



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

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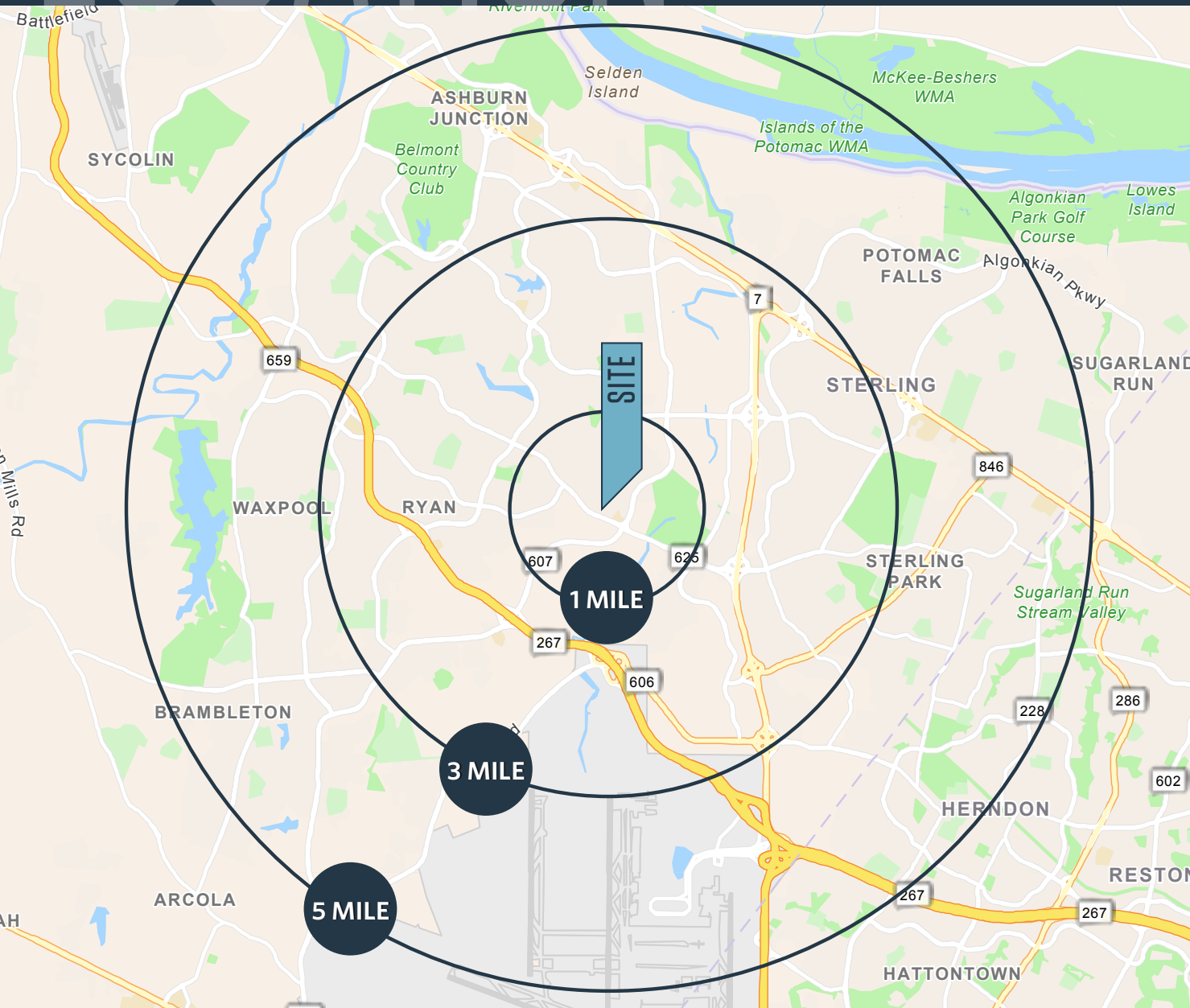
DALLON L. CHENEY

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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

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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: \$15.37 PSF			

 [CLICK HERE FOR PHOTOS](#)




- AVAILABLE
- NEGOTIATING LEASE
- EXECUTED LEASE

Significant outdoor seating areas adjacent to all restaurants.

Significant outdoor seating areas adjacent to all restaurants.

Pylon signage

Waxpool Road

 40,382 [2023 ADT]

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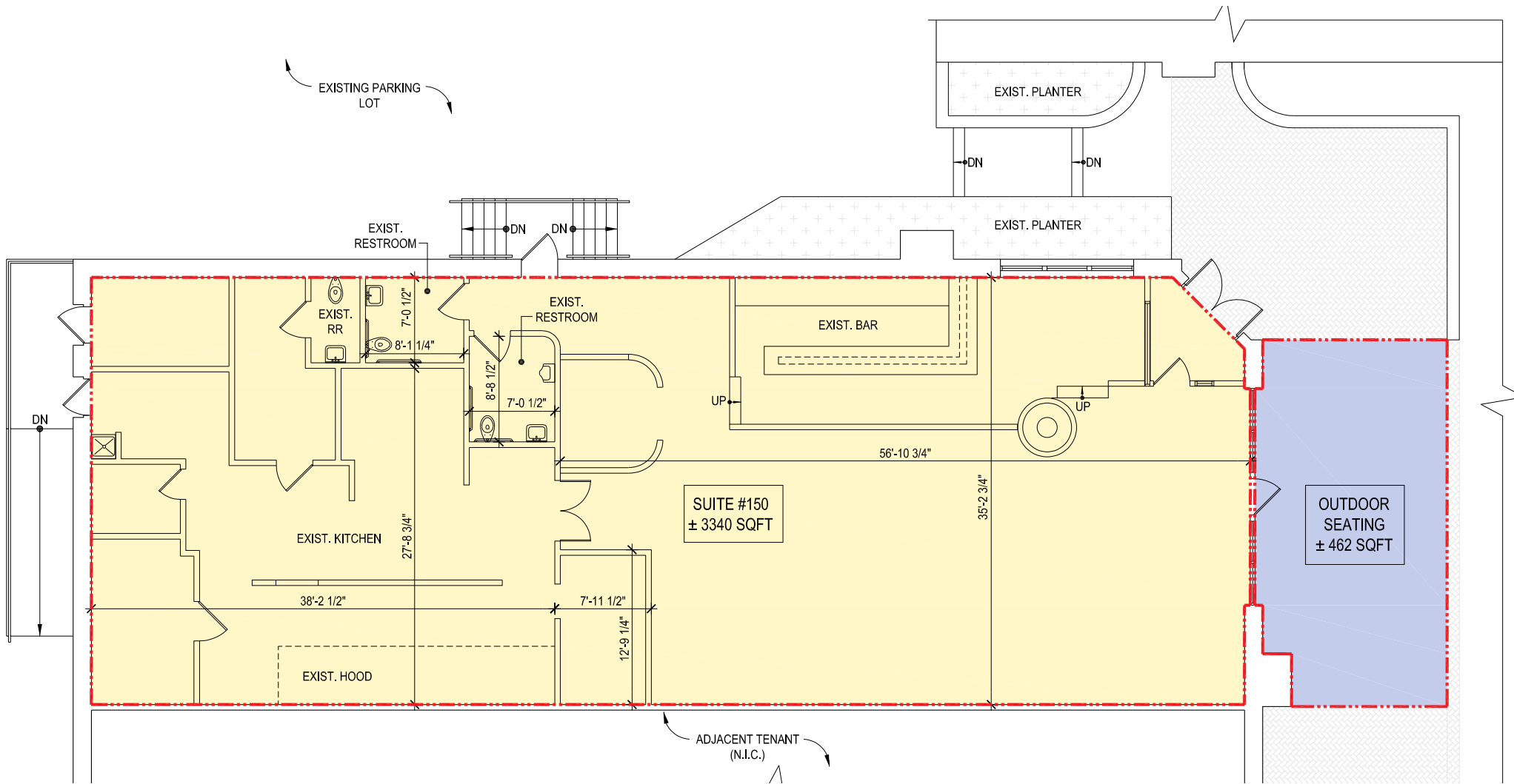
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SPACE PLAN | ASHBURN EATS

44640 WAXPOOL ROAD, ASHBURN, VA 20147, LOUDOUN COUNTY

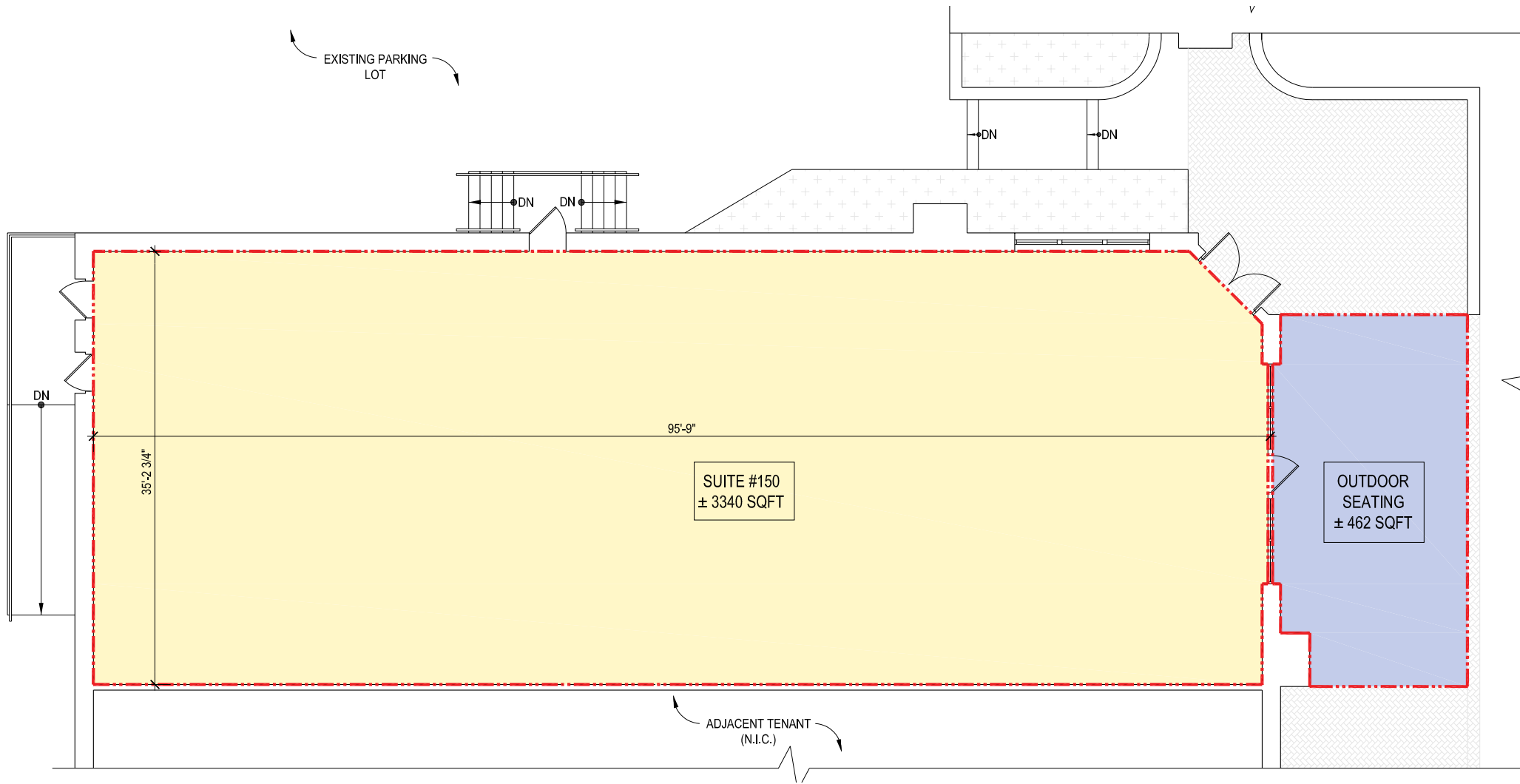



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EVENING TRADE AREA DEMOS (2024):	
POPULATION:	216,623
TRADE AREA SIZE:	49.55 SQ MILES
POPULATION DENSITY:	4.32 PER SQ MILES
MEDIAN HH INCOME:	\$184,098
COLLEGE 4YR+:	71.4%

DAYTIME TRADE AREA DEMOS (2024):	
POPULATION:	104,004
TRADE AREA SIZE:	31.16 SQ MILES
MEDIAN HH INCOME:	\$174,942
COLLEGE 4YR+:	71.1%
DAYTIME POPULATION:	105,035
EXISTING OFFICE SF:	2.8M SF
EXISTING FLEX/ INDUSTRIAL SF:	1.7M SF
POPULATION DENSITY:	3.32 PER SQ. MILE

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FOR MORE INFORMATION, PLEASE CONTACT:

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