

## 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:



**CRAIG CHENEY**

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**JOHN MEYER**

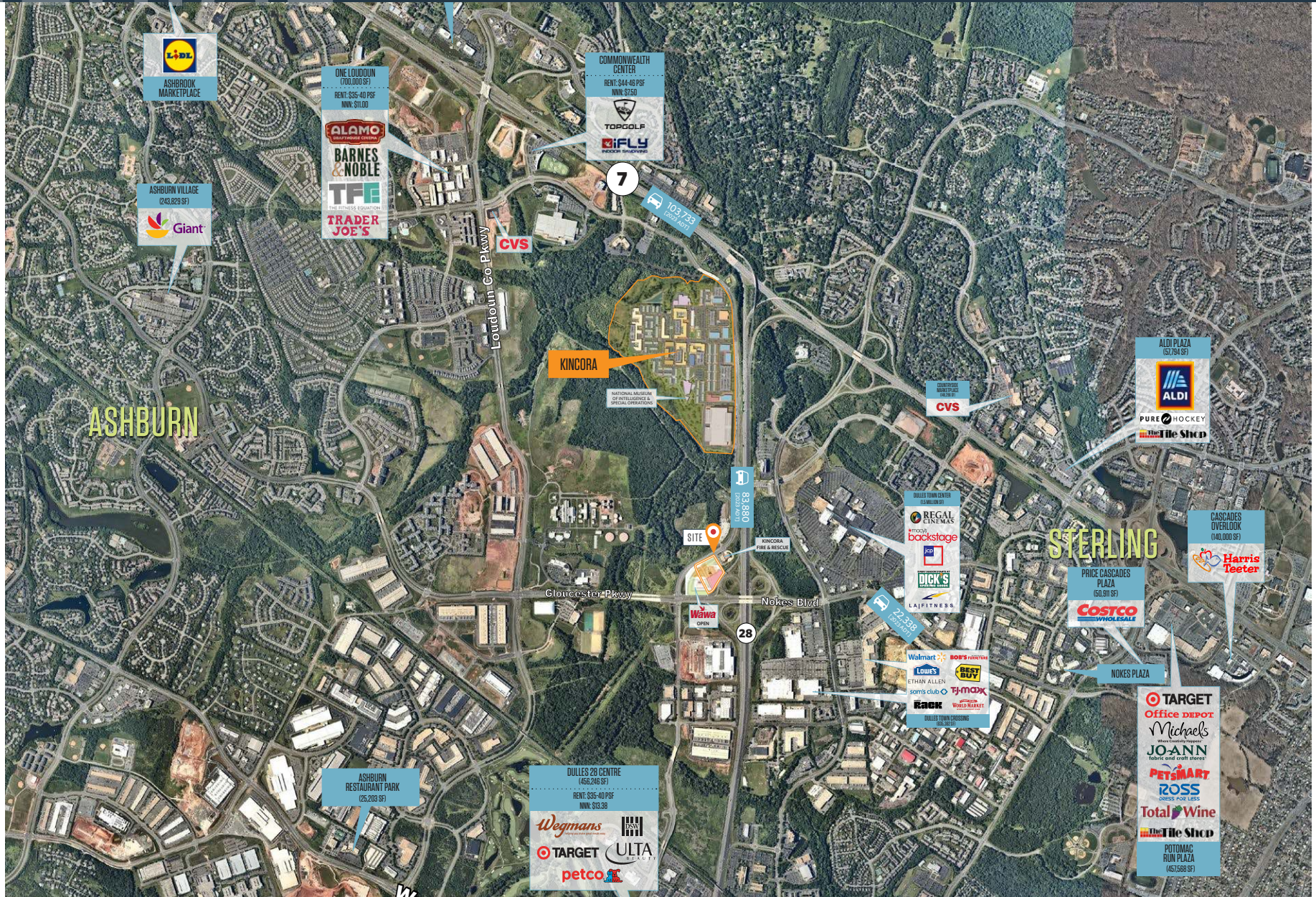
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# AERIAL

# KINCORA GATEWAY

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



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# CLOSE-UP

# KINCORA GATEWAY

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# SITE PLAN

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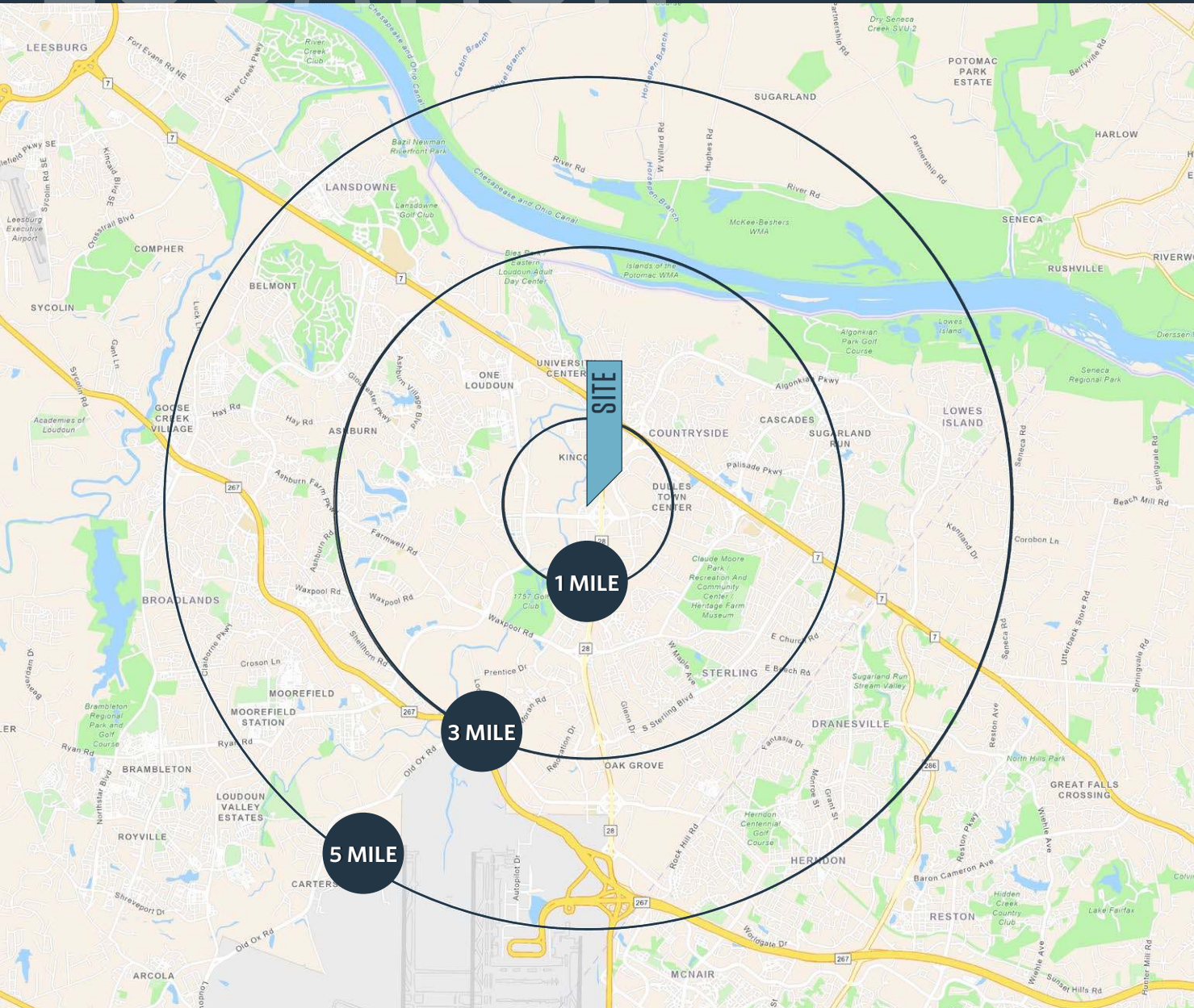




# LOCATION

# KINCORA GATEWAY

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



## DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	17,179	94,088	180,702
Daytime Population	5,159	50,764	111,570
Households	5,789	34,516	63,087
Average HH Income	\$216,602	\$204,038	\$206,785

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Route 28	83,880 ADT
Pacific Boulevard	10,552 ADT

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## FOR MORE INFORMATION, PLEASE CONTACT:

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