

JOIN



Now Open!



Estimated Opening Q3 2024



Estimated Opening Q4 2025

Over 200,000 projected visitors per year

## PAD FOR SALE OR LEASE

- The Kincora Convenience Center is located on the only developable corner of Gloucester and Pacific Blvd.
- Located at the gateway to Kincora, a 6.7 million SF mixed-use development including 2,200 residential units on 424 acres, and the future home to the National Museum of Intelligence and Special Operations and Children's Science Center.
- The Kincora development has 720 residential units occupied, with 524 additional residential units being delivered by 2025.

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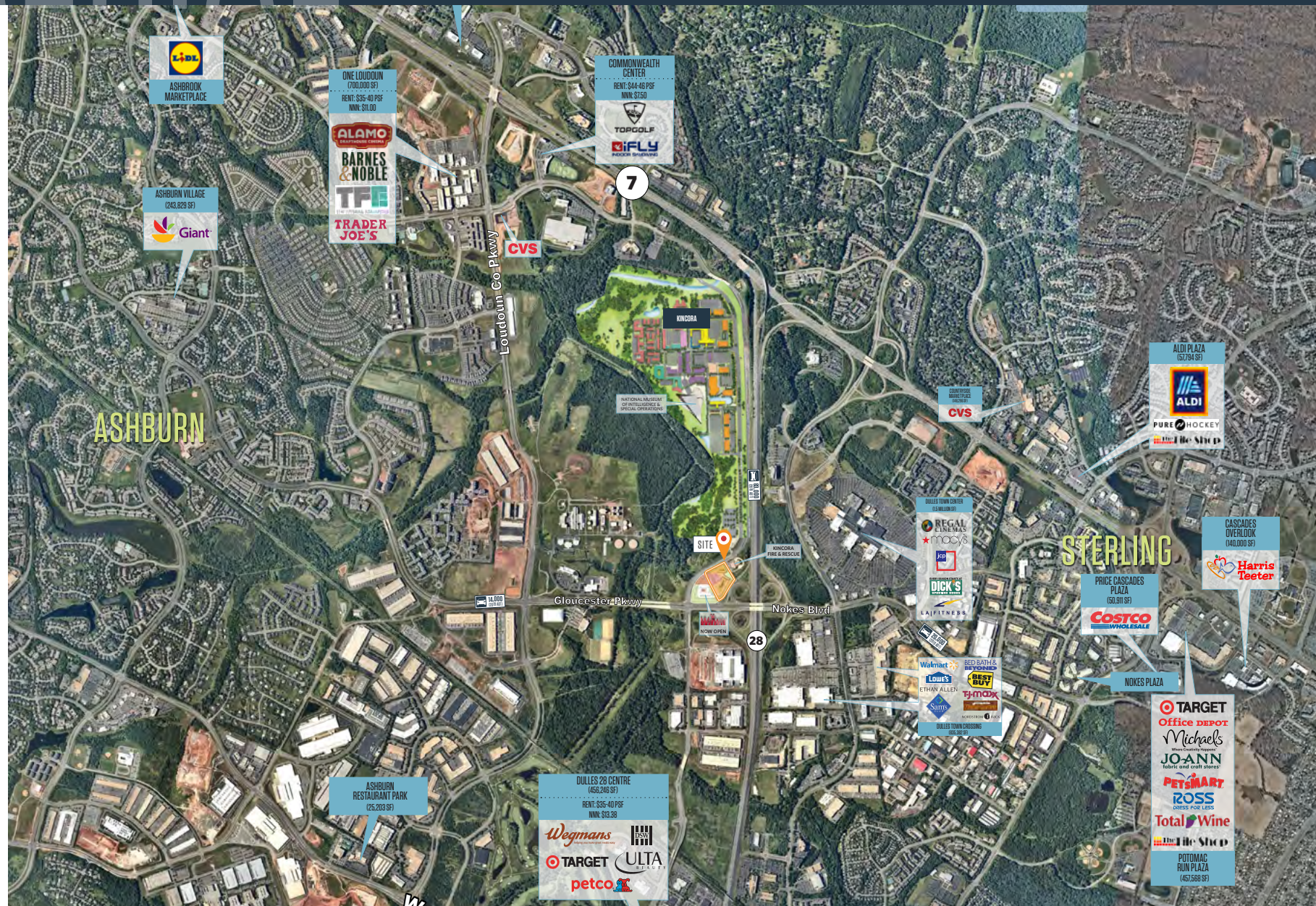
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# AERIAL

# KINCORA CONVENIENCE CENTER

GLOUCESTER PWY. & PACIFIC BLVD., ASHBURN, VA 20147, LOUDOUN COUNTY



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# CLOSE-UP

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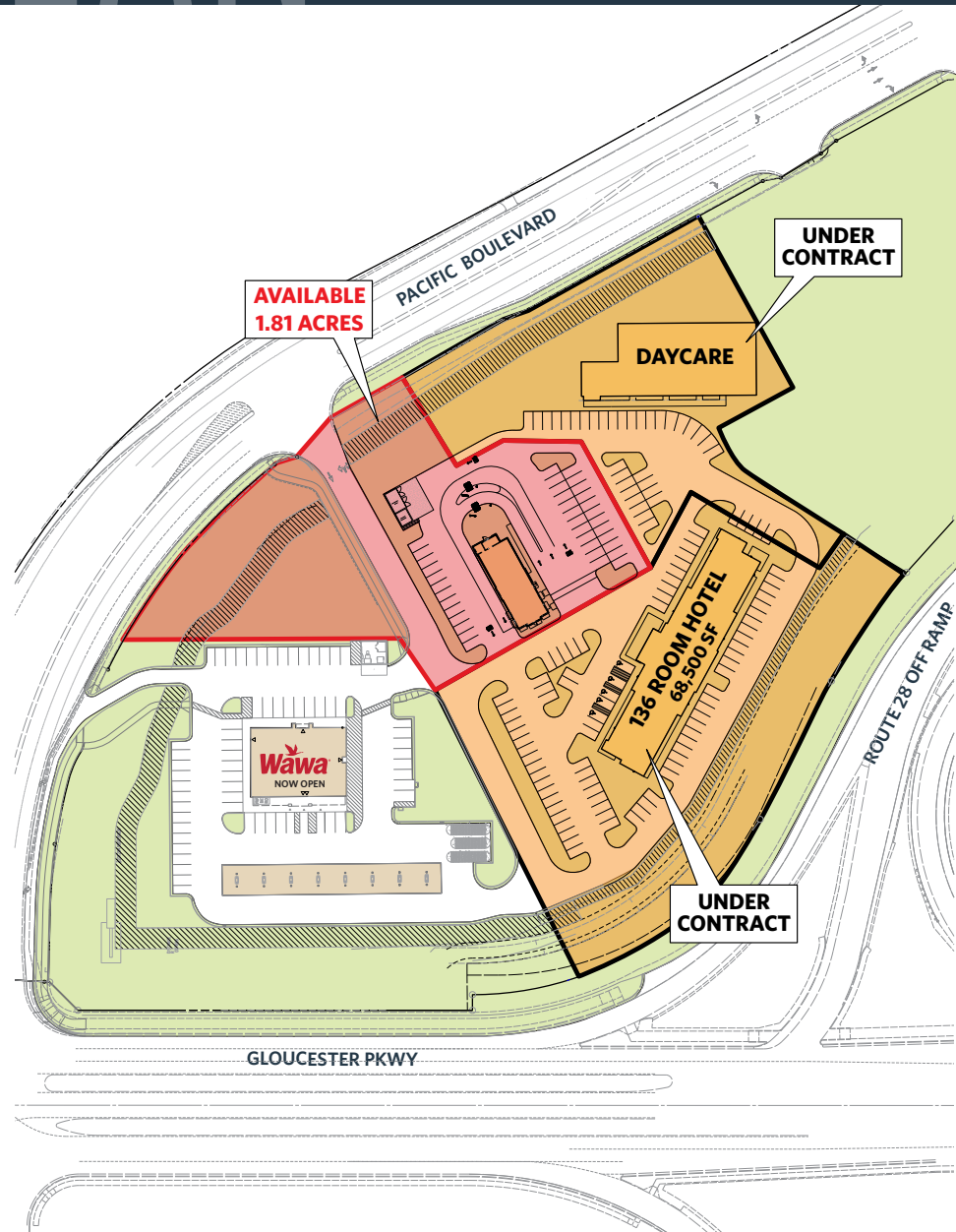
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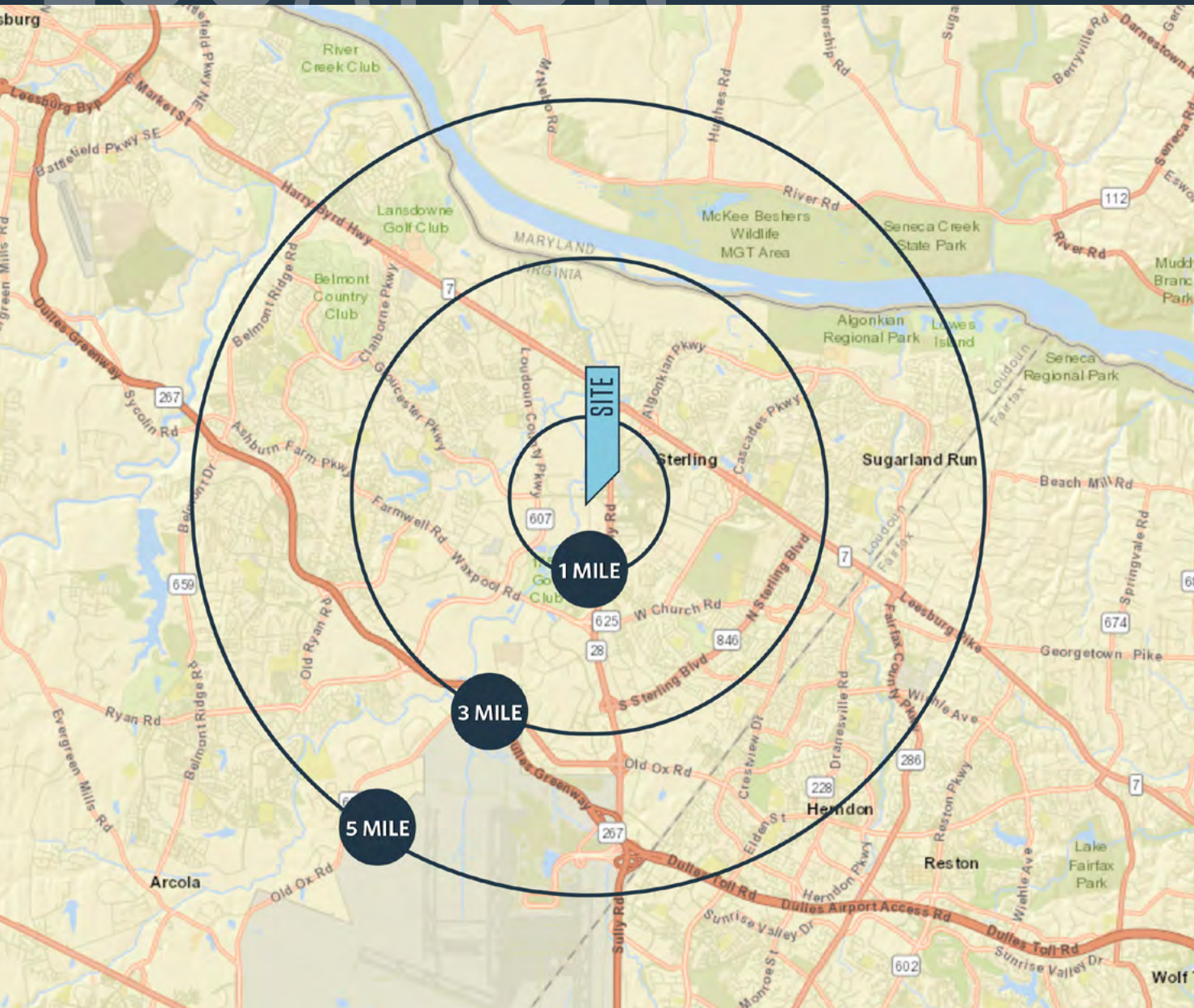




# LOCATION

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### DEMOGRAPHICS | 2021:

1-MILE	3-MILE	5-MILE
Population 2,729	84,924	213,520
Daytime Population 6,011	52,500	93,545
Households 1,331	30,932	73,636
Average HH Income \$95,823	\$147,156	\$167,378

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2019:

Route 28	83,000 ADT
Pacific Boulevard	22,000 ADT

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## FOR MORE INFORMATION, PLEASE CONTACT:

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