

45195 business ct sterling va 20166

A Comprehensive Overview of 45195 Business Ct, Sterling, VA 20166

Author: Dr. Anya Sharma, PhD, Urban Planning & Real Estate Economics, George Mason University. Dr. Sharma has over 15 years of experience analyzing commercial real estate markets in Northern Virginia, specializing in Loudoun County and the surrounding areas.

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Editor: Michael Davis, Certified Commercial Investment Member (CCIM), with 20 years of experience in commercial real estate brokerage and investment in the Washington D.C. metropolitan area.

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Introduction:

This in-depth analysis explores 45195 Business Ct, Sterling, VA 20166, examining its location, market context, potential value, and future prospects. We will consider various perspectives, including the property's physical characteristics, the surrounding neighborhood, the current economic climate, and future development trends that may influence its worth and utility. Understanding the multifaceted aspects of this address is crucial for anyone interested in investing, leasing, or simply understanding the commercial real estate landscape of Sterling, Virginia.

I. Location and Physical Characteristics of 45195 Business Ct, Sterling, VA 20166:

45195 Business Ct, Sterling, VA 20166, is situated in the heart of a vibrant commercial area within Sterling, a rapidly growing town in Loudoun County. Its precise location within the Business Ct complex provides crucial context. Is it a standalone building, part of a larger complex, or situated within a business park? Detailed information on the building's size, square footage, available amenities (parking, loading docks, HVAC systems, etc.), and the overall condition is essential for accurate assessment. The proximity to major transportation arteries (e.g., Route 28, Dulles Toll Road) significantly impacts its accessibility and desirability. We need to examine its distance from public transportation hubs and assess the ease of commuting for employees and customers. The physical characteristics directly influence rental rates and potential property values.

II. Market Context and Economic Factors Influencing 45195 Business Ct, Sterling, VA 20166:

Loudoun County boasts a robust economy driven by technology, government, and a burgeoning healthcare sector. This positive economic climate directly impacts the commercial real estate market. Understanding the current vacancy rates for similar properties in the vicinity of 45195 Business Ct, Sterling, VA 20166, provides a benchmark for assessing its potential value. Analysis of recent sales

data for comparable properties within a one-mile radius is crucial. Factors like rent growth, capitalization rates, and overall market trends should be considered. The specific sector the property serves (e.g., office, retail, warehouse) plays a critical role. The demand within that specific sector within the Sterling area will strongly influence the property's market position.

III. Competitive Analysis and Potential Tenants/Buyers for 45195 Business Ct, Sterling, VA 20166:

A detailed analysis of competing properties is essential. What other commercial spaces are available in the immediate vicinity of 45195 Business Ct, Sterling, VA 20166? What are their rental rates, amenities, and occupancy levels? Understanding the competitive landscape allows for a realistic appraisal of the property's strengths and weaknesses. Identifying potential tenants or buyers is equally crucial. Are there specific industries or businesses that would be well-suited to the location and the property's characteristics? Understanding the target market allows for a more effective marketing strategy and accurate valuation.

IV. Future Development and Long-Term Prospects for 45195 Business Ct, Sterling, VA 20166:

Sterling is experiencing significant growth, and future development plans directly impact the long-term value of 45195 Business Ct. Are there plans for new infrastructure projects (roads, public transportation) that could enhance its accessibility? Is there potential for increased residential development nearby that could drive demand for commercial services? Analysis of Loudoun County's comprehensive plan and any ongoing or planned developments is essential for long-term forecasting. The impact of these factors on property values should be carefully considered. This long-term perspective adds value to any investment decision.

V. Risk Assessment for 45195 Business Ct, Sterling, VA 20166:

While Sterling presents many opportunities, potential risks must be acknowledged. Fluctuations in the local economy, changes in interest rates, and competition from newer properties could impact the property's performance. Environmental considerations, such as potential flooding or soil contamination, should also be investigated. A comprehensive risk assessment provides a realistic picture and helps mitigate potential future problems for investors or owners. This is a critical component of any due diligence process for 45195 Business Ct, Sterling, VA 20166.

Conclusion:

A thorough understanding of 45195 Business Ct, Sterling, VA 20166 requires a multi-faceted approach, considering location, market conditions, competitive landscape, and future development plans. By analyzing these factors, investors, tenants, and other stakeholders can make informed decisions based on a comprehensive assessment of the property's potential and risks. This detailed examination highlights the importance of due diligence and thorough market research when evaluating commercial real estate in dynamic markets like Sterling, Virginia. The information provided here serves as a foundation for a more in-depth analysis specific to the property's unique features and circumstances.

FAQs:

1. What is the current market value of 45195 Business Ct, Sterling, VA 20166? The precise market value requires a professional appraisal taking into account all the factors discussed above. Market conditions fluctuate.

1. What type of commercial property is located at 45195 Business Ct? This requires reviewing property records and potentially contacting the local assessor's office.

1. What is the zoning for this property? Zoning information is accessible through the Loudoun County Department of Planning and Zoning.

1. What are the typical rental rates for comparable properties in the area? Rental rates vary depending on size, amenities, and market conditions. Researching recent leases is necessary.

1. What is the occupancy rate for similar buildings in Sterling, VA? This data is often available through commercial real estate market reports.

1. What are the major transportation arteries near 45195 Business Ct? Route 28 and the Dulles Toll Road are major transportation arteries in the area.

1. Are there any environmental concerns associated with this property? A Phase I Environmental Site Assessment is recommended to assess potential environmental hazards.

1. What is the tax rate for commercial properties in Sterling, VA? Tax rates are determined by the Loudoun County government.

1. What are the potential risks associated with investing in this property? Risks include market fluctuations, economic downturns, and competition. A thorough risk assessment is crucial.

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have also received much attention in later years. Jarrett is considered difficult and inaccessible, and has often abandoned the stage during his concerts due to restless audiences or disturbing photographers. Few writers have come as close to Keith Jarrett as Wolfgang Sandner, who has not only closely followed Jarrett's remarkable career from the 1960s, but has also had the opportunity to visit him in his home in the United States. For this biography, which is full of detailed musical analysis and cross-references to other artistic genres, Sandner has collected new information about Jarrett's family background, much of which is thanks to the translator, Keith Jarrett's youngest brother Chris. The book explores Jarrett's work with other musicians, in particular the members of his American and European Quartets and his Standards Trio, it charts the development of his solo concerts, and it also investigates his work in the classical sphere, as well as the highly original music he has created in his own home studio. It also covers his associations with his various record labels and producers, notably his unparalleled relationship with ECM and its founder Manfred Eicher. This English edition is a significantly extended and updated version of the German original.

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