



FOR SALE OR LEASE

RETAIL FOR SALE OR LEASE

- Approximately 9.26 acres for sale or lease
- Existing Building Size: 17,352 SF - former Lovettsville volunteer fire station.
- Zoning: CRA - 1 ([Click for permitted uses](#)).
- Abundance of parking.
- [Click here to access full plan set](#)

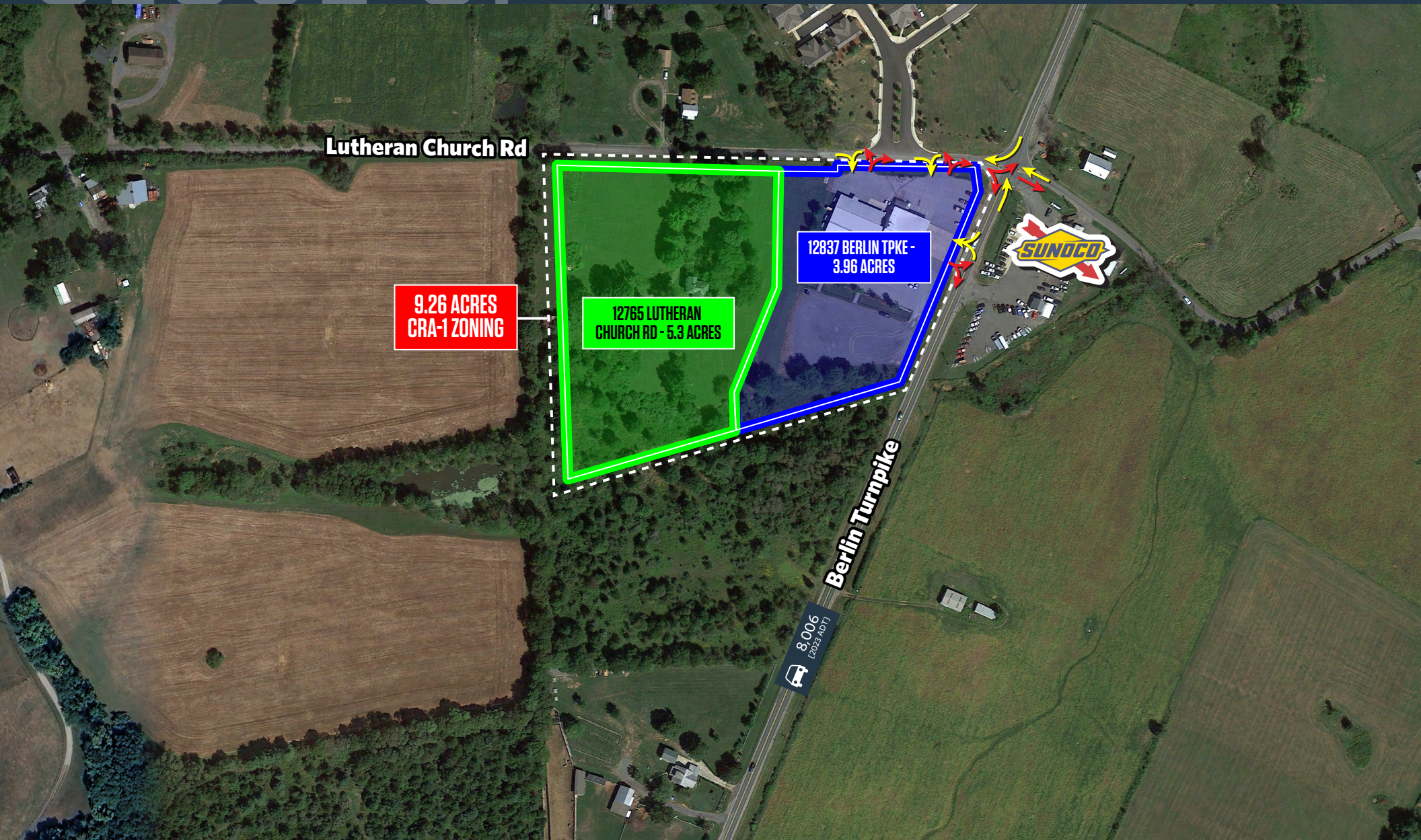
SELECT USES PERMITTED BY-RIGHT

- Microbreweries
- Micro Distillery
- Wineries
- Restaurant

CLOSE UP

12837 BERLIN TURNPIKE

LOVETTSVILLE, VA 20180, LOUDOUN COUNTY



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MARKET

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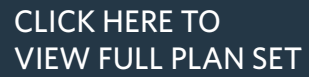
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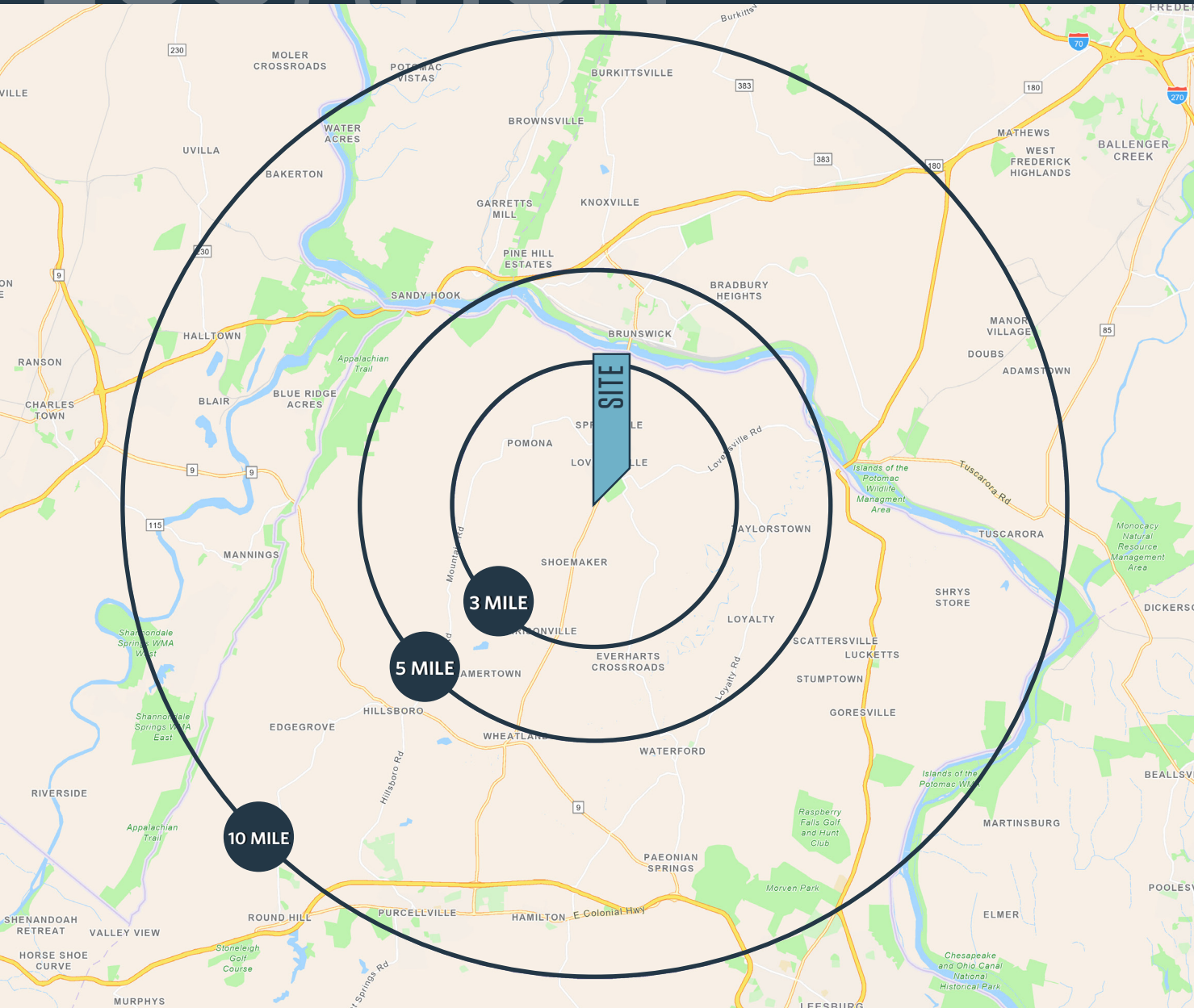
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LOCATION

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LOVETTSVILLE, VA 20180, LOUDOUN COUNTY



DEMOGRAPHICS | 2024:

3-MILE	5-MILE	10-MILE
Population		
7,267	20,515	74,719
Daytime Population		
1,810	4,708	26,343
Households		
2,472	7,174	26,110
Average HH Income		
\$204,085	\$171,992	\$183,232

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Berlin Turnpike	8,006 ADT
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CLICK TO VIEW PROPERTY WEBSITE

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