

COMING SOON:



FAÇADE RENOVATIONS COMPLETE!

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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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CLOSE-UP

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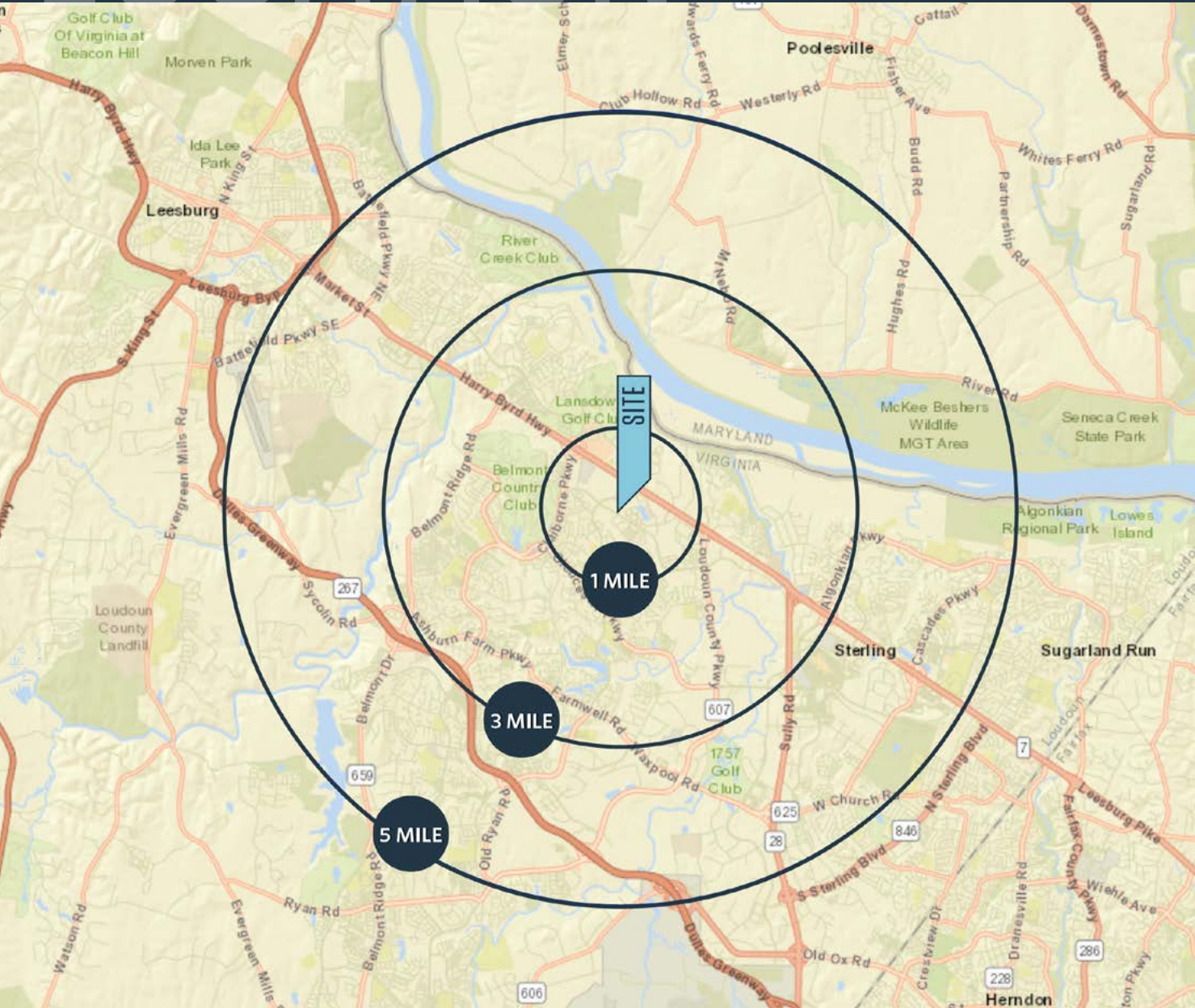
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LOCATION

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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

2070 ASHBROOK COMMONS PLAZA, ASHBURN, VA 20147, LOUDOUN COUNTY

| 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 |

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: \$7.60 PSF



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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