

VILLAGE CENTER AT BELMONT GREENE

42995 Eastern Kingbird Plaza, Ashburn, VA 20147
Loudoun County

COMING SOON!
EMPIRE
FITNESS



RETAIL FOR SUBLEASE

- LEASED.
- 3,752 SF with 5 drive-thru lanes available.
- Located across from Village Center at Belmont Greene.
- Strong demographics with an Average Household Income of \$196,950 within a 1 mile radius.
- Belmont Ridge Road is newly widened with great accessibility from Rt 7 and the Dulles Greenway.

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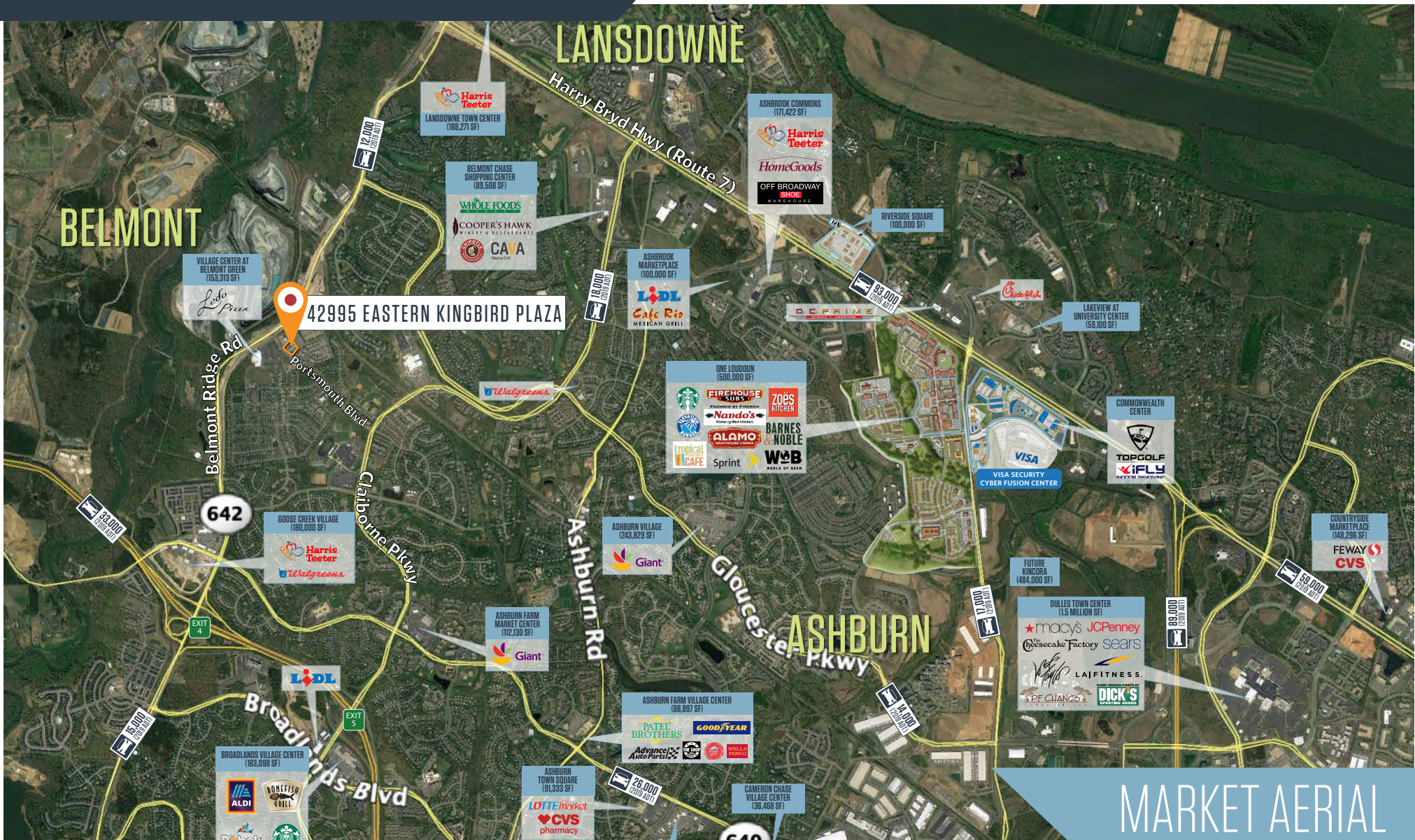
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MARKET AERIAL

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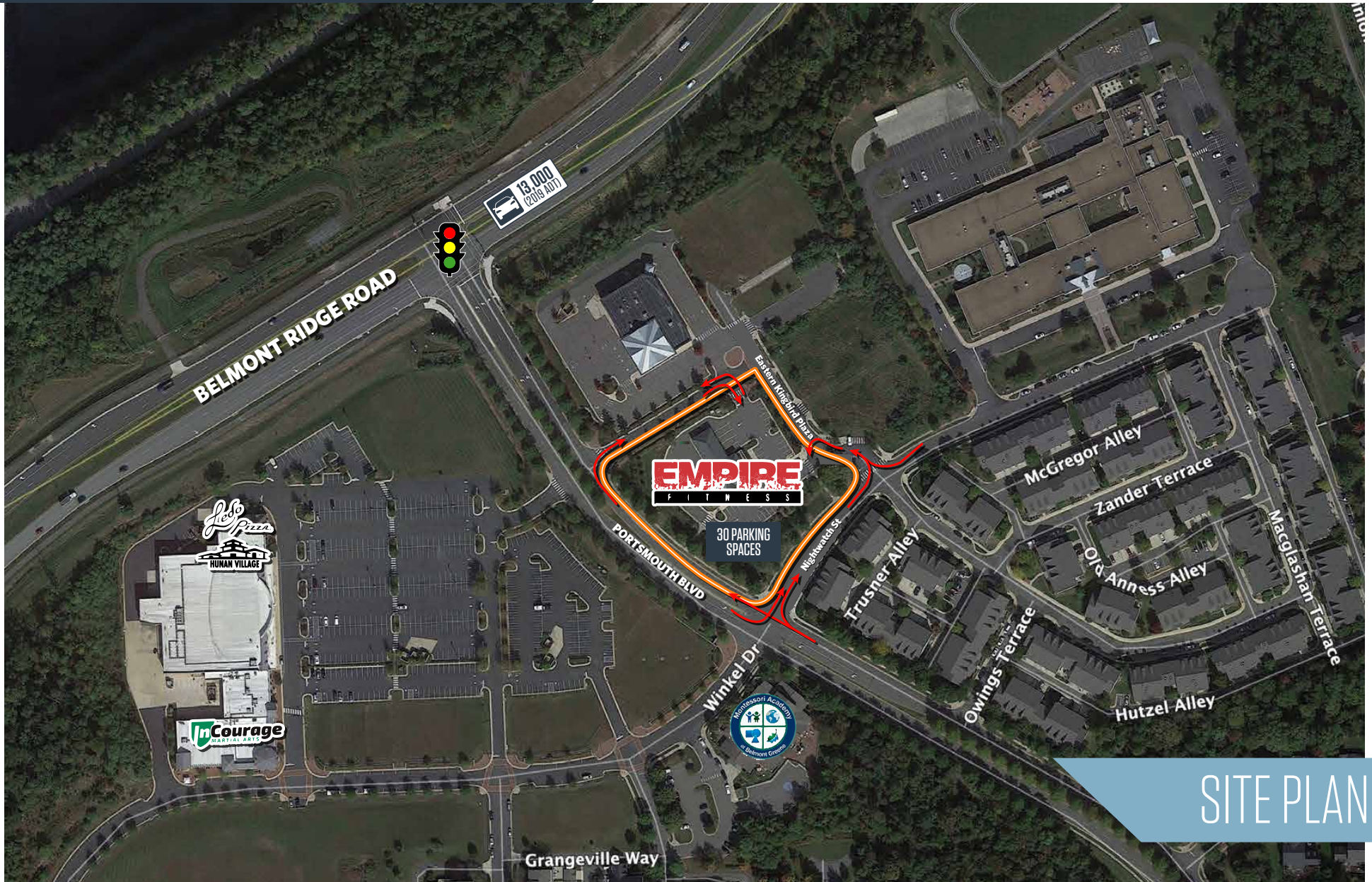
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SITE PLAN

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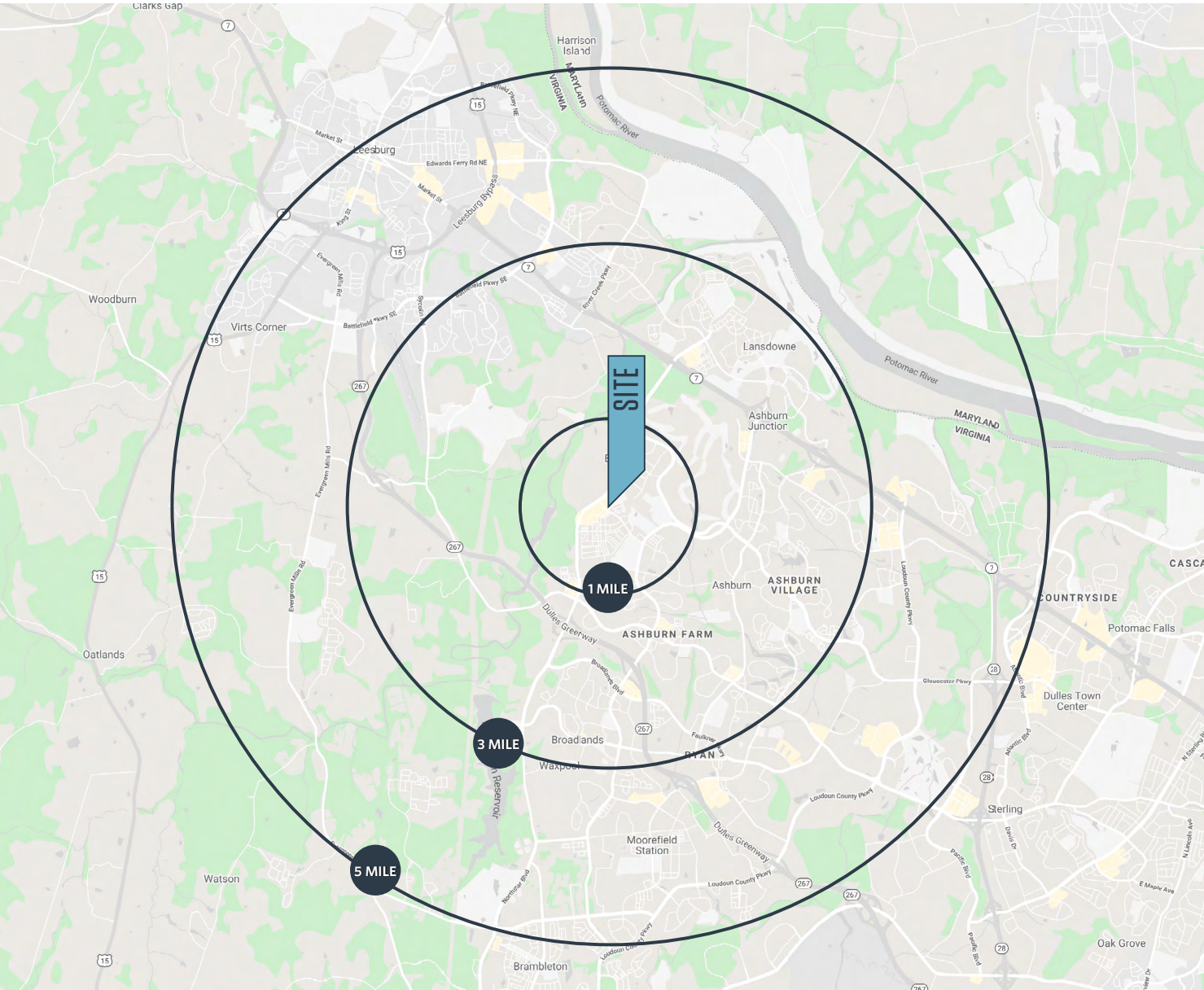
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DEMOGRAPHICS | 2020:

	1-MILE	3-MILE	5-MILE
Population	10,761	84,984	172,231
Daytime Population	1,126	22,920	57,545
Households	3,359	28,680	58,881
Average HH Income	\$196,950	\$187,912	\$172,182

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Belmont Ridge Road 13,000 ADT

DEMOGRAPHICS

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For More Information, Please Contact:

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