

# FOR SALE

## RETAIL/OFFICE CONDOS

161 FORT EVANS ROAD, UNITS 130 & 135, LEESBURG, VA 20176



**UNIT 130**  
**2,245 SF**  
**\$887,000**

**UNIT 135**  
**3,041 SF**  
**\$1,201,000**

### FEATURES:

- FIRST FLOOR RETAIL UNITS
- UNITS OFFERED TOGETHER OR SEPARATELY
- BUILDING SIGNAGE WITH VISIBILITY FROM ROUTE 15/LEESBURG BYPASS
- HUBZONE QUALIFIED
- OWNER/USER INVESTMENT OPPORTUNITY
- STRATEGIC LOCATION WITH PROXIMITY TO LEESBURG OUTLETS, RESTAURANTS AND AMENITIES
- 2022 ANNUAL TAXES:  
UNIT 130: \$4,673.08 & UNIT 135: \$6,329.90
- 2022 MONTHLY CONDO FEES:  
UNIT 130: \$753.49 & UNIT 135: \$1,022.10



Individual Member

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# FLOOR PLANS

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