

# FLAGSHIP COMMONS

Loudoun County Parkway & Thorndike Street, Ashburn, VA 20147  
Loudoun County



## RETAIL FOR LEASE

JOIN:



- Last 2,222 SF Available!
- Located across One Loudoun Downtown and adjacent to Commonwealth Center
- Access via a signalized intersection at Loudoun Co Pkwy & Thorndike Street, right off the high traffic Harry Byrd Hwy (93,000 VPD)
- Surface parking for patrons

Veronica Kamara  
vkamara@klnb.com  
703-268-2714

Josh Weiner  
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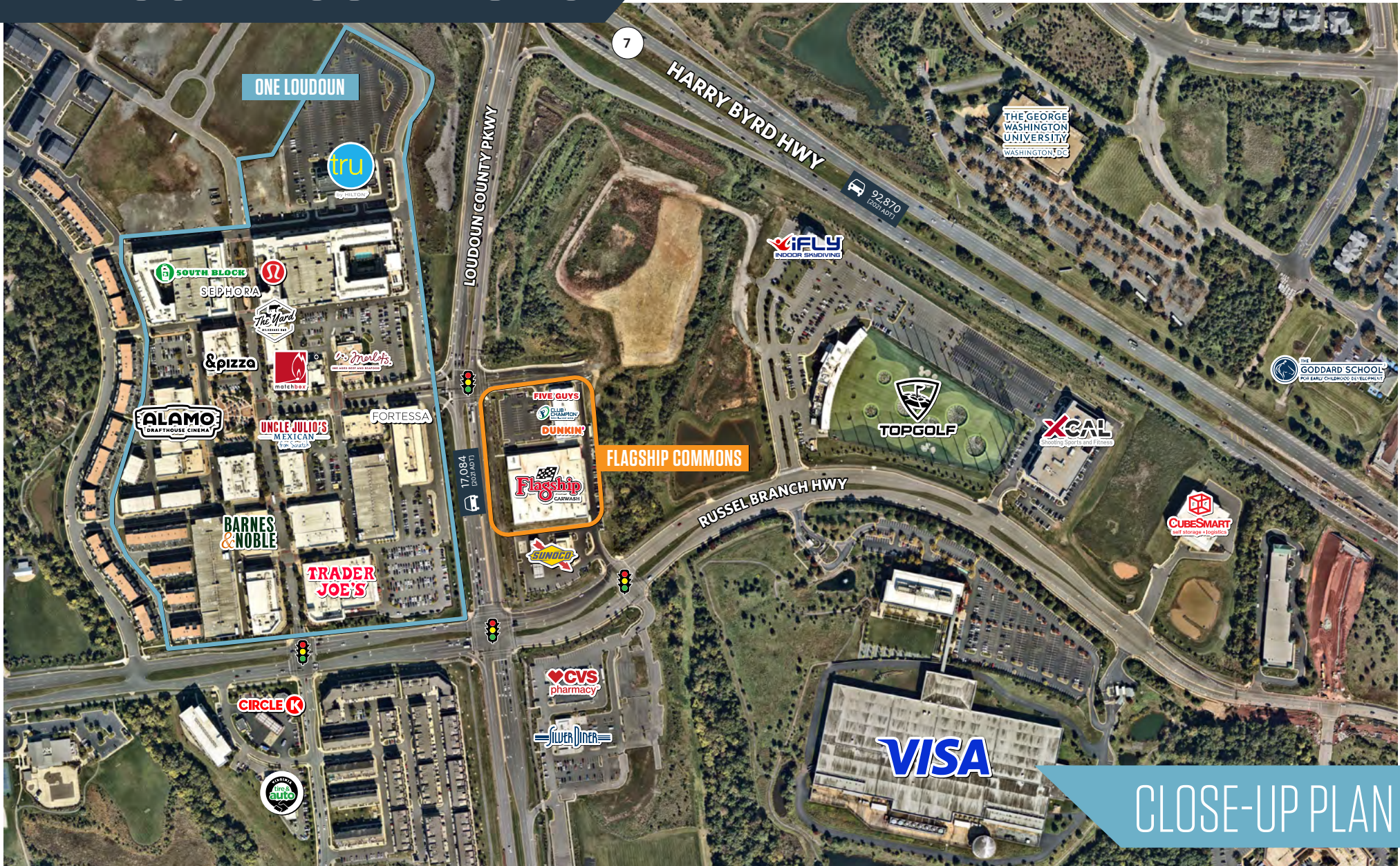
8065 Leesburg Pike, Suite 700  
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CLOSE-UP PLAN

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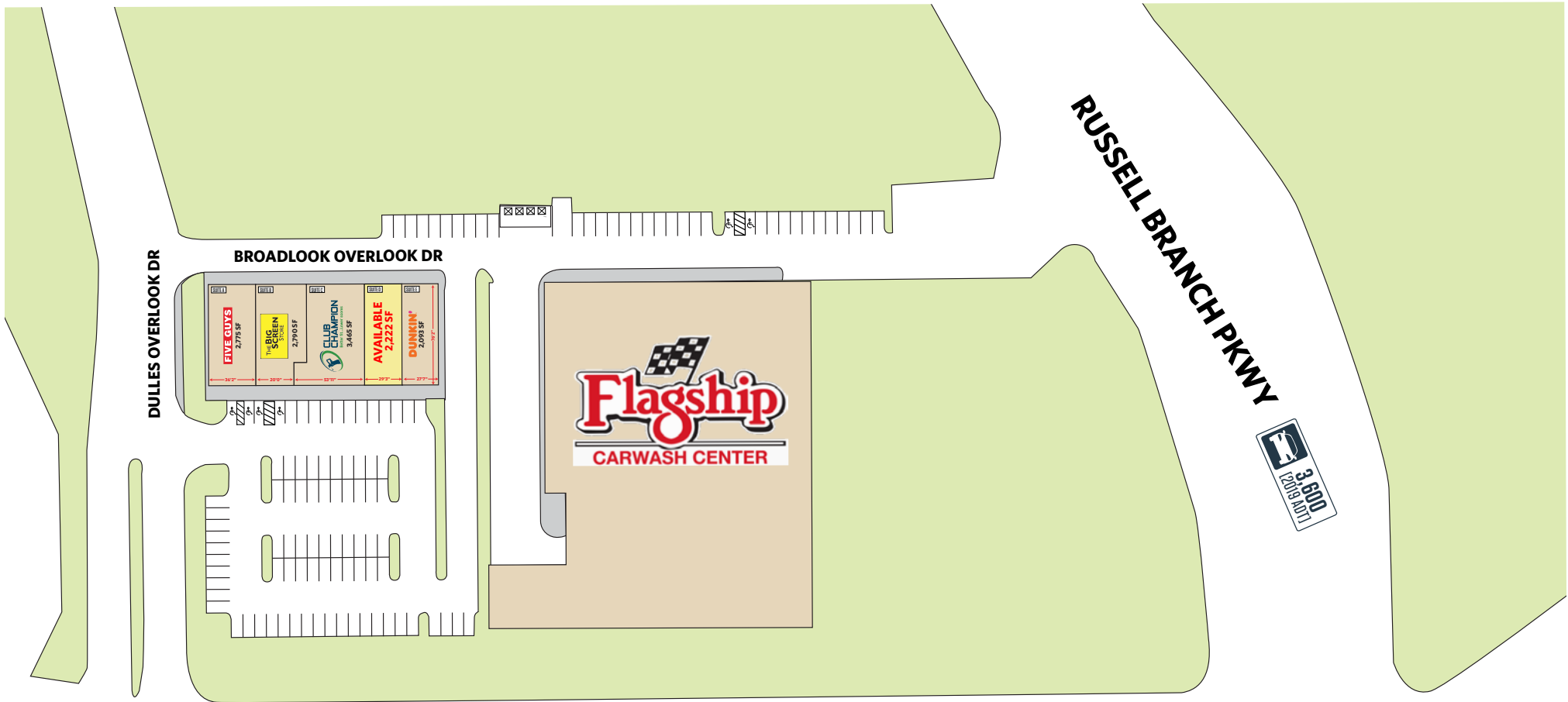
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**LOUDOUN COUNTY PKWY**



CONCEPT PLAN

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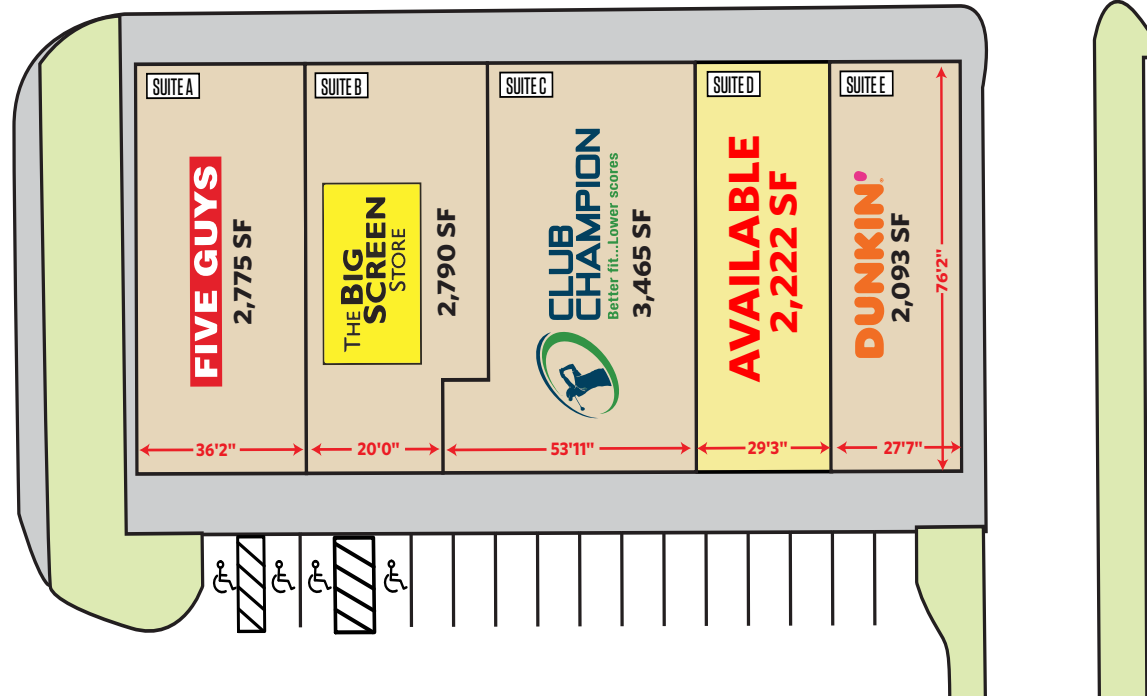


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DULLES OVERLOOK DR

BROADLOOK OVERLOOK DR



LOUDOUN COUNTY PKY

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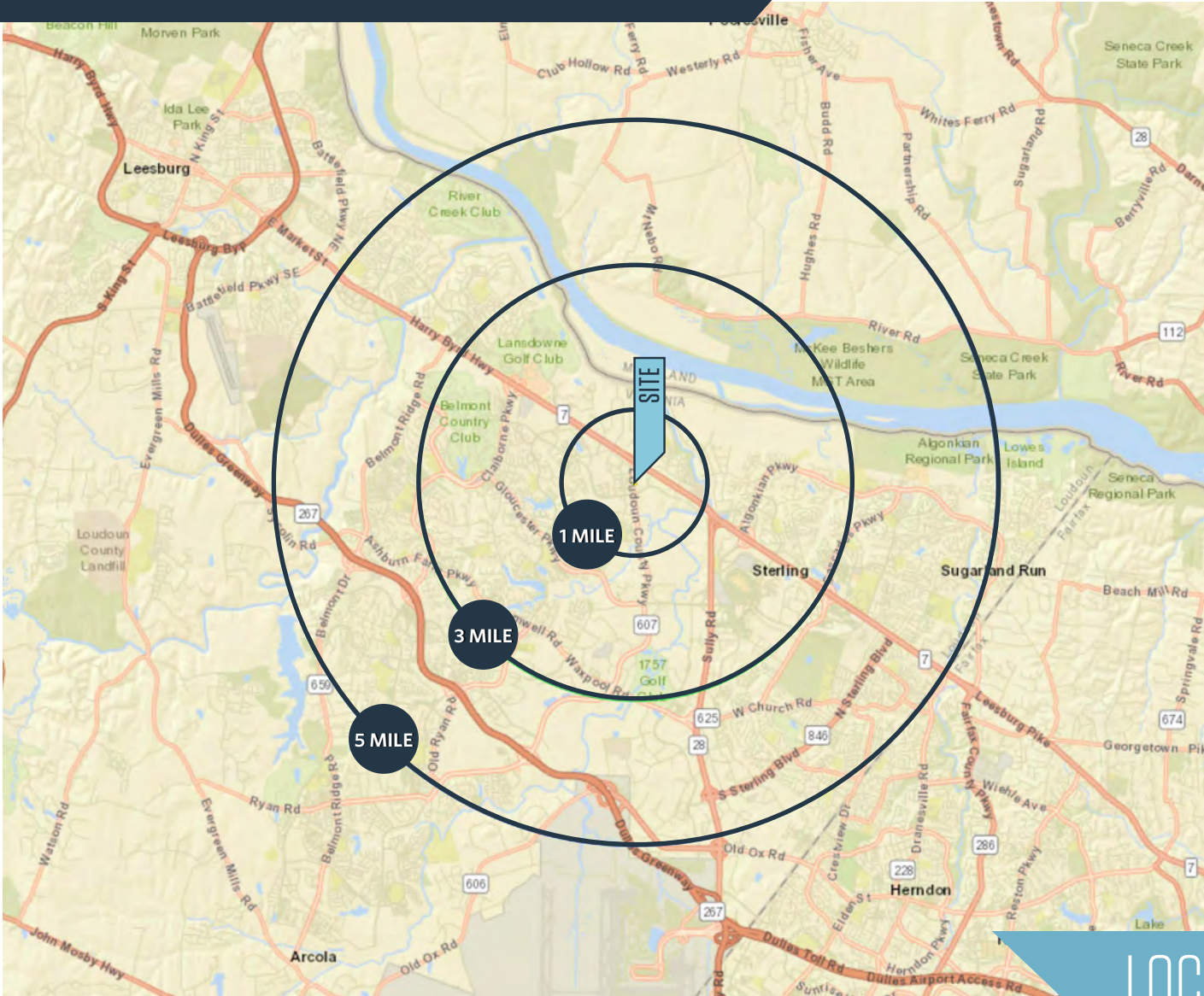
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## DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population 9,148	70,763	186,405
Daytime Population 5,449	37,577	75,487
Households 4,037	27,077	64,836
Average HH Income \$132,335	\$158,285	\$162,871

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2019:

Harry Byrd Highway (Route 7)	93,000 ADT
Loudoun County Parkway	17,000 ADT

## LOCATION & DEMOGRAPHICS

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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**klnb**