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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

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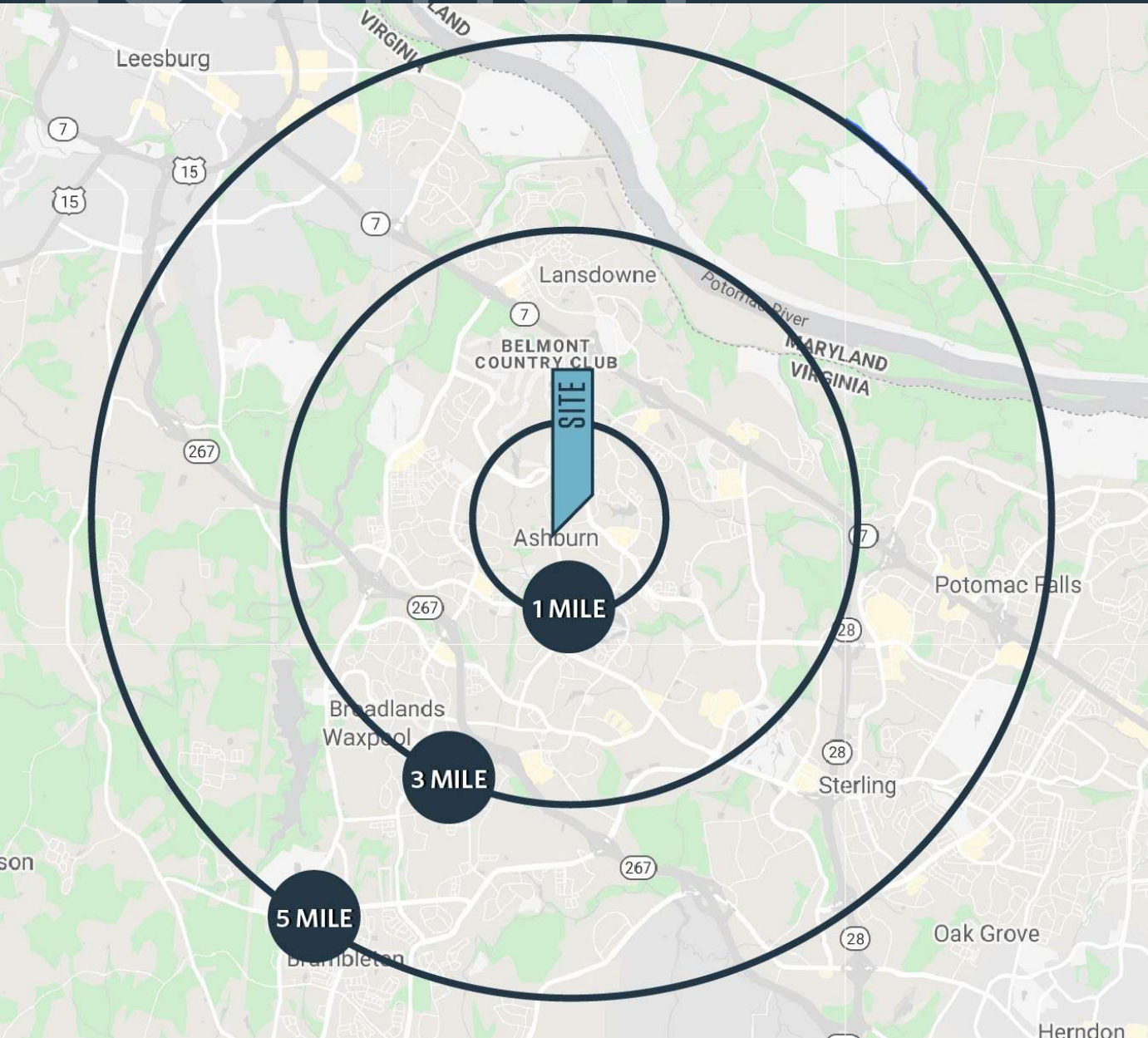
ALEX WILLNER

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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
117-124	3,000 SF	NEGOTIABLE	VANILLA SHELL	IMMEDIATE

*Est NNN: \$8.50

DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	17,179	94,088	180,702
Daytime Population	12,452	92,106	188,530
Households	5,789	34,516	63,087
Average HH Income	\$216,602	\$204,038	\$206,785
Median HH Income	\$169,593	\$162,129	\$164,648

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Ashburn Rd.	6,598 ADT
Gloucester Pkwy	13,092 ADT

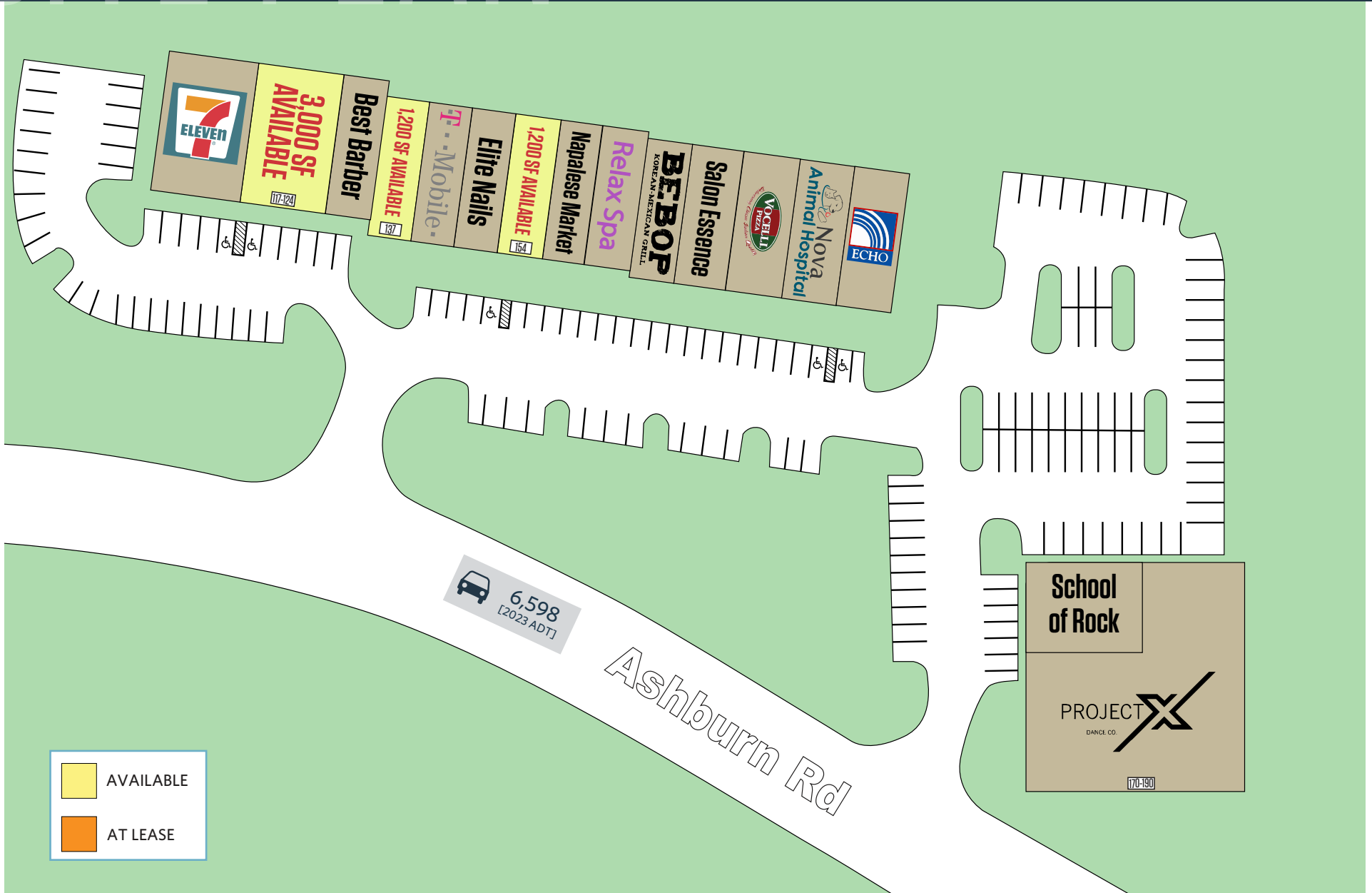
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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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