



KINCORA

*One Hundred Thousand Welcomes*

kInb





## PROPERTY HIGHLIGHTS

.....

- 8 Million+ SF mixed used development on 424 acres
- Loudoun County’s next great destination and community
- 2,400 entitles residential units. 1,355 units delivered or under construction
- Future home to the National Museum of Intelligence and Special Operations, and Northern Virginia Science Center

## DEMOGRAPHICS | 2022:

.....

	1-MILE	3-MILE	5-MILE
Population	6,692	74,554	203,855
Daytime Population	5,940	86,793	200,677
Households	2,613	27,563	69,927
Average HH Income	\$138,834	\$169,959	\$187,481

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

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## TRAFFIC COUNTS | 2021:

Darrell Green Blvd [Rt. 28]	83,486 ADT
Leesburg Pike	92,867 ADT



# POTOMAC FALLS

# ASHBURN

# STERLING

## KINCORA





COOPER'S HAWK  
WALK RESTAURANT  
BELMONT CHASE

HomeGoods

LAKEVIEW AT  
UNIVERSITY CENTER  
(58,100 SF)

LIDL  
ASHBROOK  
MARKETPLACE

ONE LOUDOUN  
(700,000 SF)  
RENT: \$35-40 PSF  
NNN: \$1.00

COMMONWEALTH  
CENTER  
RENT: \$44-46 PSF  
NNN: \$7.50  
TOPGOLF  
IFLY  
INDOOR SKIING

ASHBURN VILLAGE  
(243,829 SF)  
Giant

ALAMO  
MULTISCREEN CINEMA  
BARNES  
& NOBLE  
TFE  
THE FITNESS EQUATION  
TRADER  
JOE'S

CVS

92,867  
sq ft

Loudoun Co Pkwy

KINCORA

7

REGAL CENTER  
(58,231 SF)  
REGAL  
CINEMAS

ASHBURN

COUNTRY  
MARKETPLACE  
SAFEWAY  
CVS

DULLES TOWN CENTER  
(1.5 MILLION SF)

REGAL  
CINEMAS  
macy's  
EVERY SEASON STARTS AT  
DICK'S  
SPORTS & SHIRT  
Cristoforo  
Red Robin  
GNC  
GameStop  
BAM!  
at&t  
jcp  
KAY  
JEWELERS  
Mobile  
LA FITNESS

83,486  
sq ft

Gloucester Pkwy

Nokes Blvd

28

Wawa

20,090  
sq ft

Walmart  
LOWE'S  
ETHAN ALLEN  
Sams  
RED BATH &  
BEYOND  
BEST  
BUY  
TJ-max  
NOVOSYSTEM  
DULLES TOWN CROSSING  
(655,342 SF)





Loudoun Co Pkwy

KINCORA

7

92,867  
[2017 ADT]

Gloucester Pkwy

28

83,486  
[2021 ADT]

Russel Branch Pkwy  
Darrell Green Blvd

Nokes Blvd



**BUILDING USE LEGEND**

- MULTIFAMILY
- MULTIFAMILY OVER RETAIL
- CONDOMINIUMS
- 2 OVER 2'S
- 2 OVER 2'S (RENT) OVER RETAIL
- OFFICE
- OFFICE OVER RETAIL
- RETAIL
- MUSEUM
- HOTEL
- DATA CENTER
- PARKING STRUCTURES
- SURFACE PARKING
- SCHOOL
- FIRE STATION
- TEMPORARY ENTERTAINMENT TENANT
- TRAIL / BRIDGE ON TRAIL
- OBSERVATION PLATFORM
- RETAIL

399K - 599K, AVG. \$14/SQFT - \$21/SQFT  
2 OVER 2 UNITS

GRAYSTAR MANAGEMENT



K-12 PAROCHIAL SCHOOL  
WITH SOCCER AND BASEBALL FIELDS

500K - 800K  
COMBINATION OF DATA AND OFFICE

118 SALES

186 UNITS SOLD

RETAIL

378 UNITS ABOVE

7 STORY BUILDING  
9 LEVEL PARKING  
GARAGE 2 BELOW GRADE & 7 ABOVE

1,015 STRUCTURED SPACES  
56 SURFACE

PHASE 2  
WITH RETAIL AND  
RESIDENTIAL ABOVE

SURFACE LOT  
TO RETAIL

MUST BE COMMERCIAL  
WITH POTENTIAL RETAIL

TOTAL  
435 SPACES

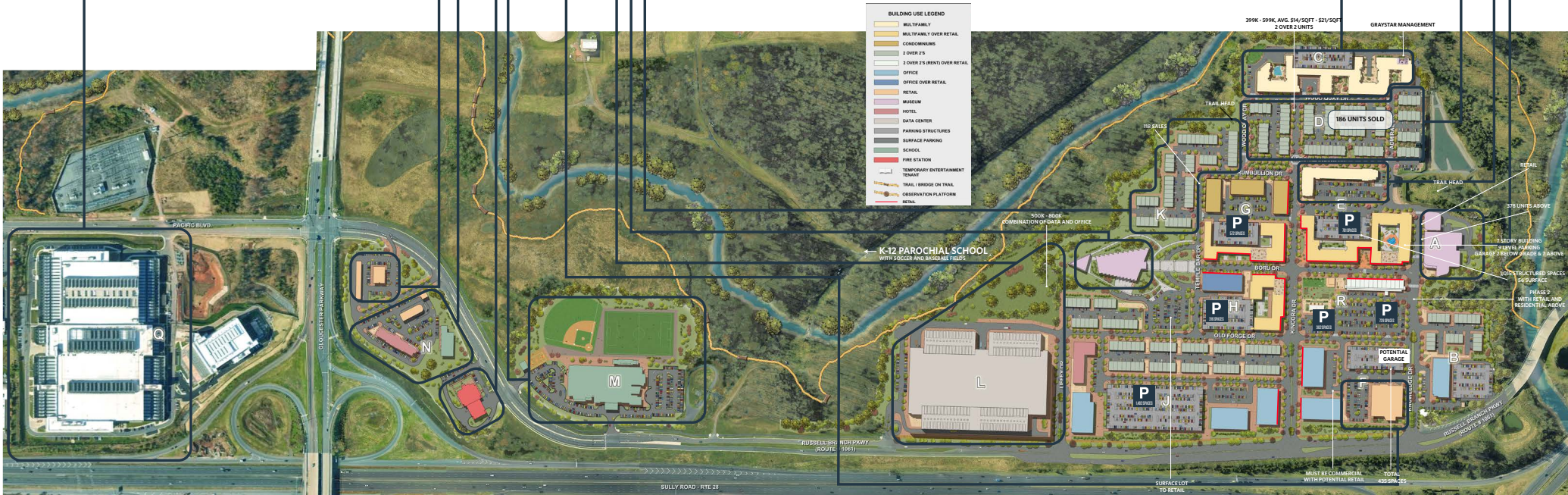


# KINCORA SITE PLAN

- LOT M SOLD TO SCHOOL
- SOLD TO COUNTY FIRE HOUSE
- THREE PARCELS UNDER CONTRACT RETAIL/HOTEL
- WAWA SOLD
- 1.3 MILLION SQ. FT DATA CENTER

- ENTERTAINMENT - 70K SQ. FT.
- USAA: 500,000 SQ. FT. DATA CENTER IN DEVELOPMENT
- NATIONAL MUSEUM OF INTELLIGENCE AND SPECIAL OPERATIONS - GROUNDBREAKING 2024
- DAN RYAN HOMES: 118 2 OVER 2 TOWNHOMES IN DEVELOPMENT

- NORTHERN VIRGINIA SCIENCE CENTER GROUNDBREAKING 2023
- HERONVIEW APARTMENTS: 96 UNITS, AFFORDABLE APTS. - LEASED UP
- LENNAR: 186 TOWNHOMES - SOLD OUT
- THE JAMESON: 333 UNITS, CLASS A MF APTS DELIVERED 2021 - LEASED UP



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- PARKING STRUCTURES
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- TEMPORARY ENTERTAINMENT TENANT
- TRAIL / BRIDGE ON TRAIL
- OBSERVATION PLATFORM
- BIENAL

399K - 599K AVE. \$14/SQFT - \$21/SQFT  
2 OVER 2 UNITS  
GRAYSTAR MANAGEMENT

500K - 800K  
COMBINATION OF DATA AND OFFICE

K-12 PAROCHIAL SCHOOL  
WITH SOCCER AND BASKETBALL FIELDS

186 UNITS SOLD

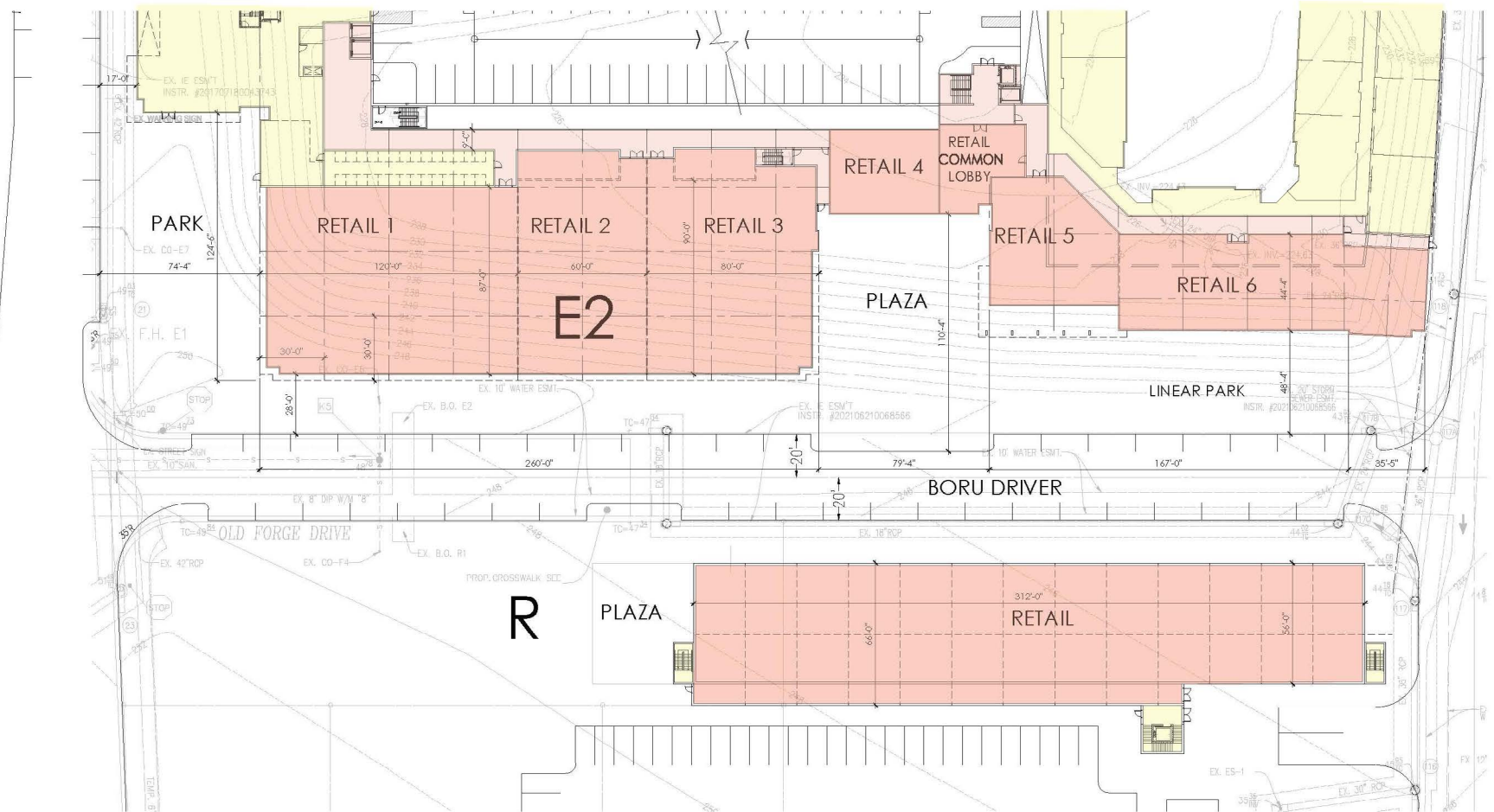
37 STORY BUILDING  
7 LEVEL PARKING  
GARAGE'S BELOW GRADE & 4 ABOVE  
DOCK STRUCTURED SPACES  
36 SURFACE  
PHASE 2  
WITH RETAIL AND  
RESIDENTIAL ABOVE

POTENTIAL GARAGE

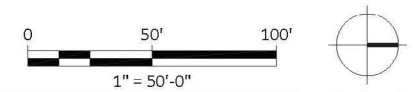
MUST BE COMMERCIAL  
WITH POTENTIAL RETAIL

TOTAL  
489,594 SQ. FT.





RETAIL ALONG BORU DRIVE



**KINCORA - E2 /R**  
Loudoun County, Virginia

CONCEPTUAL - PHASE 1

4/01/22, 6:00 PM







# CONTACT

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