

COMMERCIAL GROUP REALTY, INC. - SERVING THE DULLES CORRIDOR

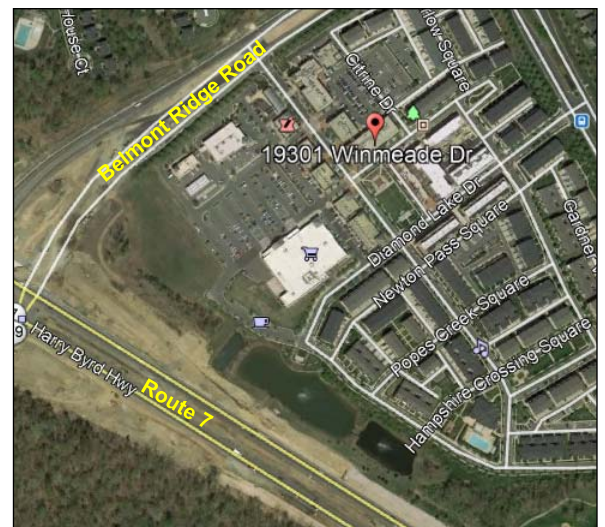
LANDSDOWNE TOWN CENTER LEASE OFFICE SUITES

19301 WINMEADE DRIVE, LEESBURG, VA 20176



*****\$28.50 PSF*****

- SECOND FLOOR OFFICE SUITES AVAILABLE 2,018 SF AND 2,580 SF
- ELEVATOR ACCESS TO SECOND FLOOR
- ADJACENT TO 150,000 SF RETAIL INCLUDING HARRIS TEETER, CAPITAL ONE BANK, CVS, SHELL GAS, CHICK-FIL-A, STARBUCKS, AND SEVERAL MORE RESTAURANTS AND AMENITIES.
- NEW RAMP ACCESS REPLACES SIGNAL INTERSECTION.



www.cgr-inc.com

Exclusive Listing By:



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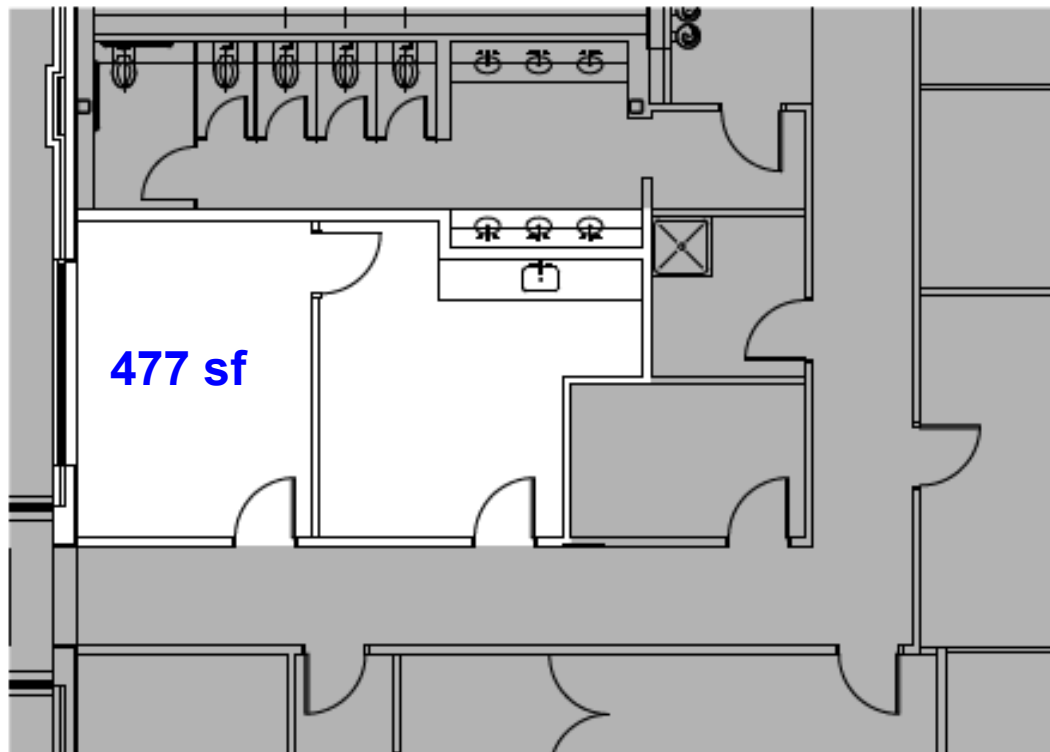
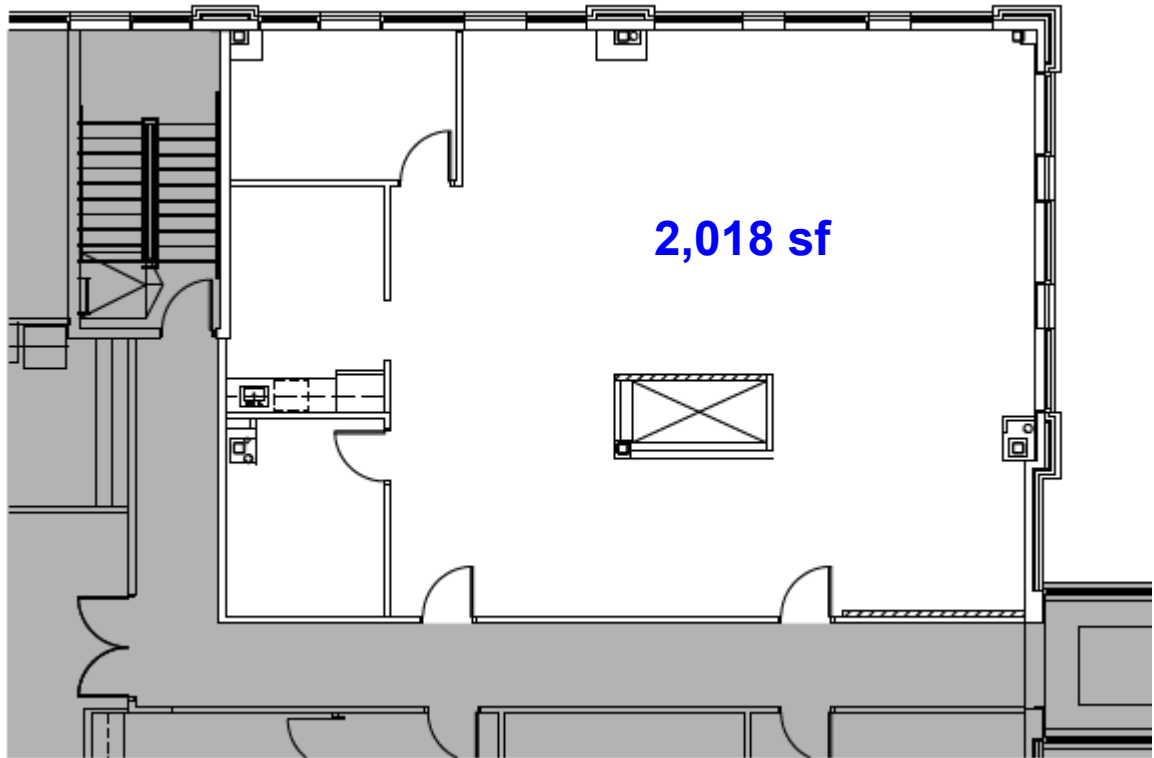


Individual Member

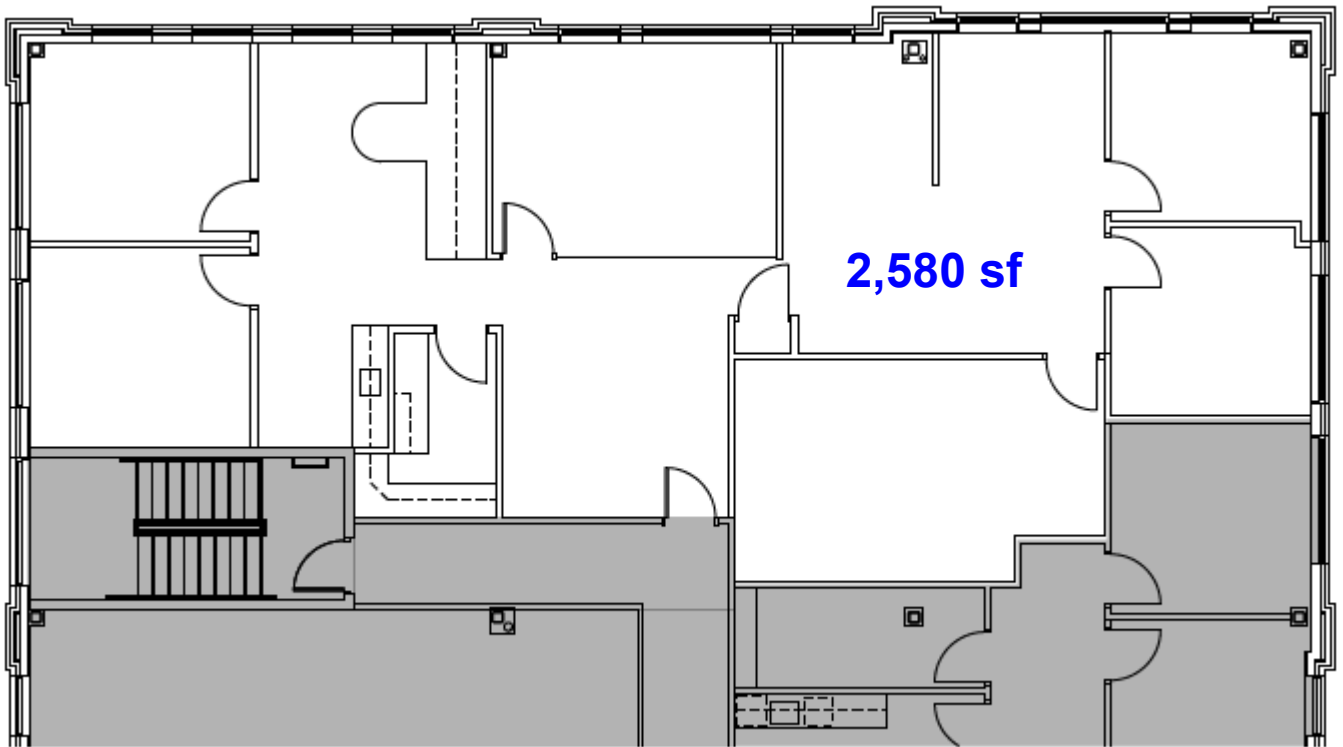
Saul Centers

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- LOCATED IN 2,367 ACRE MASTER PLANNED COMMUNITY OF LANSDOWNE WITH CONFERENCE CENTER AND EXECUTIVE HOUSING.
- JOIN TENANTS INCLUDING: LOUDOUN COUNTY CHAMBER OF COMMERCE, ALLSTATE INSURANCE, FIDELITY BROKERAGE SERVICES, RGA REINSURANCE COMPANY AND DAVENPORT & COMPANY
- DEVELOPED BY SAUL CENTERS WITH ASSETS VALUED AT \$1.6 BILLION.

STREET (INTERSECTING WITH BELMONT RIDGE RD)	VDOT TRAFFIC COUNT 2018
ROUTE 7	93,000 ADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,386	179,683	148,420
MEDIAN INCOME	\$161,454	\$149,851	\$128,012

LANDSOWNE TOWN CENTER | SITE PLAN

