

COMING SOON:



**FAÇADE RENOVATIONS COMPLETE!**

## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- 171,422 square foot power center located at the Rte. 7 & Ashburn Village Blvd interchange.
- Loudoun County is the most affluent county in the U.S. with a median household income of \$150,861 (2023).
- Loudoun is the fastest growing county in Virginia with 29% growth since 2010 (U.S. Census Bureau). Nationally, Loudoun ranks 20th in growth since 2010.

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# RENOVATIONS

# ASHBROOK COMMONS

20070 ASHBROOK COMMONS PLAZA, ASHBURN, VA 20147, LOUDOUN COUNTY



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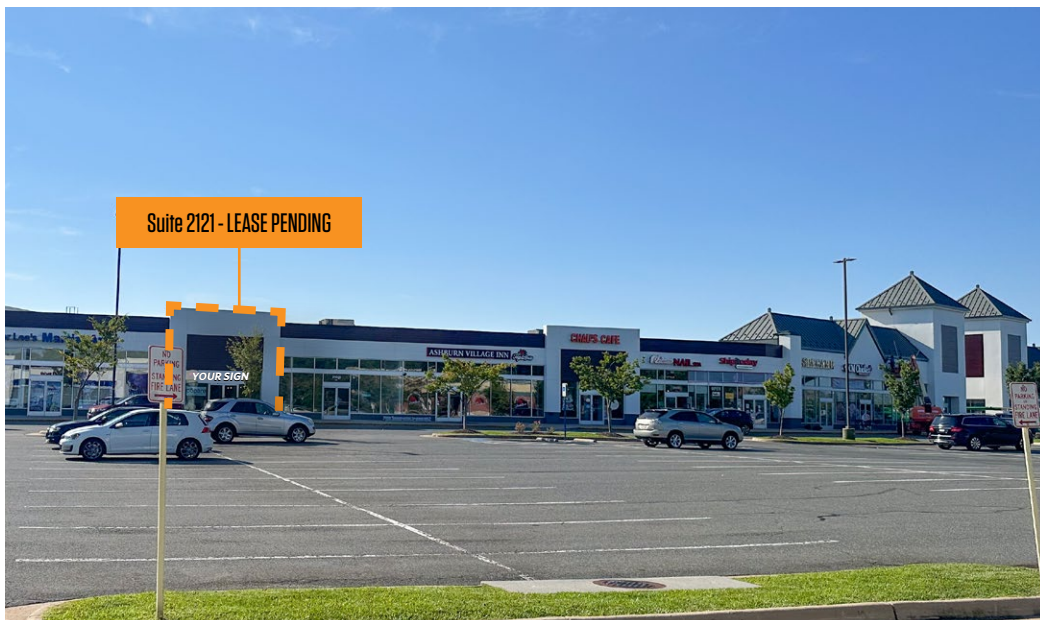
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# CLOSE-UP

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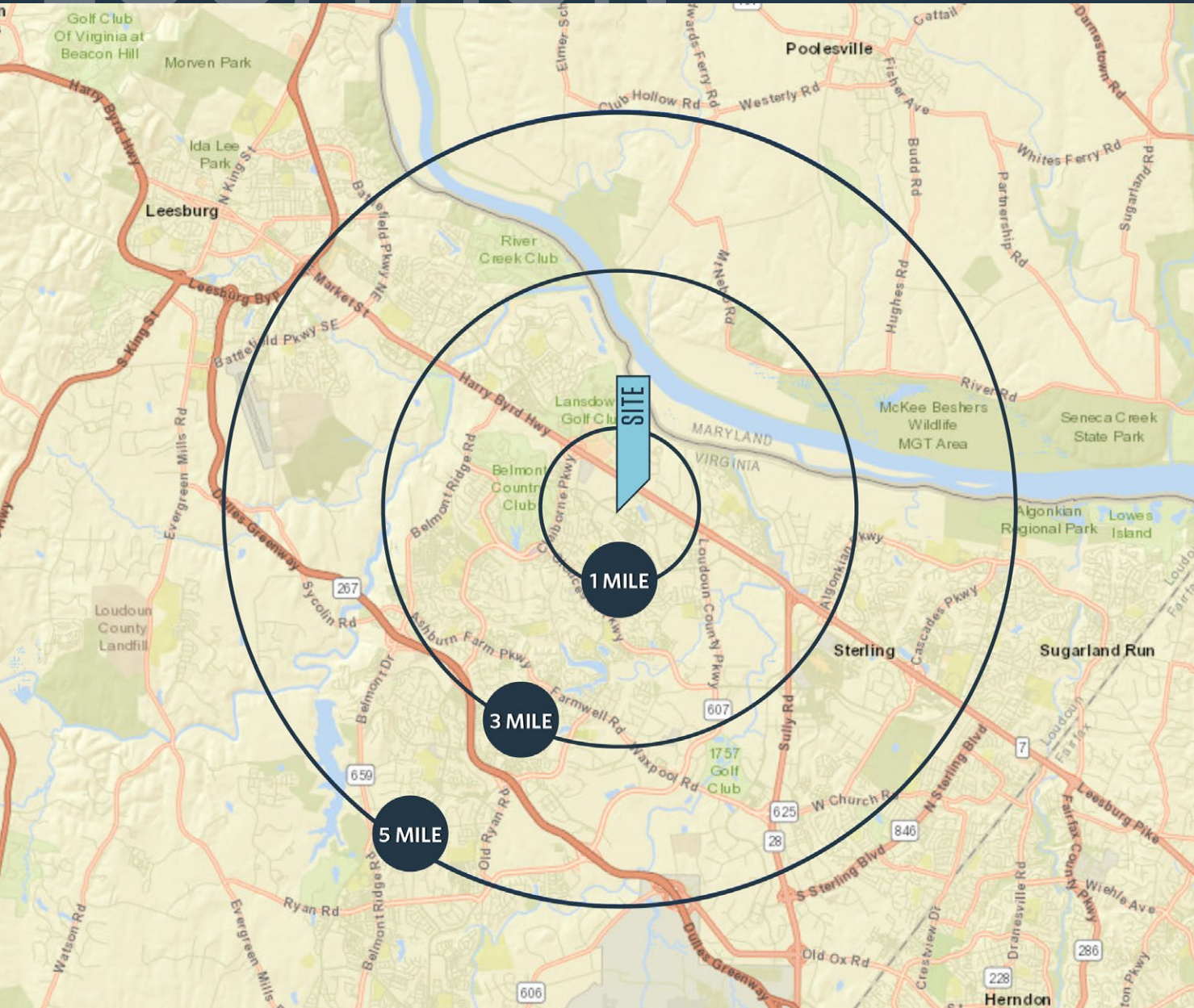
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# LOCATION

# ASHBROOK COMMONS

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## DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
12,296	80,120	166,010
Daytime Population		
10,286	43,463	104,726
Households		
4,929	29,780	58,985
Average HH Income		
\$211,618	\$202,895	\$204,157

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Route 7	81,325 ADT
Ashburn Village Blvd	16,135 ADT

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# SITE PLAN

# ASHBROOK COMMONS

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## AVAILABLE SPACE

SIZE	RATE	CONDITION	TIMING
1,048 SF	NEGOTIABLE	"AS-IS"	IMMEDIATE
3,036 SF	NEGOTIABLE	"2ND GEN RESTAURANT"	IMMEDIATE
10,953 SF	NEGOTIABLE	"AS-IS"	IMMEDIATE
22,000 SF	NEGOTIABLE	"AS-IS"	IMMEDIATE
25,651 SF	NEGOTIABLE	"AS-IS"	IMMEDIATE

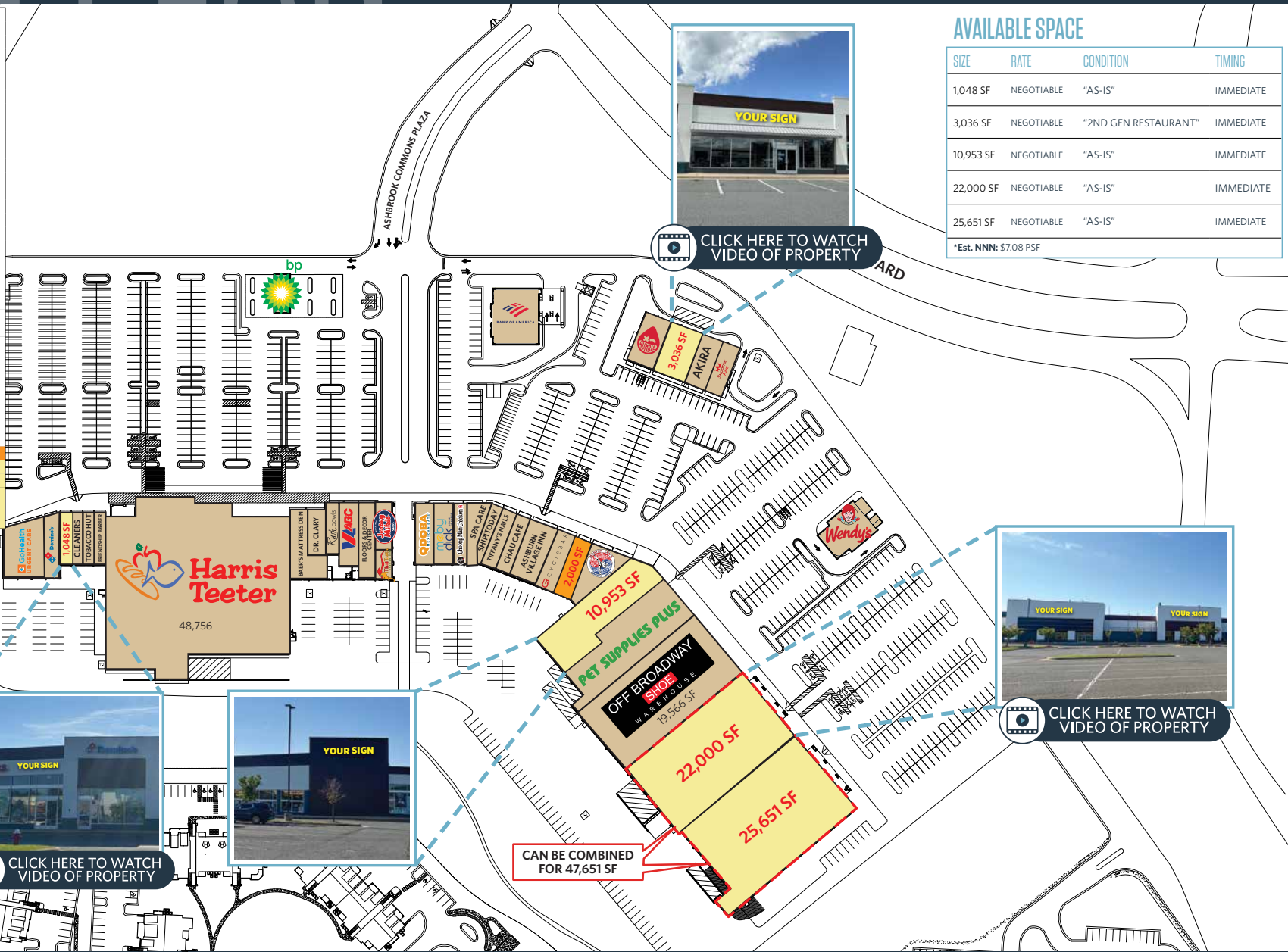
\*Est. NNN: \$7.08 PSF

UNIT	TENANT	SIZE
1104	GoHealth Urgent Care	4,101 SF
1108	Domino's Pizza	1,615 SF
1112	Village Square Cleaners	1,048 SF
1114	Cigar Connections	1,048 SF
1116	Friends Barber Shop	1,071 SF
1151	Harris Teeter	48,756 SF
1183	Baer's Mattress Den	3,014 SF
1186	Clary Eye Associates	1,431 SF
1191	Rush Bowls	1,202 SF
1193	ABC Store	2,975 SF
1195	Floor & Design	2,069 SF
1197	Jersey Mike's Subs	1,540 SF
1199	Thaistastic Thai Cuisine	912 SF
2100	Qdoba	1,946 SF
2103	Moby Dick House of Kabob	2,013 SF
2106	Choong Man Chicken	1,610 SF
2108	Spa Care	1,381 SF
2110	Shipitoday	1,267 SF
2112	Tiffany's Nails	1,503 SF
2114	Chau's Cafe	1,610 SF
2117	Ashburn Village Inn	2,918 SF
2119	Cycle Bar	2,025 SF
2126	Master Lee's Martial Arts	2,926 SF
2145B	Pet Supplies Plus	9,143 SF
2155	Off Broadway Shoes	19,566 SF
3114	Rumble Boxing	2,535 SF
3176	Akira Japanese Restaurant	2,020 SF
3194	Smoothie King	1,621 SF
PAD 1	Bank of America	4,965 SF
PAD 2	Wendy's	3,026 SF
PAD 3	Shell	1,044 SF
2121	LEASE PENDING	2,000 SF
2145	AVAILABLE	10,953 SF
2175	AVAILABLE	22,000 SF
2193	AVAILABLE	25,651 SF
3147	AVAILABLE	3,036 SF
1110	AVAILABLE	1,048 SF

**KEY**

- AVAILABLE
- LEASE PENDING
- LEASED

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Ashburn  
Loudoun County | Virginia

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Suite 1110 - 1,048 SF



Suite 3147 - 3,036 SF



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## FOR MORE INFORMATION, PLEASE CONTACT:

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