



1.5 ACRES OF LAND FOR SALE

AVAILABILITY

- 1.5 Acres
- Immediate Availability

PROPERTY FEATURES

- Aspen Mill is located at the southeast corner of Route 7 (Leesburg Pike) & Route 641 (Ashburn Road) in Ashburn, Virginia (Lansdowne & Belmont Country Club).
- PD-OP Planned Development Office Park
- Commercial Uses
- Public Utilities to Site

DEMOGRAPHICS 2018

	1 MILE	3 MILE	5 MILE
DAYTIME POPULATION	13,022	57,846	153,609
AVG HH INCOME	\$144,445	\$162,926	\$153,923

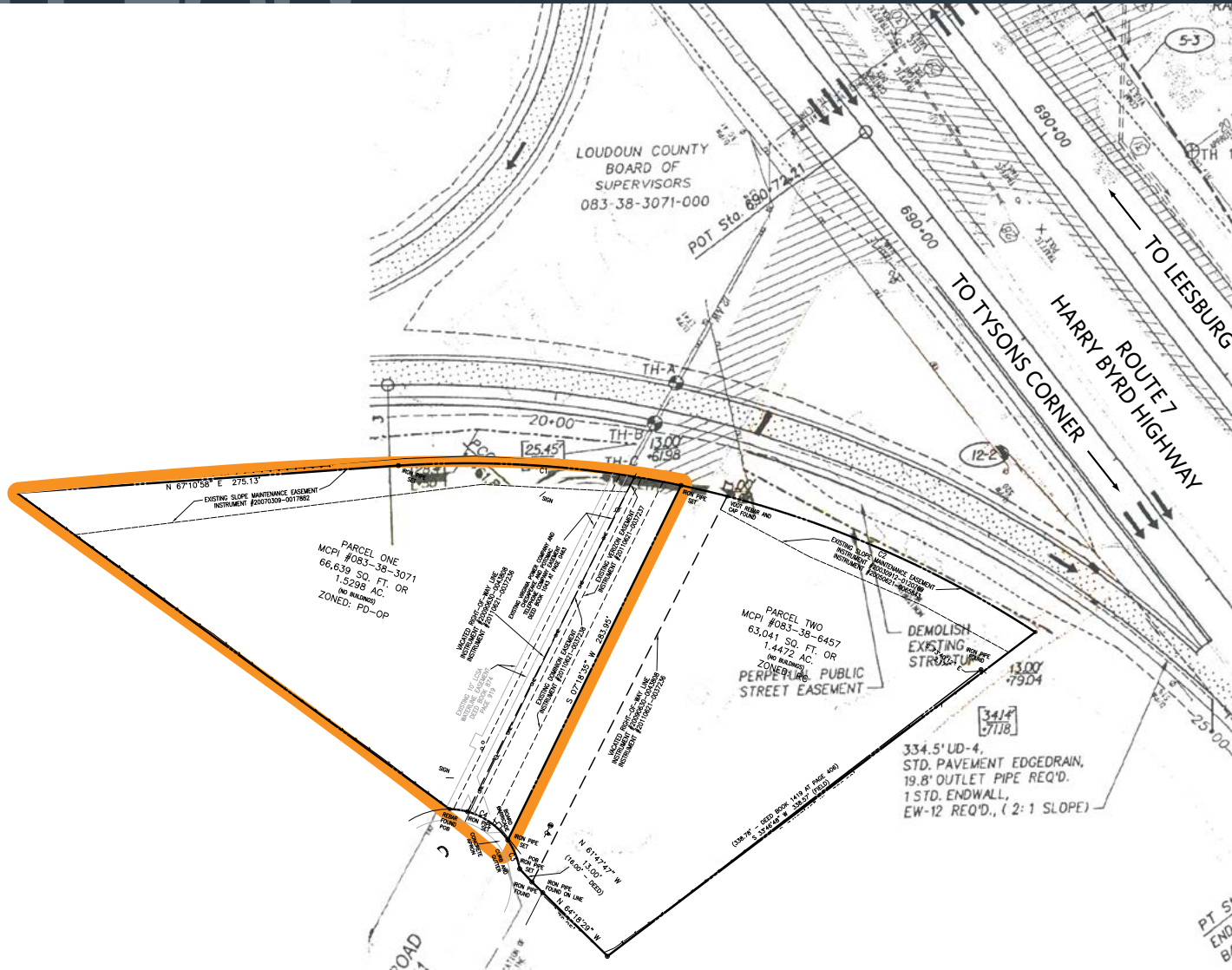
TRAFFIC COUNTS

ROUTE 7	93,000 ADT
RUSSELL BRANCH	7,000 ADT

SITE PLAN

ASPEN MILL AT BELMONT

19760 ASHBURN RD, ASHBURN, VA 20147



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8065 Leesburg Pike, Suite 700
Vienna, VA 22182