



JOIN THESE RETAILERS



RETAIL FOR LEASE

- Fully leased
- 117 parking spaces

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
N/A	N/A	100% LEASED	N/A
*EST. NNN: \$11.17 PSF			

ALEX WILLNER

awillner@klnb.com | 703-268-2718

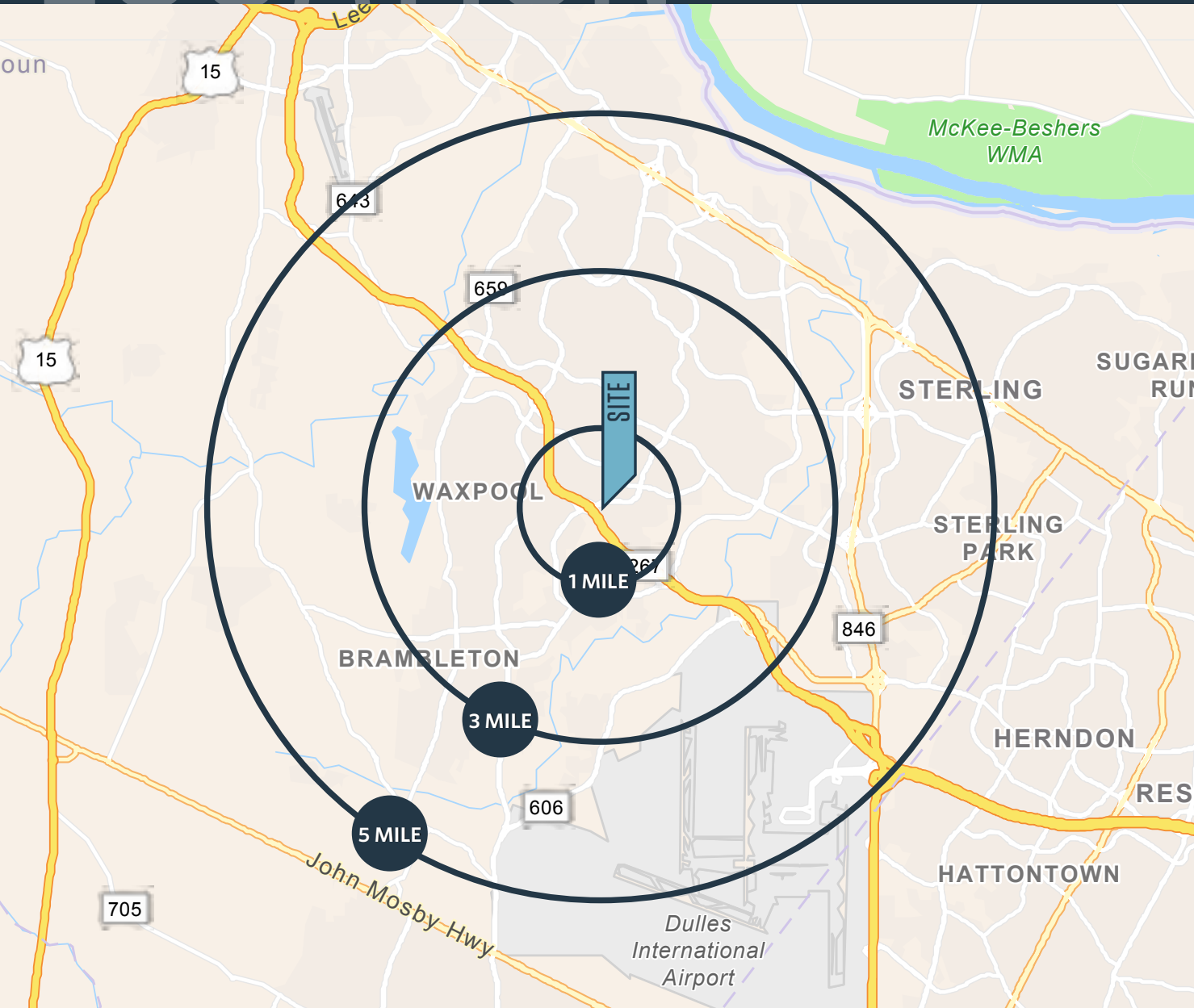
DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

LOCATION

RYAN PARK RETAIL

43530 YUKON DR, ASHBURN, VA 20147, LOUDOUN COUNTY



DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
18,420	91,879	178,148
Daytime Population		
14,224	84,943	195,943
Households		
6,539	31,092	61,031
Average HH Income		
\$191,984	\$217,648	\$212,023

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Shellhorn Rd	10,738 ADT
Ashburn Village Blvd	18,775 ADT
Dulles Greenway - Route 267	38,346 ADT

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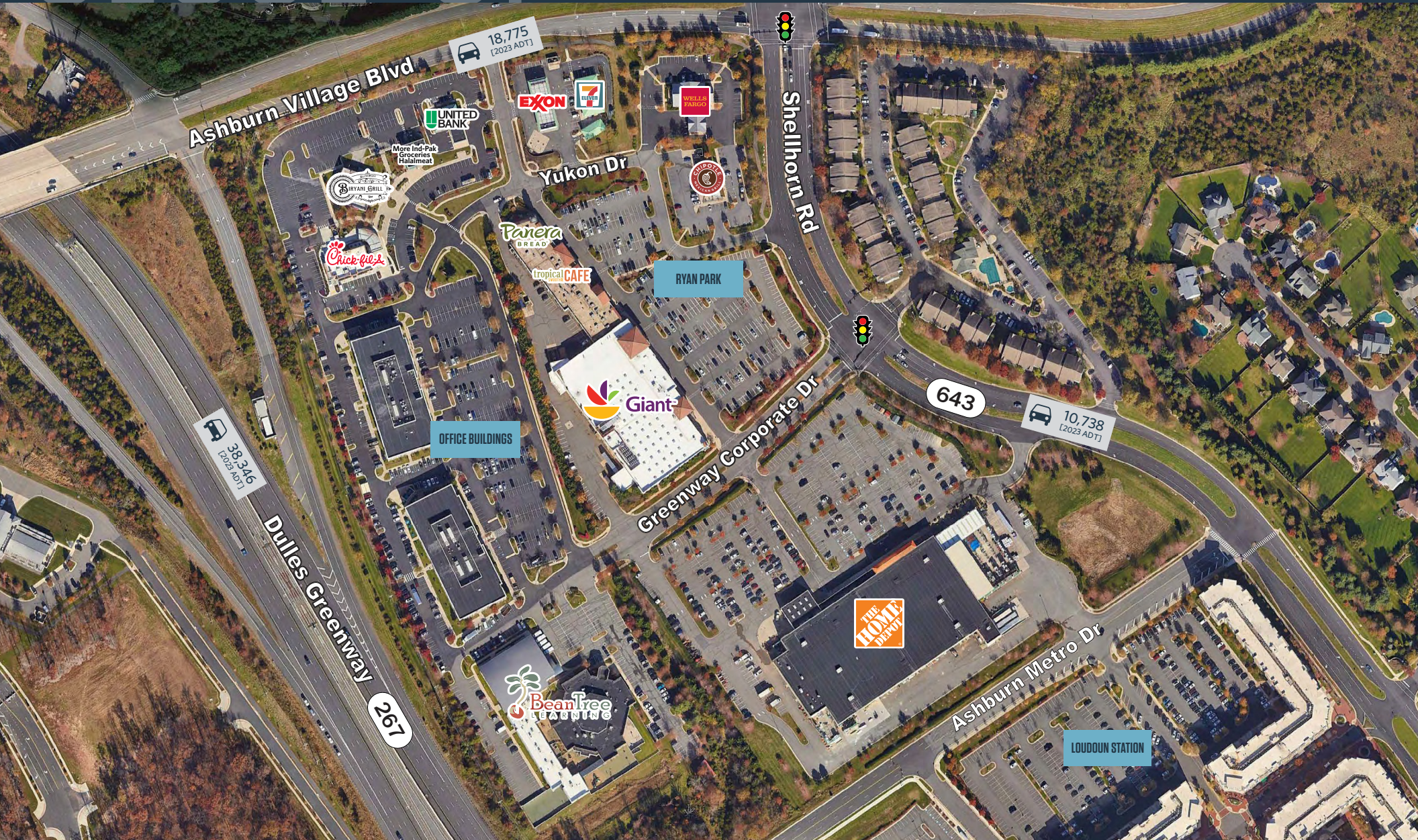
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CLOSE-UP

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any

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