



3,340 SF AVAILABLE
 (2ND GEN RESTAURANT)
 THIS TENANT IS OPEN AND
 OPERATING.
 PLEASE DO NOT DISTURB.

JUST SIGNED!
 BAWARCHI
 INDIAN
 RESTAURANT

JOIN THESE RESTAURANTS

Santini's
 NEW YORK STYLE DELI

FIVE GUYS
 BURGERS and FRIES



RETAIL FOR LEASE

- Restaurant plaza with an abundant parking ratio of 15.3/1,000 SF.
- Multiple points in ingress/egress including a signalized intersection offering easy access to the property.
- Heavily traveled Waxpool Road where over 40,000 vehicles pass the park daily.

ALEX WILLNER

awillner@klnb.com | 703-268-2718

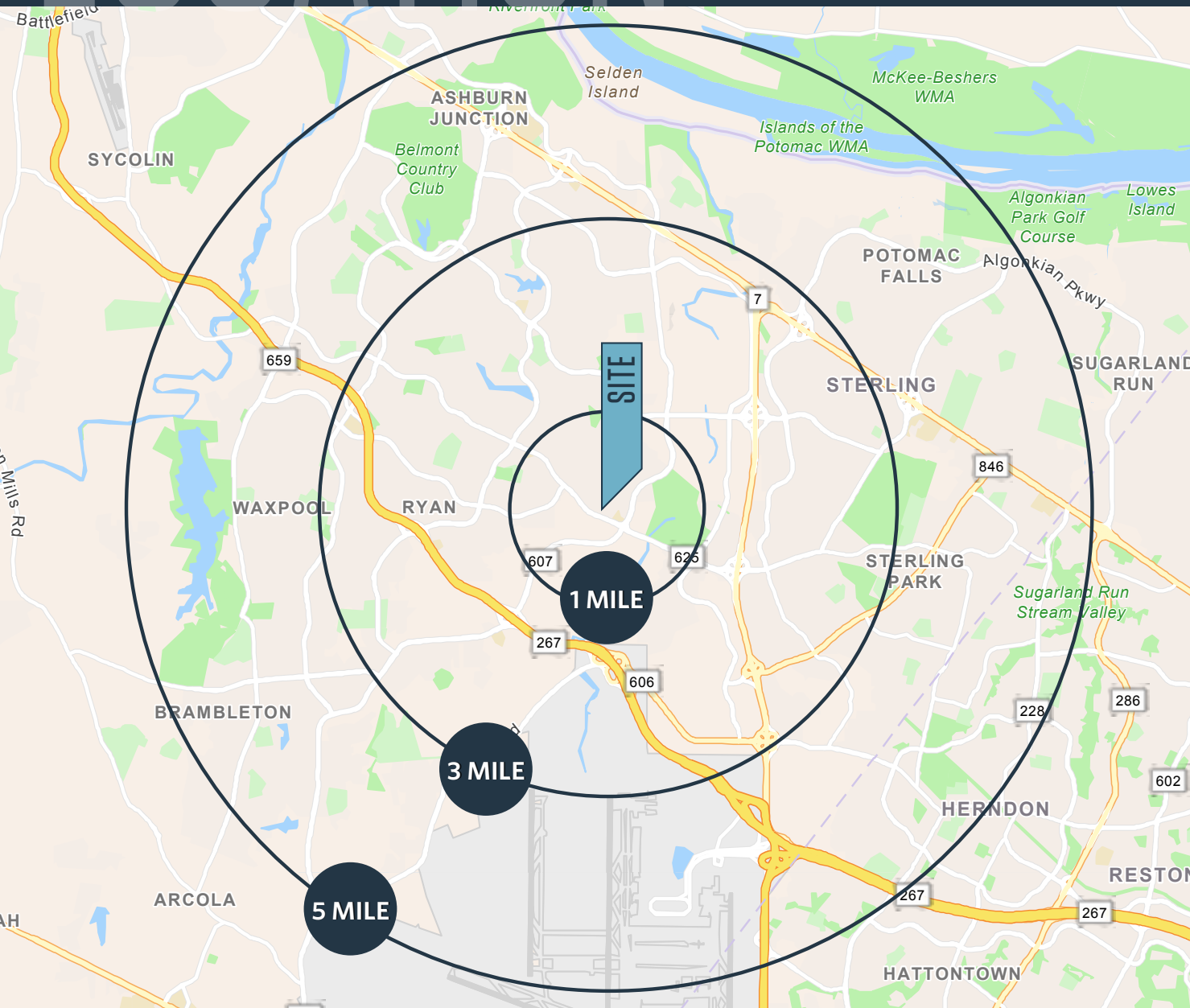
DALLON L. CHENEY

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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 | 2023:

Waxpool Road	40,382 ADT
Sully Road (Route 28)	100,495 ADT

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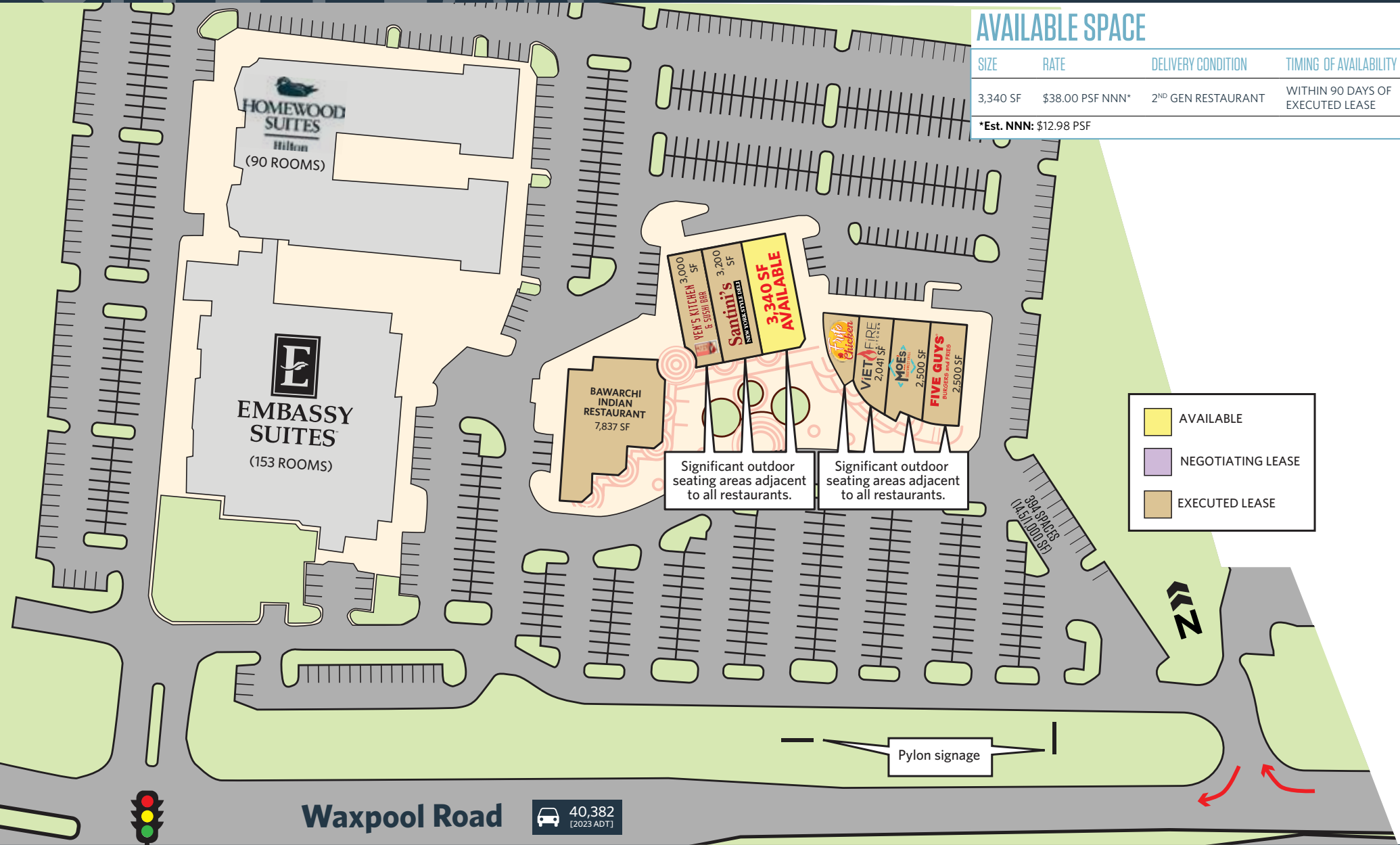
SITE PLAN

ASHBURN EATS

44640 WAXPOOL ROAD, ASHBURN, VA 20147, LOUDOUN COUNTY

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
3,340 SF	\$38.00 PSF NNN*	2 ND GEN RESTAURANT	WITHIN 90 DAYS OF EXECUTED LEASE
*Est. NNN: \$12.98 PSF			



Waxpool Road

40,382
[2023 ADT]

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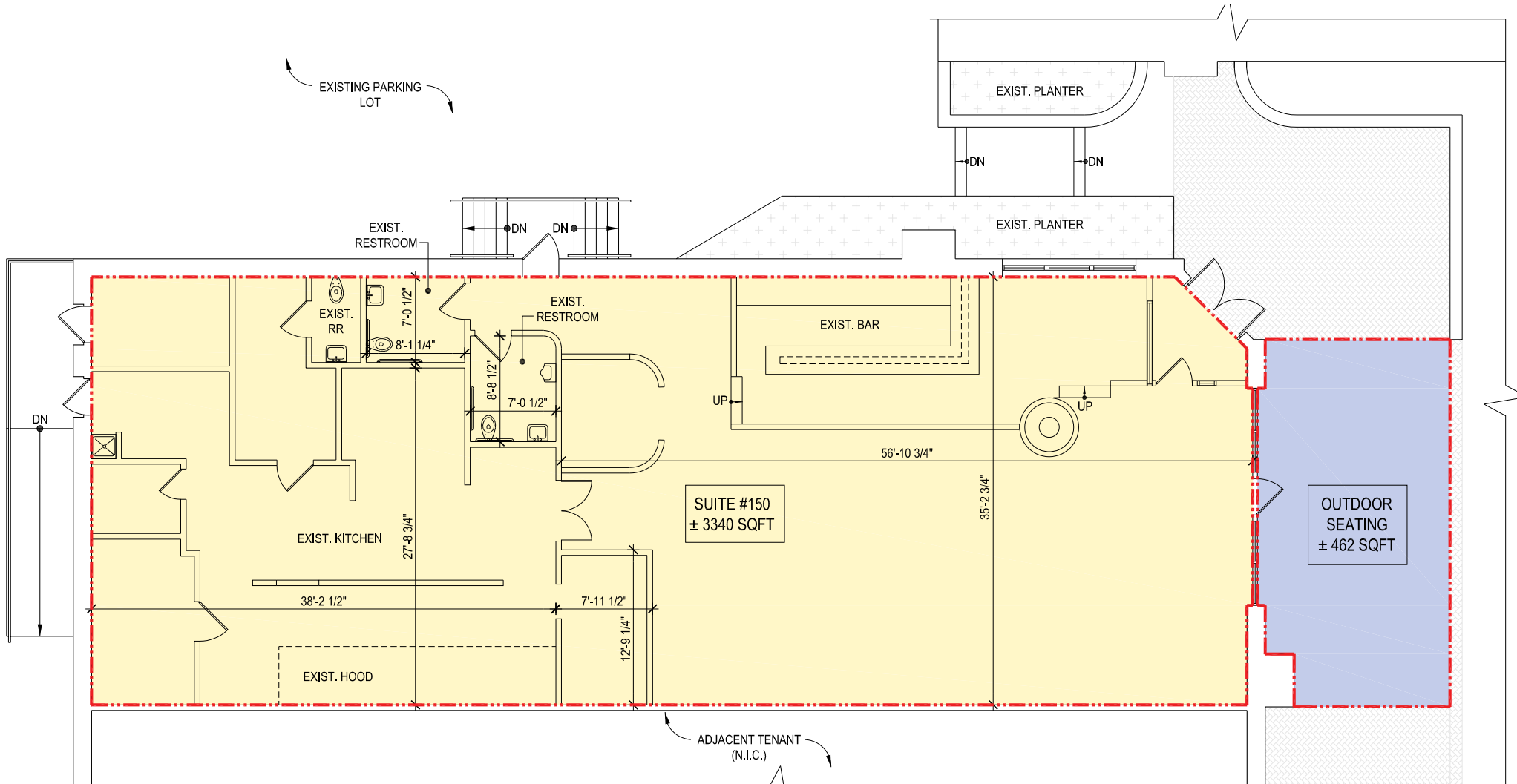
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SPACE PLAN | ASHBURN EATS

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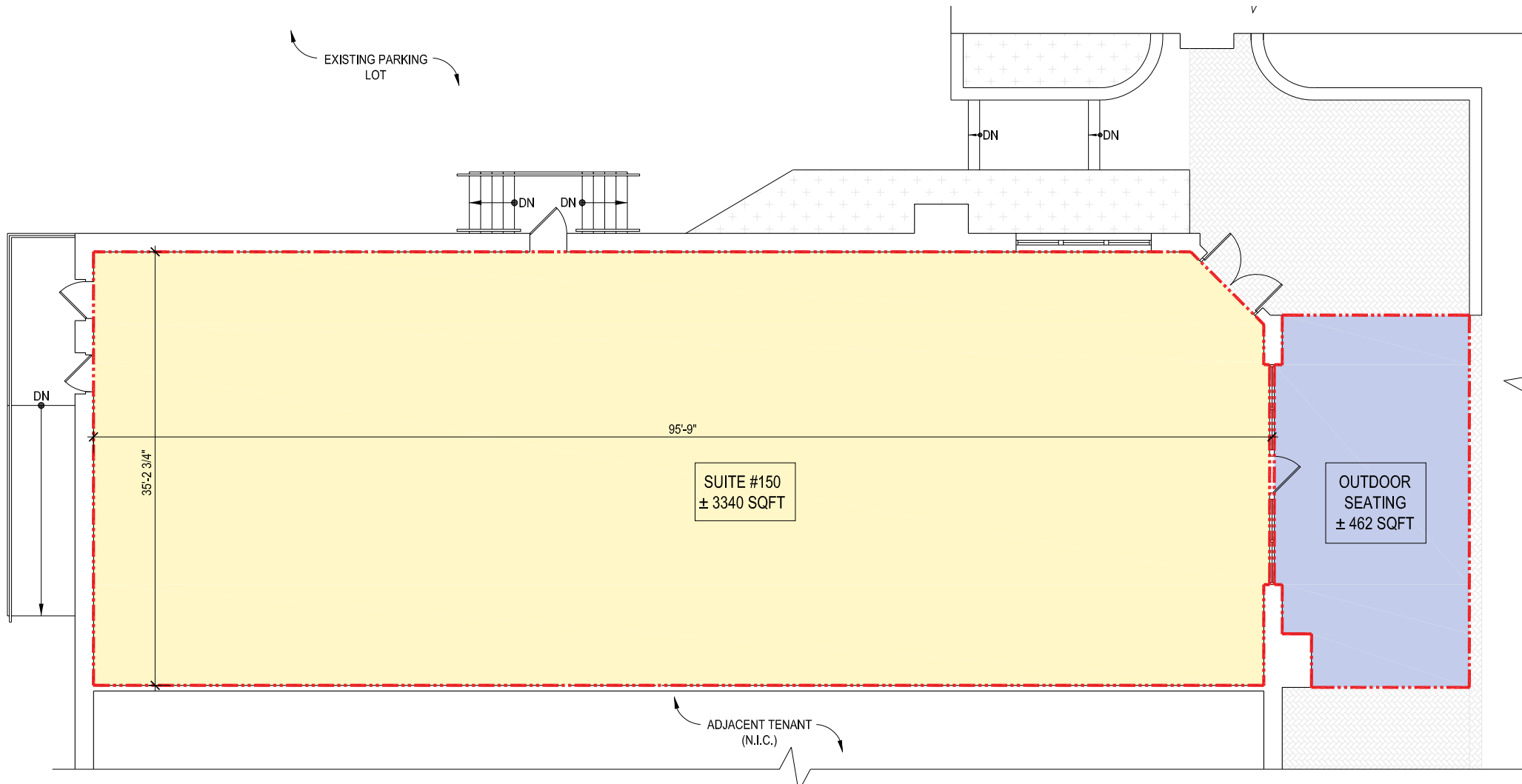
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EVENING TRADE AREA DEMOS (2023):

EST. POPULATION:	213,954
TRADE AREA SIZE:	49.55 SQ. MILES
POPULATION DENSITY:	4.32 PER SQ. MILE
MEDIAN HH INCOME:	\$167,380
COLLEGE 4YR +:	71.6%

DAYTIME TRADE AREA DEMOS (2023):

EST. POPULATION:	103,297
MEDIAN HH INCOME:	\$159,099
TRADE AREA SIZE:	31.16 SQ. MILES
COLLEGE 4YR +:	70.7%
DAYTIME POPULATION:	36,903
EXISTING OFFICE SF:	6.9M SF
PROPOSED OFFICE SF:	3,709,750 SF
EXISTING FLEX/INDUSTRIAL SF:	32.7M SF
PROPOSED FLEX/INDUSTRIAL SF:	2,170,418 SF
POPULATION DENSITY:	3.32 PER SQ. MILE

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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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