

495 East Washington Street
Middleburg, VA



Mt. Defiance Cidery For Sale

klnb

The Property

Situated on approximately 12.30 acres in the heart of Middleburg, Virginia, the Mt. Defiance property offers a distinctive combination of premium real estate, exceptional improvements, and flexible commercial potential.

At its center is a beautifully crafted timber-frame barn, completed in 2017, that serves as a striking architectural centerpiece.

Designed with expansive open gathering spaces, exposed wood beams, soaring ceilings, and panoramic views of the surrounding countryside, the barn provides an ideal setting for hospitality, private events, weddings, tastings, and a variety of commercial or recreational uses.

495 E Washington St | Middleburg, VA





The property also includes production and support facilities, outdoor event areas, generous parking, and open land that complements the site's rural character while offering opportunities for future expansion.

Located along East Washington Street just minutes from downtown Middleburg, the property benefits from exceptional visibility and convenient access within one of Virginia's most desirable and affluent destinations.

Whether continued as a craft beverage venue or reimaged for an alternative hospitality or event concept, this turnkey estate offers a rare opportunity to acquire an architecturally distinctive property with significant investment potential in the heart of Virginia's renowned Hunt Country.

Loudoun Wine Country



The Offering

PARCEL #1

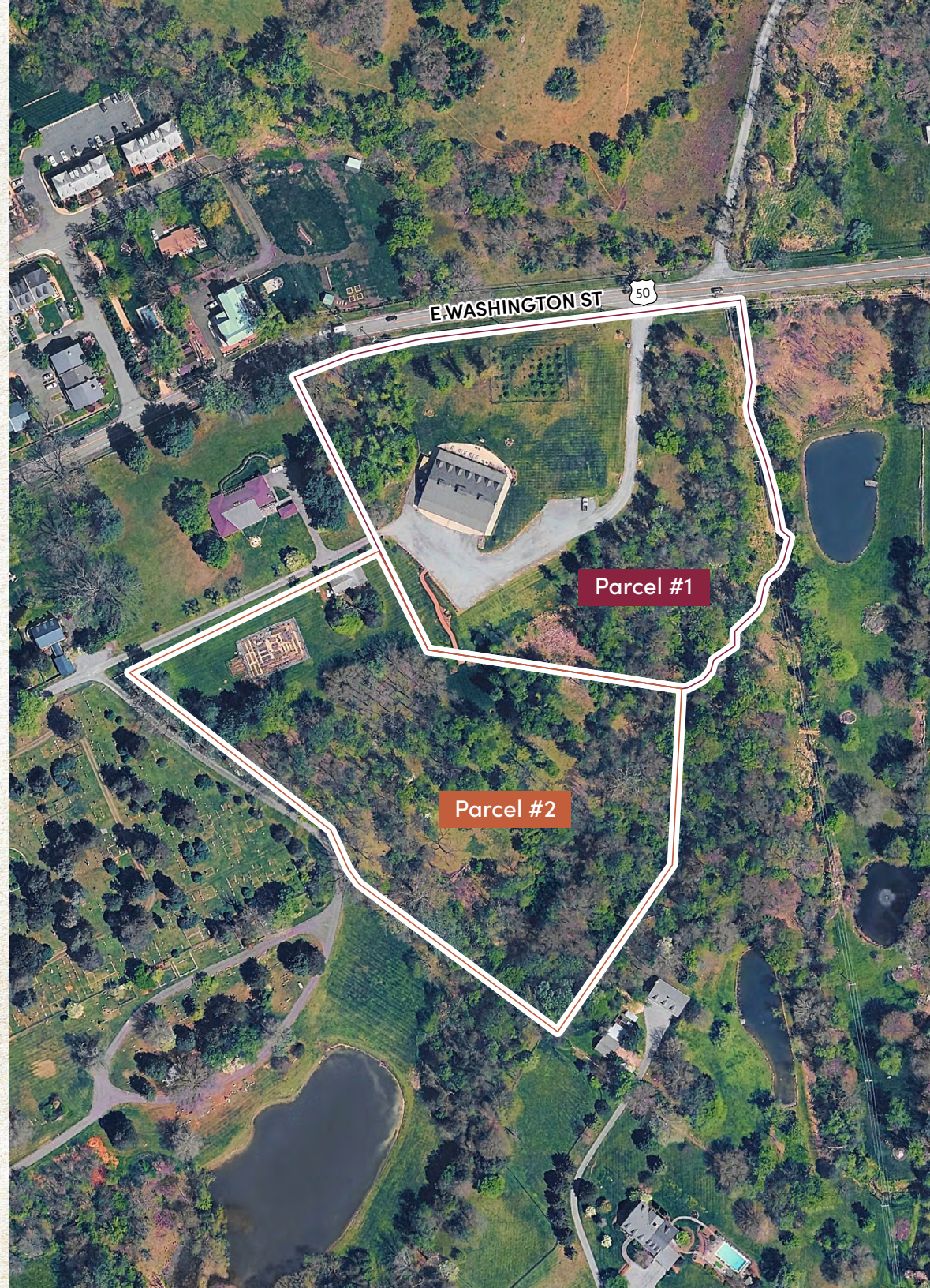
ACRAGE	ZONING	BUILDING SIZE
6.32 AC	AR-2 (Agricultural Rural Zone 2)	7,800 SF barn with 1,800 SF mezzanine

Parcel #1 has an existing SUP for a Cidery and would convey with the purchase of the property.

The business, business licenses and equipment can be included in a sale if desired by purchaser for additional costs.

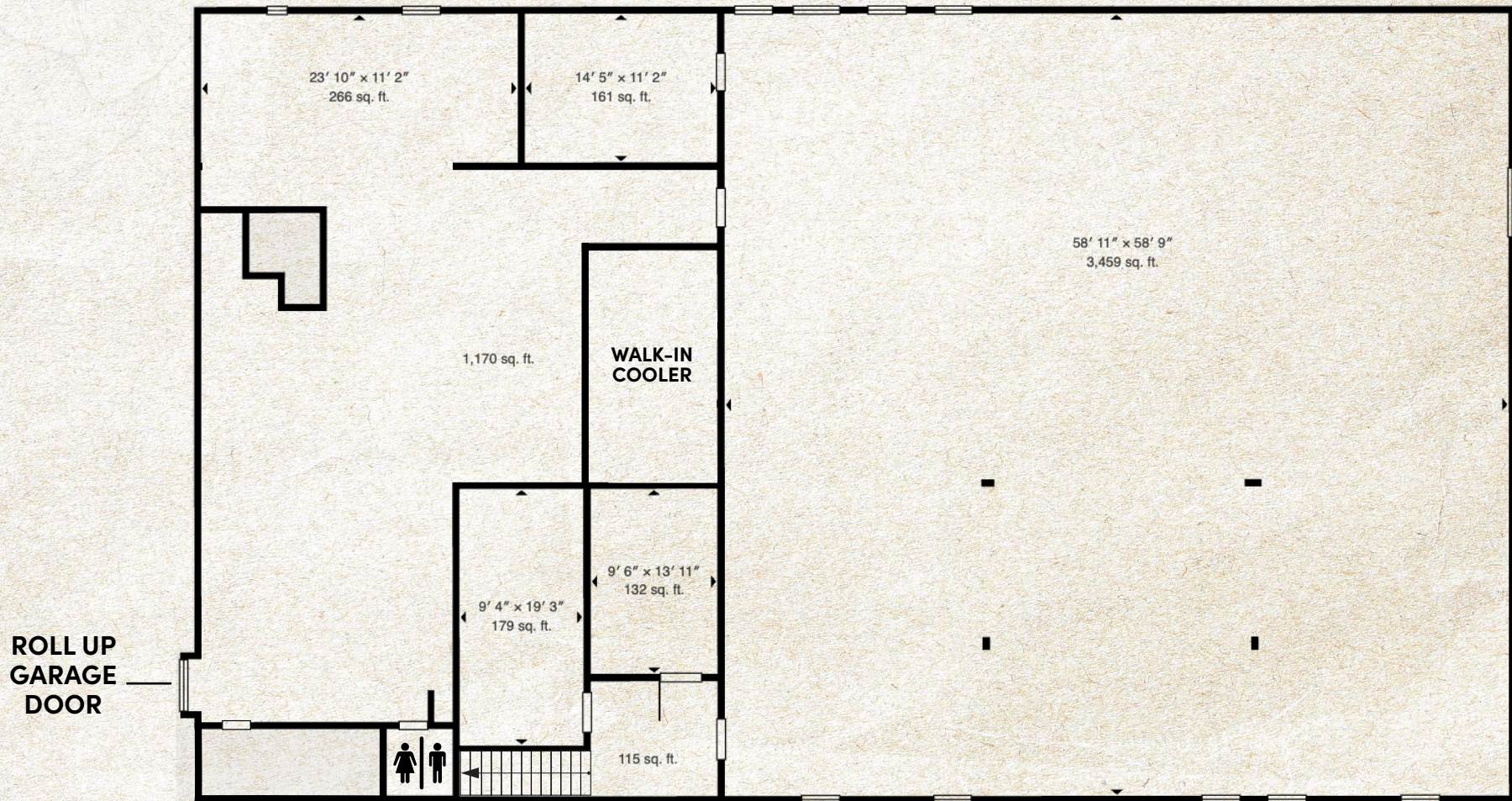
PARCEL #2

ACRAGE	MIDDLEBURG ZONING	LOUDOUN ZONING
5.98 AC *Split Zoning in Middleburg & Loudoun County*	3.91 AC R-1 (Single Family Residential) A-C (Agricultural Conservancy)	2.07 AC AR-2 (Agricultural Rural Zone 2)



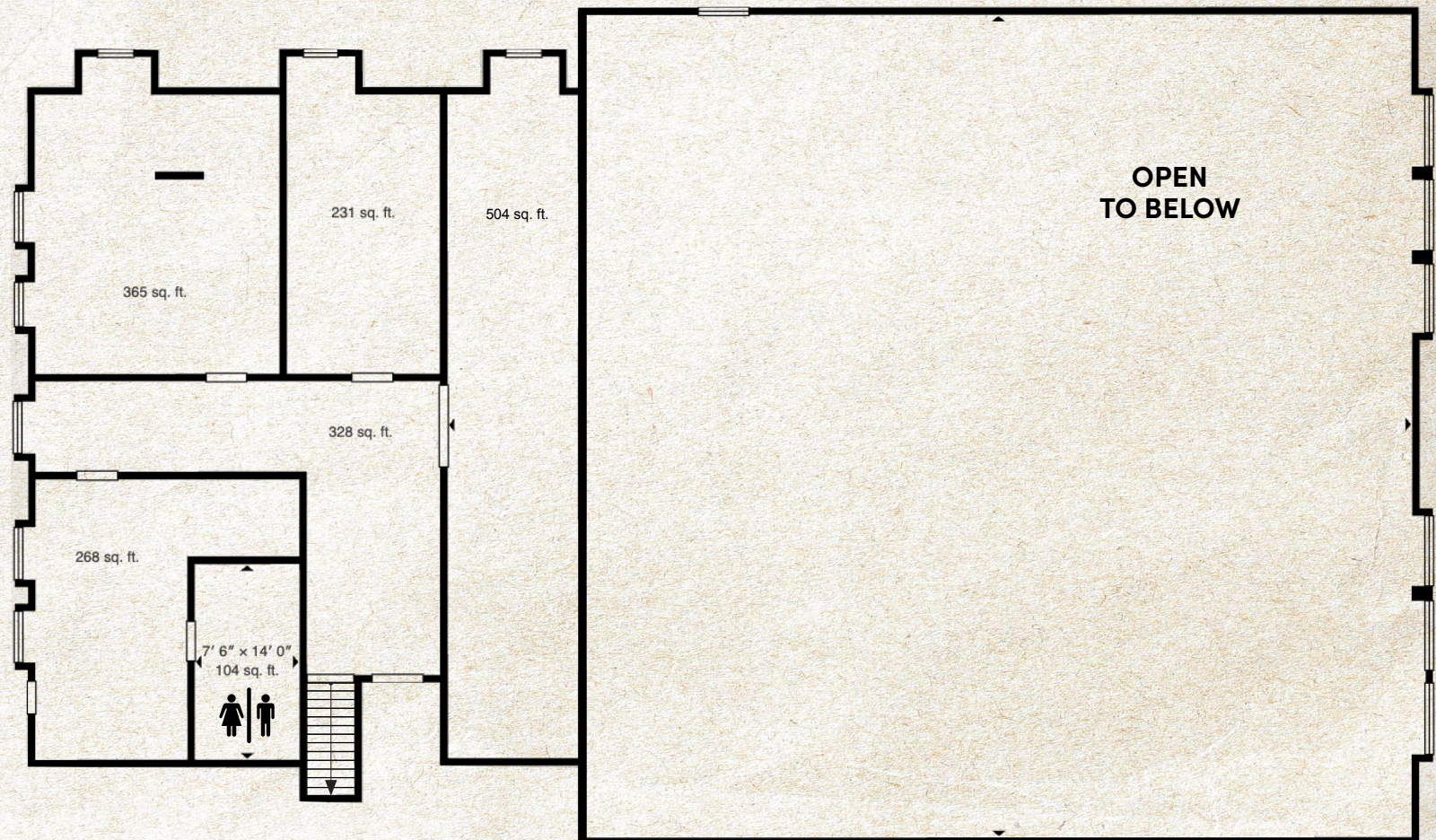
[360](#) click here for a 360 tour

First Floor Plan



[360](#) click here for a 360 tour

Second Floor Plan



Demographics

TOP CONSUMER LIFESTYLE SEGMENTS



POWER ELITE

The nation's wealthiest households living luxury lifestyles in premier neighborhoods.



YOUNG CITY SOLOS

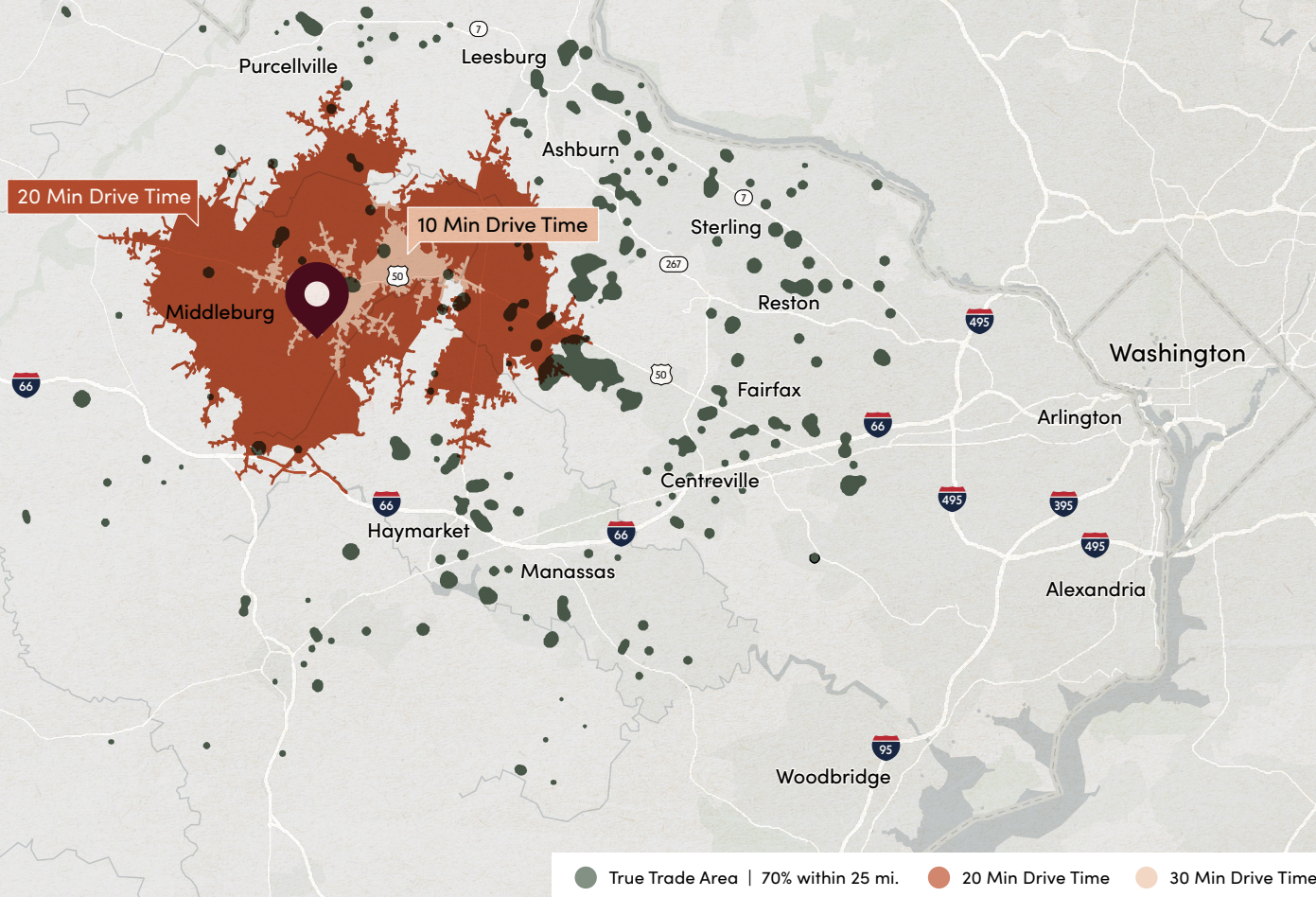
Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas.



BOOMING WITH CONFIDENCE

Prosperous, established couples in their peak earning years living in suburban homes.

	TRUE TRADE AREA	10 MIN DRIVE TIME	20 MIN DRIVE TIME
Population	226,859	1,532	42,938
Daytime Population	207,402	2,714	35,672
Avg. HH. Income	\$194,695	\$206,307	\$259,234
Households	76,879	787	14,248
Bachelor's Degree or Higher	65.1%	82.4%	89.8%









495 East Washington Street
Middleburg, VA

Forrest Morrill
fmorrill@klnb.com
703.268.2707

Billy Kelly
bkelly@klnb.com
703.268.2706

klnb.com

@ in f

klnb

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.