virginia

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17,000
41,000
50
606

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OVERVIEW

Walmart

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ALSO AVAILABLE

Dulles Landing
300,000 SF

2.04 ACRE PARCEL
42606 JOHN MOSBY HIGHWAY

1.75 BUILDABLE ACRES
TALL CEDAR PARKWAY

Lee Jackson Memorial Hwy.

Hutchinson
Staghorn Alley
Malibu

Dulles Landing Dr.

Loudoun County Pkwy.

Vance Rd

41,000 (20 ADT)

11,000 (20 ADT)

PHASE I

Avonlea Town
Center - Phase I
250,000 SF

AVONLEA GRAND DRIVE

Avonlea Town
Center - Phase II
250,000 SF

PHASE II

50

606

Lee Jackson Memorial Hwy.

Tall Cedars Pkwy.

Somerby Dr
Earlsford Dr
Pinebrook Rd

Shady Grove Ln

Loudoun County Pkwy.

South Riding Market Square
130,000 SF

LOS TOLTECOS
tropical CAFE
petvalu

THE HOME DEPOT

South Riding
Loudoun County | Virginia

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