

JUST SIGNED!  
**MAVERICK**  
BIKES CAFE

NOW OPEN!  
**PROJECT X**  
DANCE CO.



## JOIN THESE RETAILERS



## 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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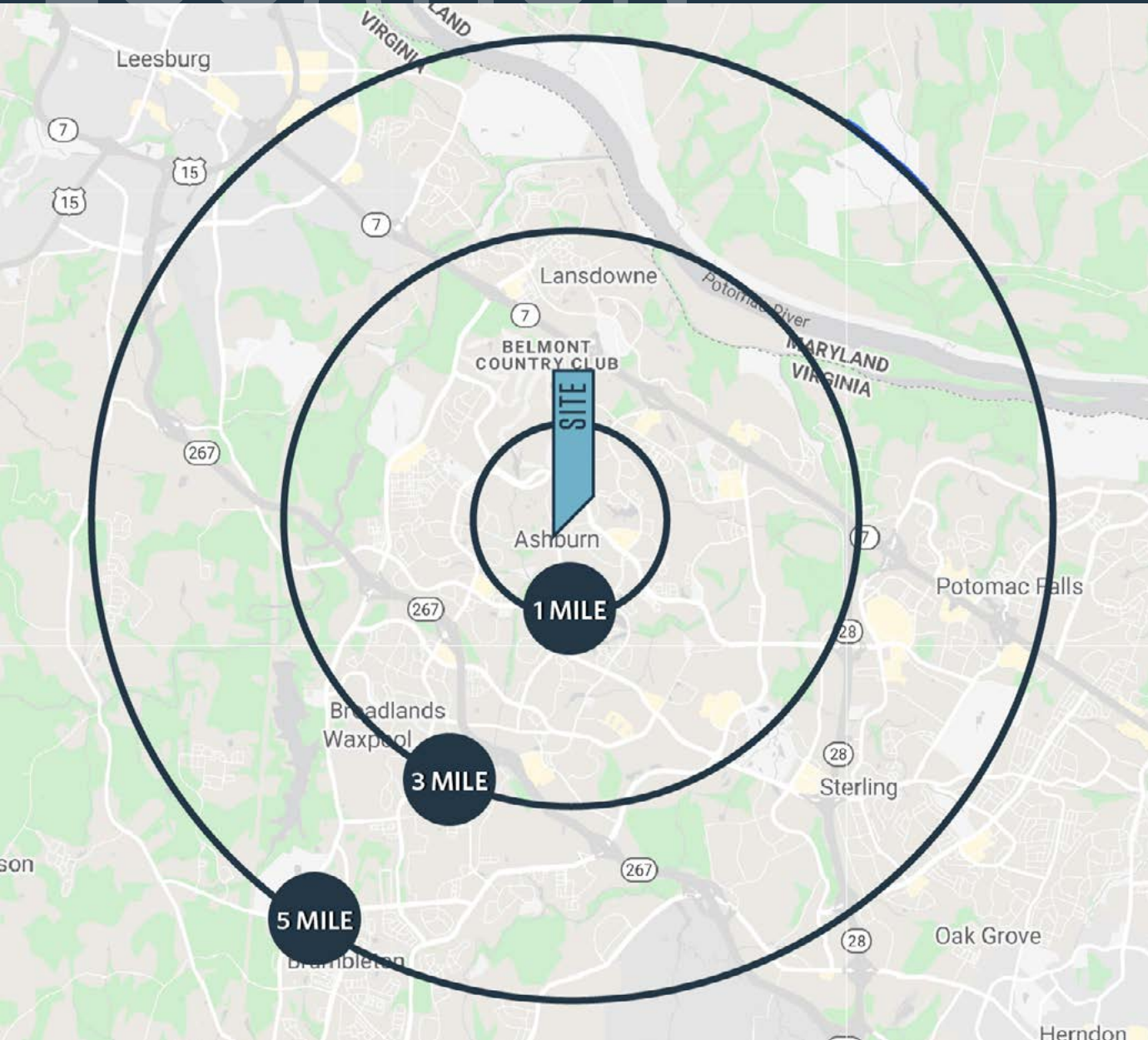
**ALEX WILLNER**

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# LOCATION

# ASHBURN SQUARE

20630 ASHBURN RD, ASHBURN, VA 20147, LOUDOUN COUNTY



## AVAILABLE SPACE:

SUITE	SIZE	RATE	CONDITION	DELIVERY
154	1,200 SF	NEGOTIABLE	VANILLA SHELL	IMMEDIATE
117-124	3,000 SF	NEGOTIABLE	VANILLA SHELL	IMMEDIATE

\*Est NNN: \$7.50

## 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

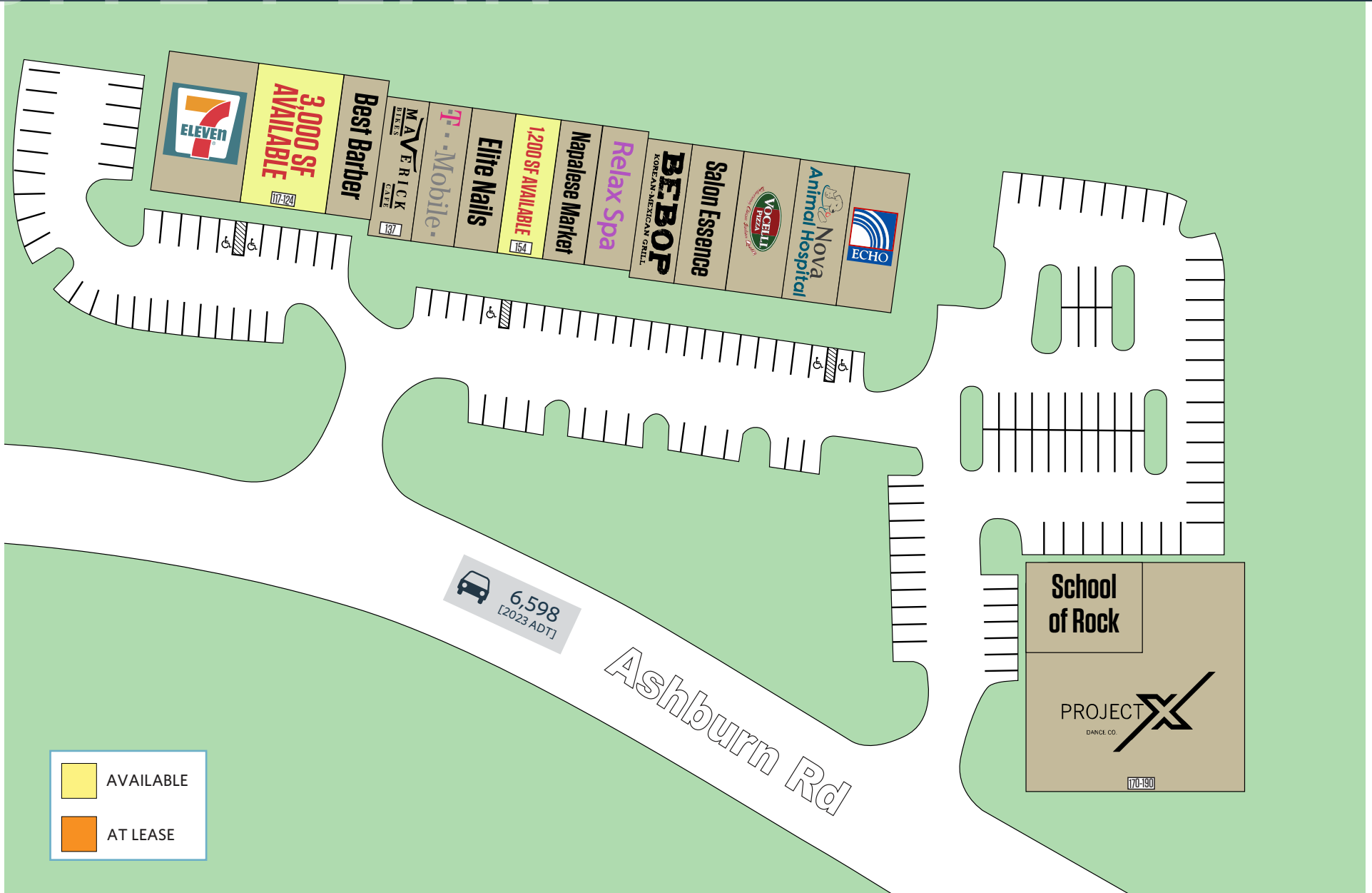
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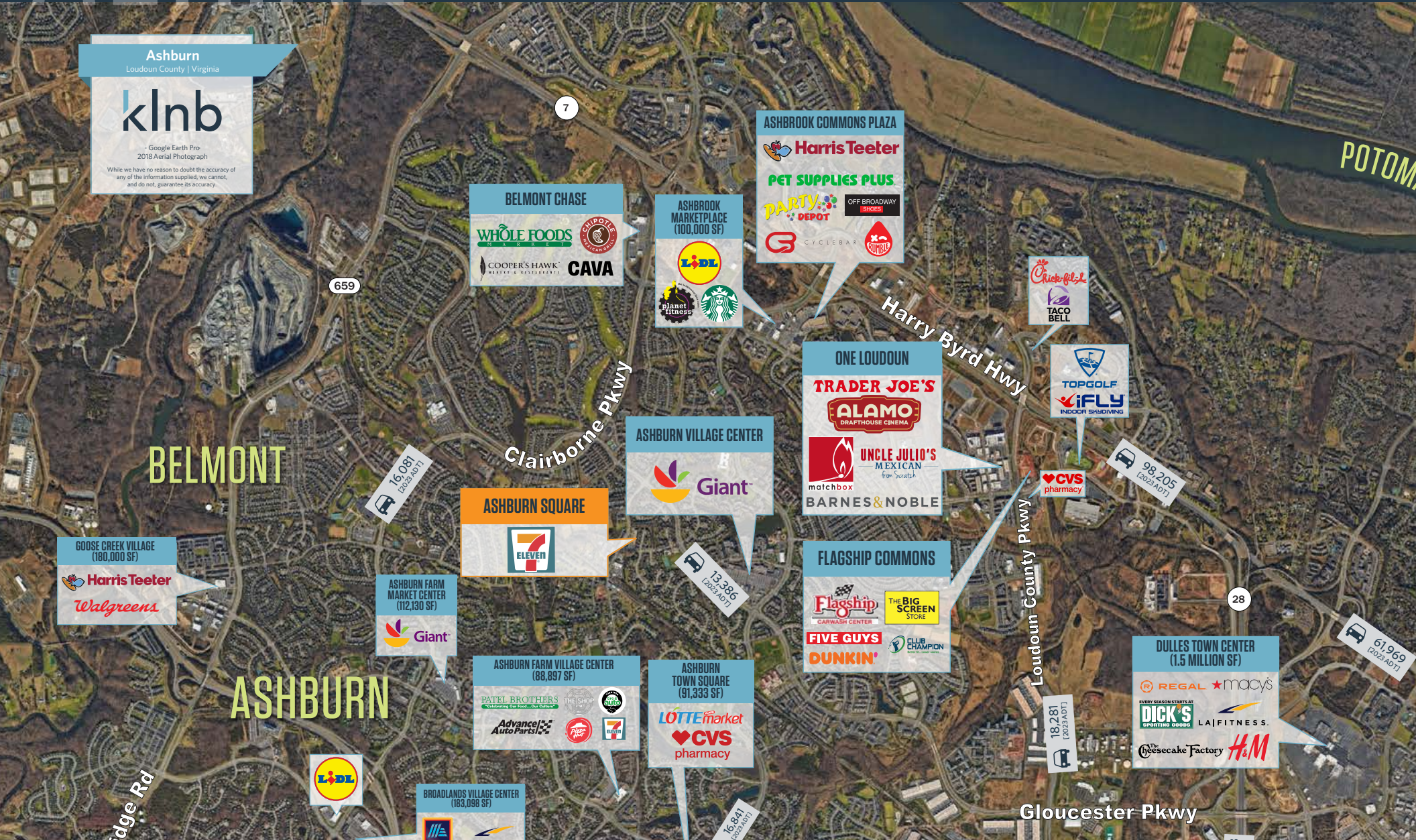
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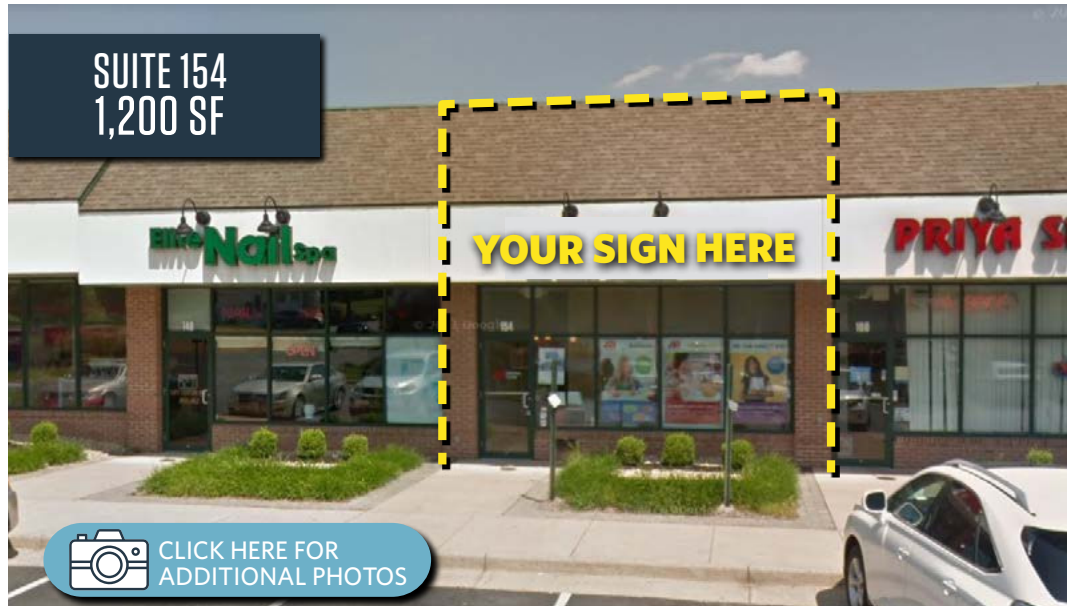
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## FOR MORE INFORMATION, PLEASE CONTACT:

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