



Selling on Behalf of The U.S. Marshals 45645 Willow Pond Plaza

Sterling, VA 20164 (Loudoun County, VA)
Washington-Arlington-Alexandria Area



Property Overview

The subject is an Office (Office Building) property totaling 7,000 SF of NRA located on a 0.16-acre site at 45645 Willow Pond Plaza in Sterling, Virginia. The improvements were built in 1990, are in average condition, and have a remaining economic life of 40 years based on my estimate. The subject property has a multi-tenant design that is currently:

- Net Rentable Area: 7,000 SF
- 2 Story
- 2.1 spaces per 1,000 SF

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T. Kyle Swicegood, CCIM
1-800-286-1579 Ext 705
Tkyleswicegood@gmail.com

The Swicegood Group, Inc.
854 Valley Road Suite 100
Mocksville, NC 27028

TheSwicegoodGroup.com

45645 Willow Pond Plaza

Sterling, VA 20164



Area Information:

The subject property is located in Sterling, Virginia, within Loudoun County. According to the 2015 census, Loudoun County had an estimated population of 375,629, making it the third most populous county in Virginia. As of 2012, Loudoun County had a median household income of \$117,876. Since 2008, the county has been ranked first in the United States in median household income. Sterling, Virginia is a census-designated place in Loudoun County. The population as of the 2010 census was 27,822.

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