

**NOW OPEN:**



**COMING SOON:**



**JUST SIGNED:**



**FAÇADE RENOVATIONS COMPLETE!**

## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- 171,422 square foot power center located at the Rte. 7 & Ashburn Village Blvd interchange.
- Loudoun County is the most affluent county in the U.S. with a median household income of \$150,861 (2023).
- Loudoun is the fastest growing county in Virginia with 29% growth since 2010 (U.S. Census Bureau). Nationally, Loudoun ranks 20th in growth since 2010.

**CRAIG CHENEY**

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# RENOVATIONS

## ASHBROOK COMMONS

20070 ASHBROOK COMMONS PLAZA, ASHBURN, VA 20147, LOUDOUN COUNTY



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# CLOSE-UP

## ASHBROOK COMMONS

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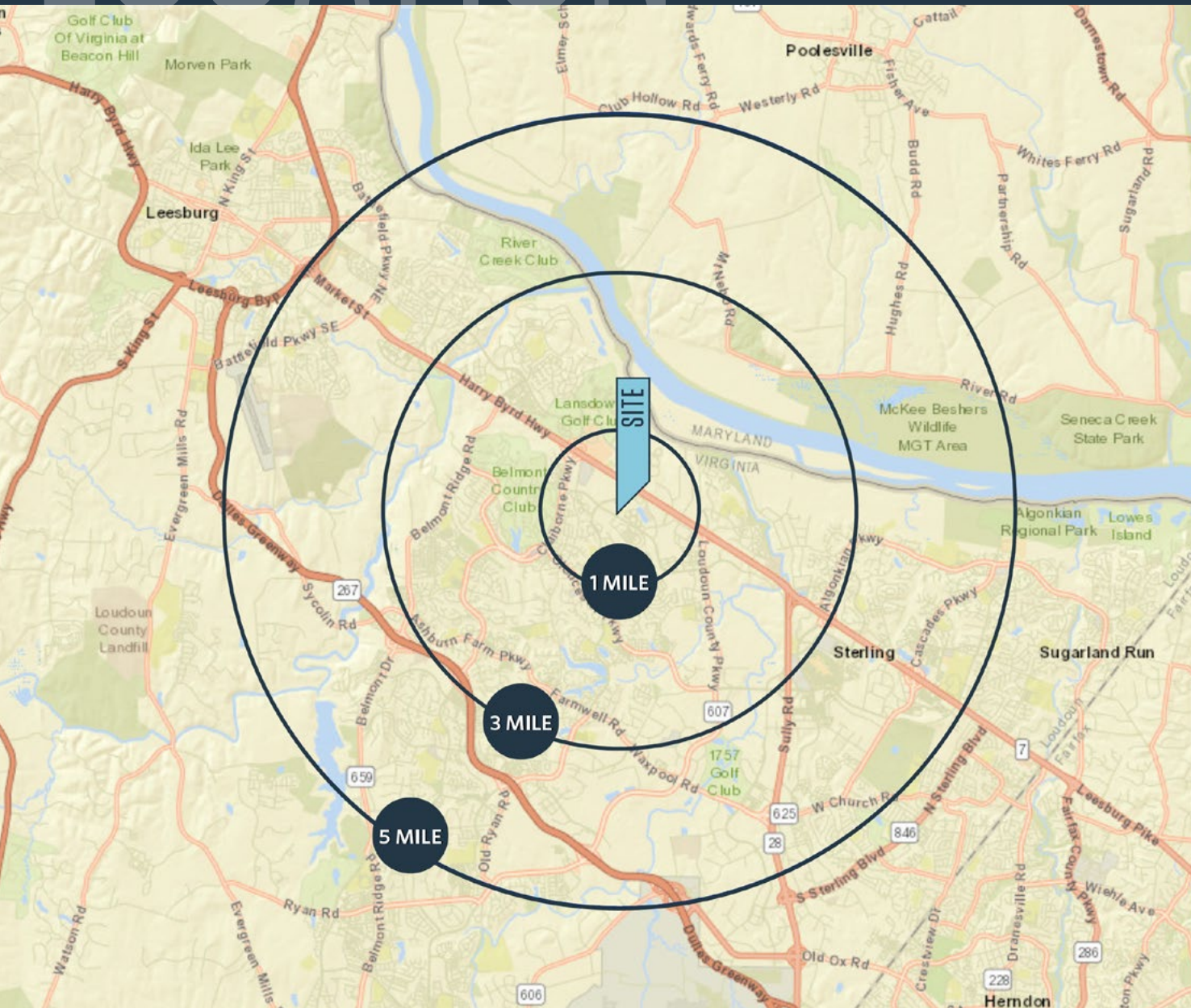
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# LOCATION

## ASHBROOK COMMONS

20070 ASHBROOK COMMONS PLAZA, ASHBURN, VA 20147, LOUDOUN COUNTY



### DEMOGRAPHICS | 2023:

| 1-MILE             | 3-MILE    | 5-MILE    |
|--------------------|-----------|-----------|
| Population         |           |           |
| 10,662             | 79,042    | 165,989   |
| Daytime Population |           |           |
| 8,228              | 36,580    | 91,861    |
| Households         |           |           |
| 4,130              | 29,234    | 58,693    |
| Average HH Income  |           |           |
| \$181,401          | \$185,009 | \$189,170 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2022:

|                      |            |
|----------------------|------------|
| Route 7              | 89,214 ADT |
| Ashburn Village Blvd | 19,712 ADT |

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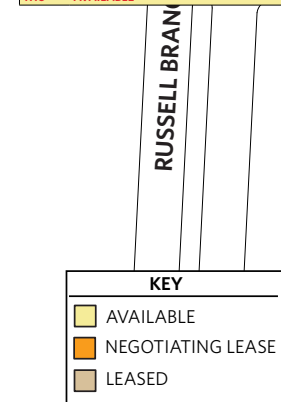
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| SIZE                  | RATE       | CONDITION | TIMING    |
|-----------------------|------------|-----------|-----------|
| 1,048 SF              | NEGOTIABLE | "AS-IS"   | IMMEDIATE |
| 1,202 SF              | NEGOTIABLE | "AS-IS"   | IMMEDIATE |
| 22,000 SF             | NEGOTIABLE | "AS-IS"   | IMMEDIATE |
| 25,651 SF             | NEGOTIABLE | "AS-IS"   | IMMEDIATE |
| *Est. NNN: \$6.90 PSF |            |           |           |

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# AERIAL

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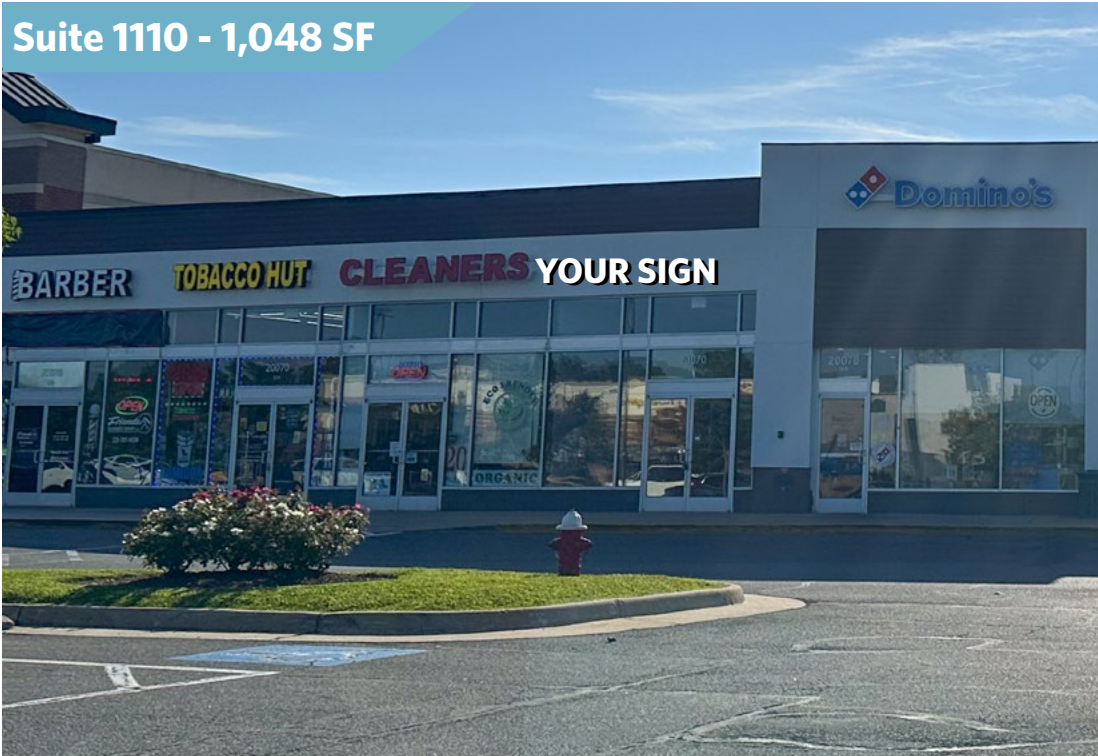
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Suite 1110 - 1,048 SF



Suite 1191 - 1,202 SF



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## FOR MORE INFORMATION, PLEASE CONTACT:

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