

AVAILABLE: 7,837 SF
2ND GEN RESTAURANT



JOIN THESE RESTAURANTS



FIVE GUYS
BURGERS and FRIES



RETAIL FOR LEASE

- Restaurant plaza with an abundant parking ratio of 14.5/1,000 SF.
- Multiple points in ingress/egress including a signalized intersection offering easy access to the property.
- Heavily traveled Waxpool Road where over 50,866 vehicles pass the park daily.



CLICK HERE TO WATCH
VIDEO OF PROPERTY

ALEX WILLNER

awillner@klnb.com | 703-268-2718

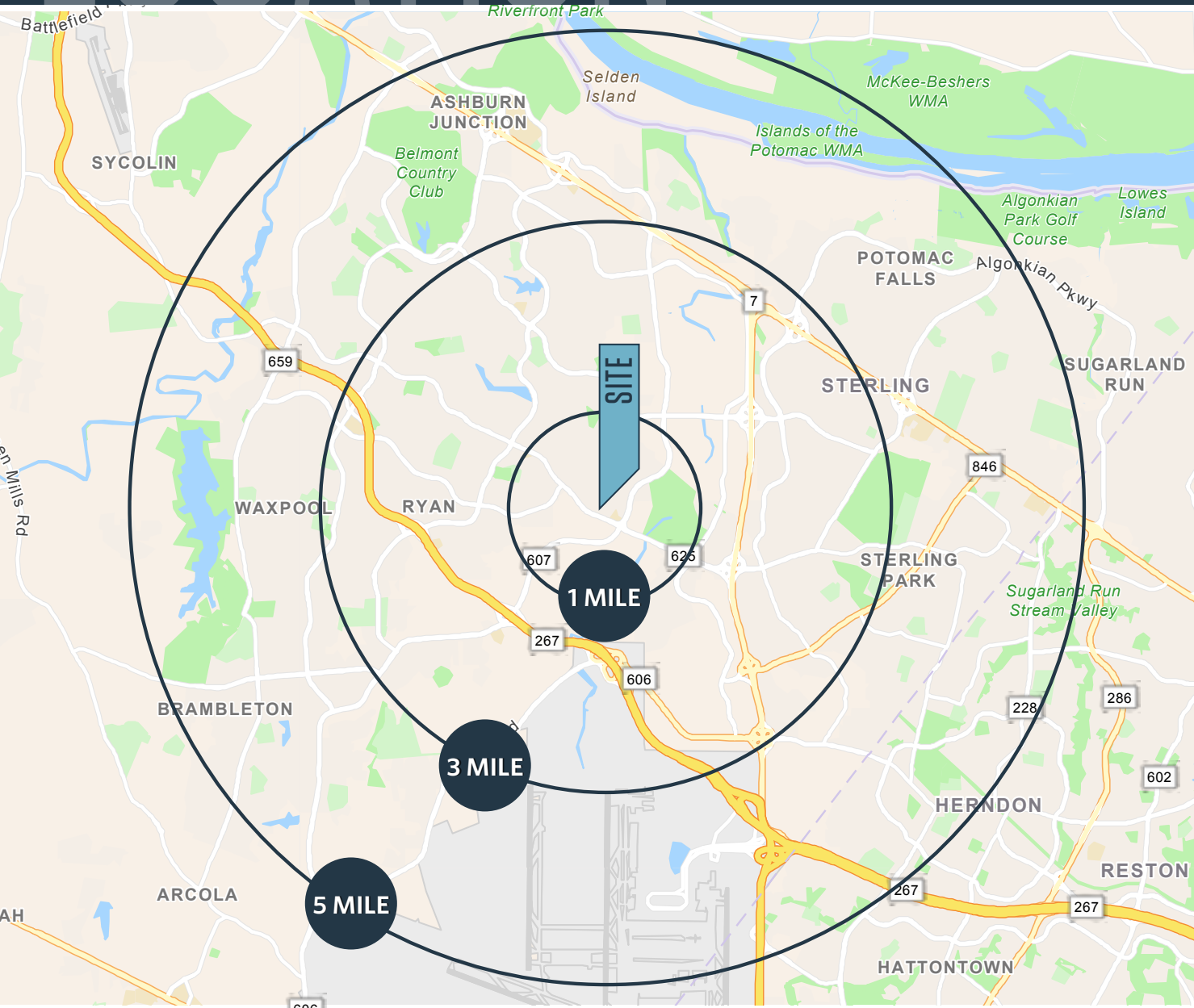
DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

LOCATION

ASHBURN EATS

44640 WAXPOOL ROAD, ASHBURN, VA 20147, LOUDOUN COUNTY



DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
1,650	78,719	238,518
Daytime Population		
4,613	56,512	132,335
Households		
429	28,525	81,526
Average HH Income		
\$214,402	\$172,397	\$184,324
Median HH Income		
\$172,664	\$130,968	\$145,765
Median Age		
33.7	36.7	36.1

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Waxpool Road	39,00 ADT
Sully Road (Route 28)	51,254 ADT

ALEX WILLNER

awillner@klnb.com | 703-268-2718

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

klnb

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
7,837 SF	\$26.00 PSF NNN*	2 ND GEN RESTAURANT	IMMEDIATE
*Est. NNN: \$12.98 PSF			



ALEX WILLNER

awillner@klnb.com | 703-268-2718

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

ASHBURN EATS

44640 WAXPOOL ROAD, ASHBURN, VA 20147, LOUDOUN COUNTY



ALEX WILLNER

awillner@klnb.com | 703-268-2718

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

klnb

PHOTOS

ASHBURN EATS

44640 WAXPOOL ROAD, ASHBURN, VA 20147, LOUDOUN COUNTY



CLICK HERE TO WATCH VIDEO OF PROPERTY



ALEX WILLNER

awillner@klnb.com | 703-268-2718

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

klnb



ASHBURN EATS

44640 WAXPOOL ROAD, ASHBURN, VA 20147, LOUDOUN COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

ALEX WILLNER

awillner@klnb.com

703-268-2718

DALLON L. CHENEY

dcheney@klnb.com

703-268-2703

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com



facebook.com/KLNBCRE



linkedin.com/company/klnb



instagram.com/klnbcre

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.