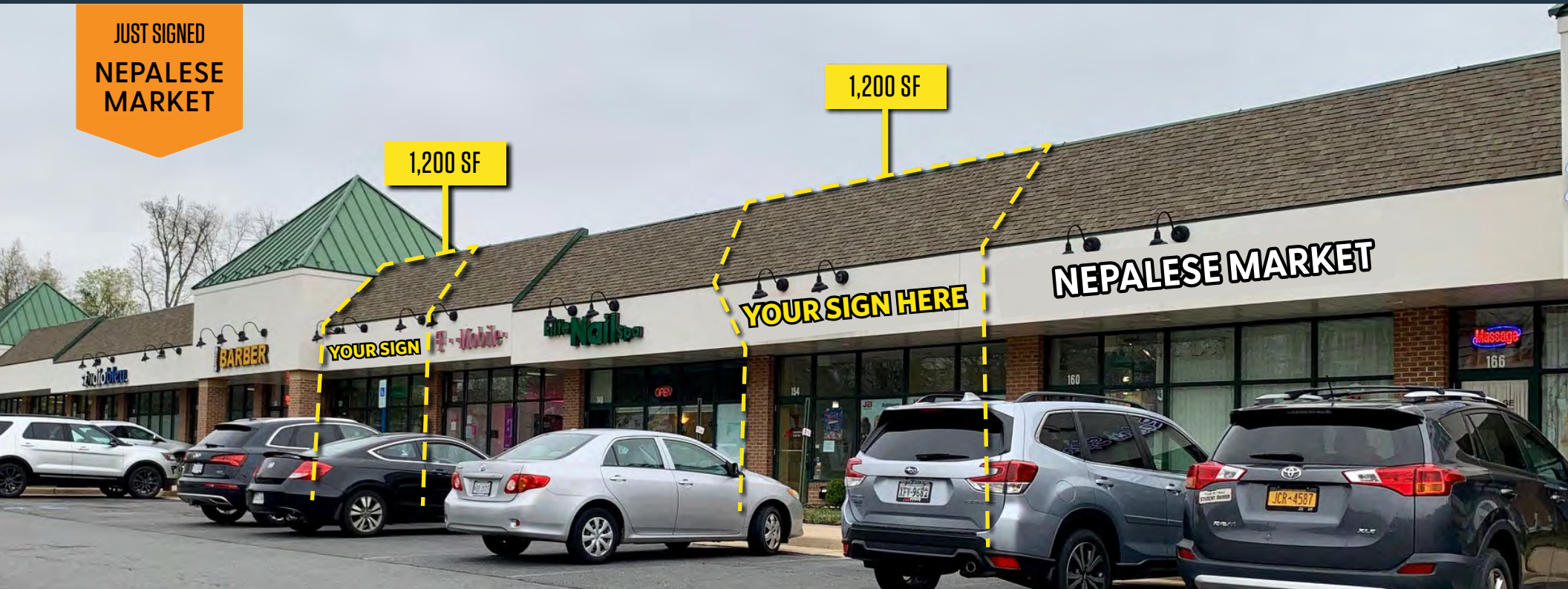


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RETAIL FOR LEASE

- Located in the heart of Ashburn with an average HH income of \$198,797 (2023) within a 1 mile radius.
- Great Visibility from Ashburn Rd.
- Abundant surface parking
- 0.3 miles to W&OD Trail
- Zoned Rural Commercial

CRAIG CHENEY

ccheney@klnb.com | 703-268-2705

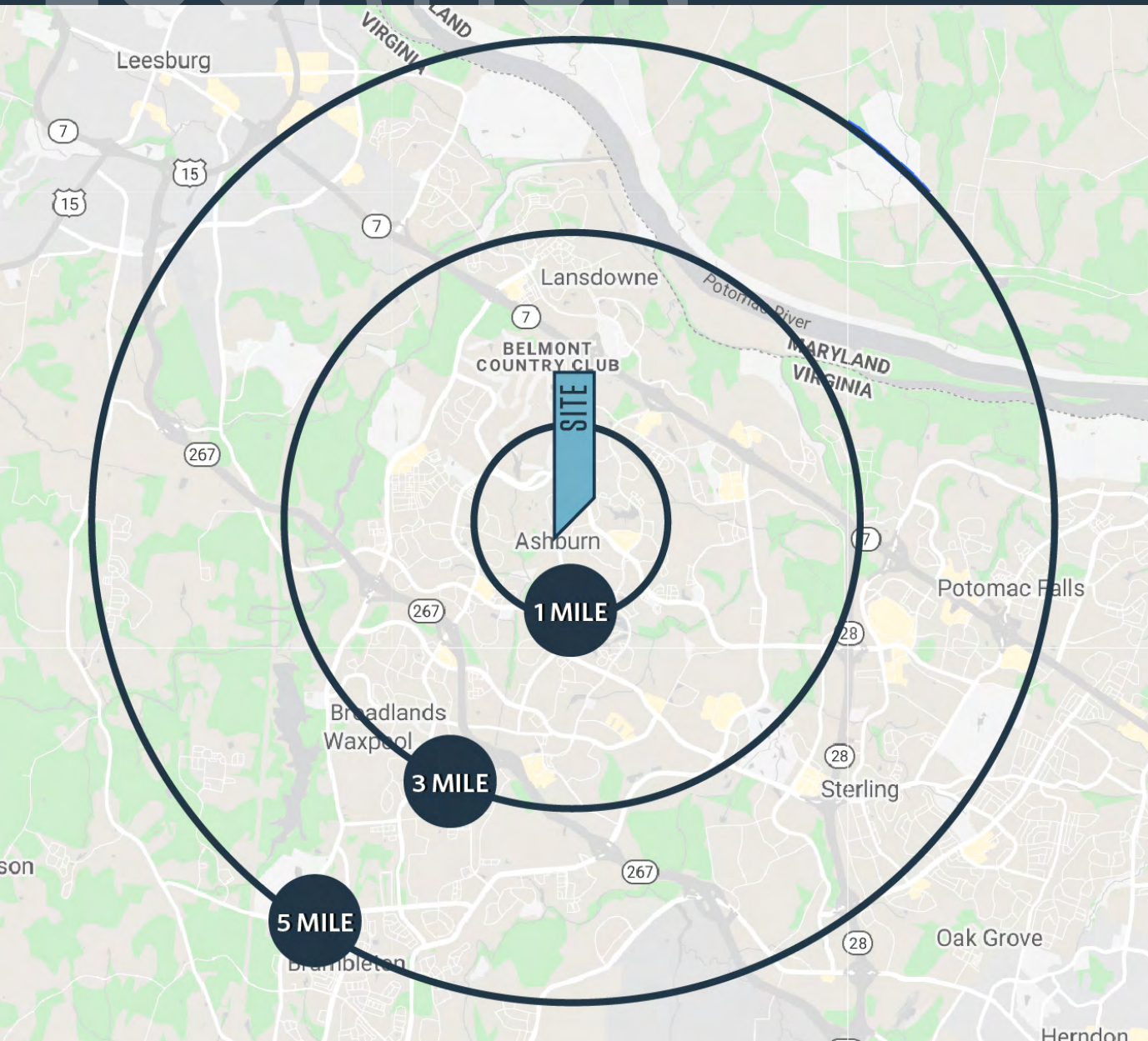
ALEX WILLNER

awillner@klnb.com | 703-268-2718

LOCATION

ASHBURN SQUARE

20630 ASHBURN RD, ASHBURN, VA 20147, LOUDOUN COUNTY



AVAILABLE SPACE:

SUITE	SIZE	RATE	CONDITION	DELIVERY
137	1,200 SF	NEGOTIABLE	VANILLA SHELL	IMMEDIATE
154	1,200 SF	NEGOTIABLE	VANILLA SHELL	IMMEDIATE

*Est NNN: \$8.50

DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population 18,123	92,693	179,738
Daytime Population 13,046	86,412	180,187
Households 6,003	33,907	62,507
Average HH Income \$198,797	\$187,263	\$191,350
Median HH Income \$157,522	\$148,284	\$152,253

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Ashburn Rd.	8,406 ADT
Gloucester Pkwy	15,783 ADT

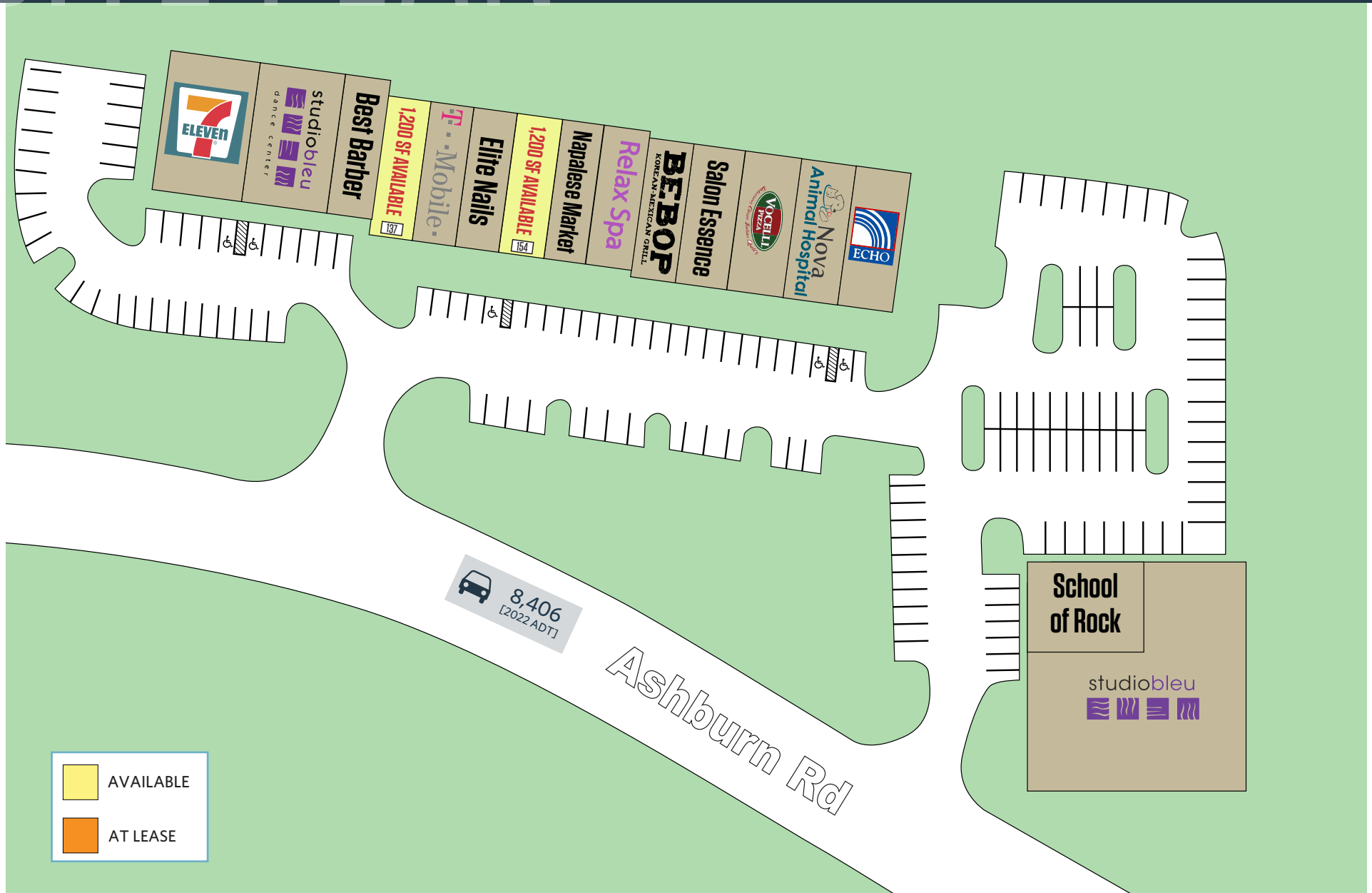
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AERIAL

ASHBURN SQUARE

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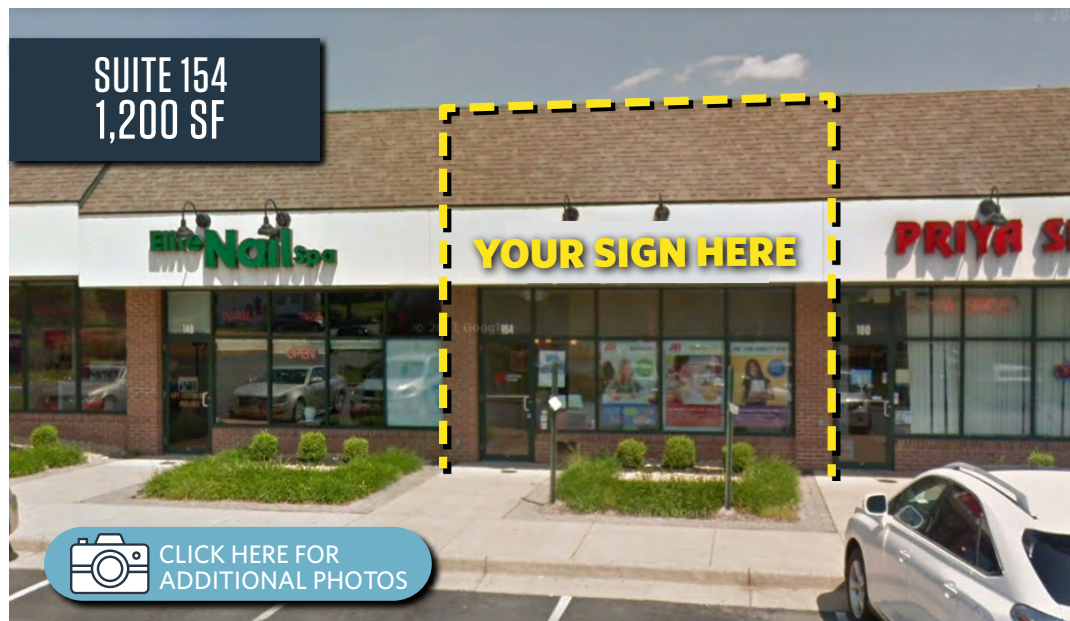
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CLICK TO VIEW PROPERTY WEBSITE

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