

Section G - Nonresidential Development

Successful business development increases the county's capacity to generate employment opportunities and broadens the county's tax base. A key factor in this success is having a diverse portfolio of sites where business can locate. Analyzing national and local economic trends provides useful indications of changes in the supply and demand of office and industrial space.

In 1990, Loudoun County had 13 million square feet of nonresidential space, compared to the current inventory of just over 57 million square feet. In 2004, 3.8 million square feet of nonresidential construction was permitted. The nonresidential vacancy rate continued its downward trend, dropping to 14.6 percent from 18 percent the year before.

Loudoun County accounts for 11 percent of the Northern Virginia region's rentable commercial and industrial space. However, Loudoun has a higher percentage of Flex and Industrial space than other Northern Virginia jurisdictions as a result of serving Dulles International Airport.

Some of the local data presented in this section is broken down by planning subarea. Loudoun has defined ten planning subareas that represent geographical areas with similar development futures and are used in growth scenario development and analysis. A map showing the location of the planning subareas is provided on page 71.

In this Section:

Loudoun County

G-1	Nonresidential Building Permit Trends	55
G-2	Nonresidential Building Permits by Planning Subarea	56
G-3	Inventory of Nonresidential Space	57
G-4	Office and Industrial Vacancy Rate Trends	58
G-5	Major Office and Industrial Projects	59
G-6	Major Approved Retail Centers	64

Regional

G-7	Commercial and Industrial Space	65
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