

## PAD FOR SALE OR LEASE:

- Kincora Gateway is located on the only developable corner of Gloucester and Pacific Blvd.
- Located at the gateway to Kincora, a 8 million SF mixed-use development including 2,400 residential units on 424 acres, and the future home to the National Museum of Intelligence and Special Operations and Children’s Science Center.
- The Kincora development has 1,355 residential units delivered or under construction.

## NEARBY RETAILERS:



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# AERIAL

# KINCORA GATEWAY

GLOUCESTER PWY. & PACIFIC BLVD., ASHBURN, VA 20147, LOUDOUN COUNTY



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# CLOSE-UP

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# SITE PLAN

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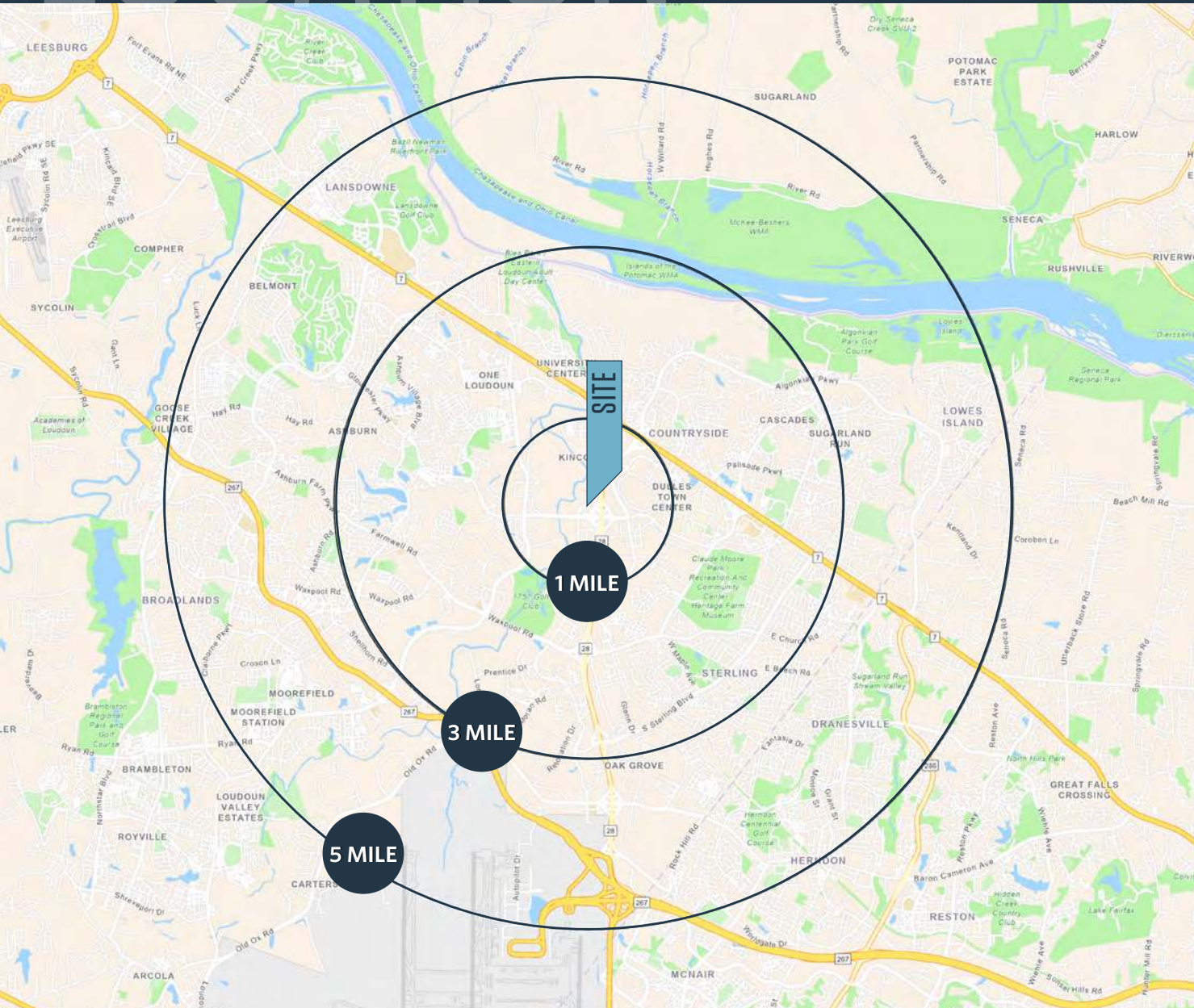
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# LOCATION

# KINCORA GATEWAY

GLOUCESTER PWY. & PACIFIC BLVD., ASHBURN, VA 20147, LOUDOUN COUNTY



## DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	4,276	91,687	220,945
Daytime Population	6,143	61,581	111,780
Households	2,225	32,739	75,876
Average HH Income	\$103,830	\$160,535	\$183,173

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2022:

Route 28	71,967 ADT
Pacific Boulevard	28,230 ADT

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## FOR MORE INFORMATION, PLEASE CONTACT:

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