



## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- 1,575 SF space available
- Former SpiderSmart Learning Center
- Zoned Rural Commercial
- 1/4 mile from W&OD Trail
- Ample Parking

## AVAILABLE SPACE

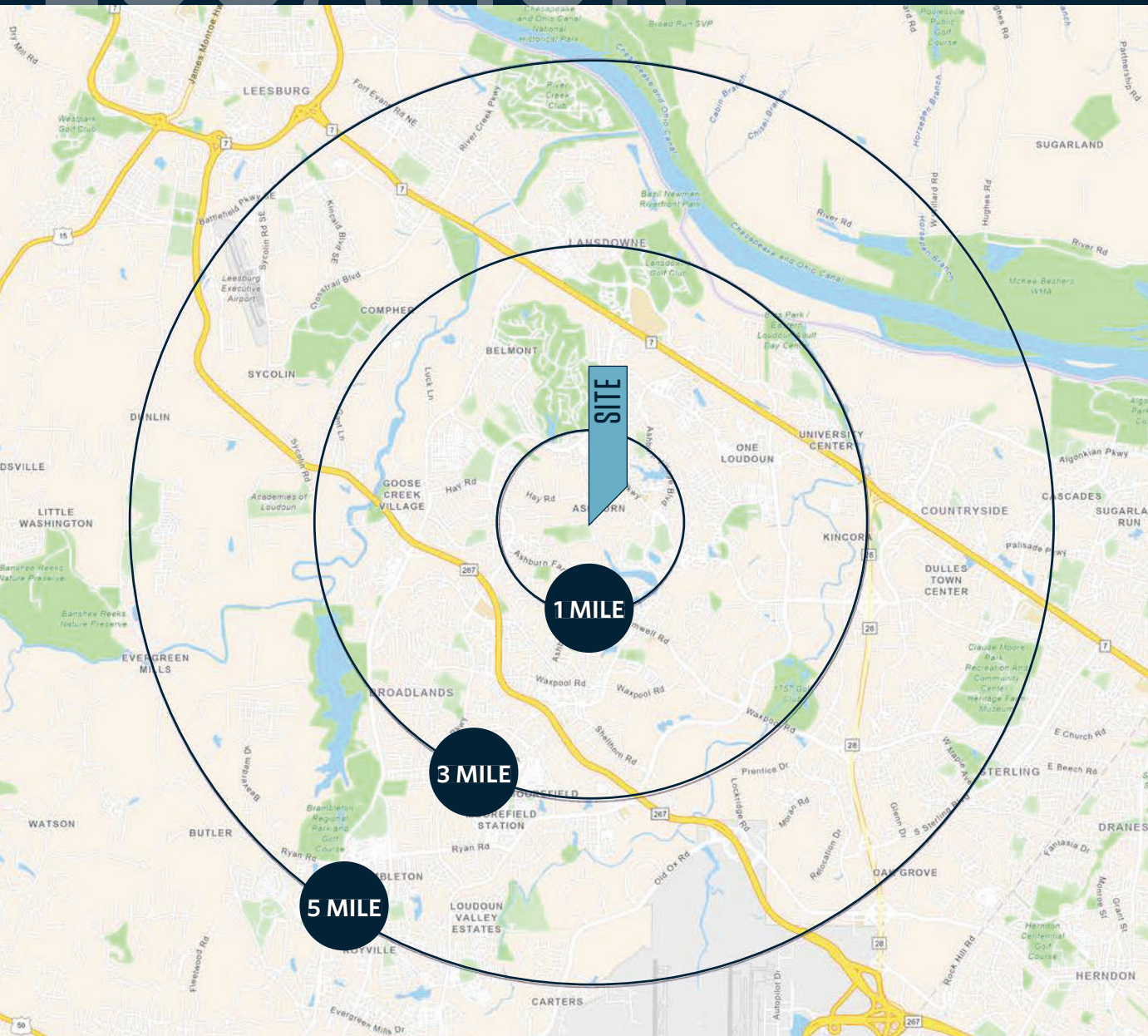
SIZE	RATE	CONDITION	DELIVERY
1,575 SF	\$26.00 PSF	Former Learning Center	IMMEDIATE

\*Est NNN: \$7.10 PSF

# LOCATION

# 20915 ASHBURN RD

20915 ASHBURN RD, ASHBURN, VA 20147, LOUDOUN COUNTY



## AVAILABLE SPACE:

SIZE	RATE	CONDITION	DELIVERY
1,575 SF	\$26.00 PSF	Former Learning Center	IMMEDIATE

\*Est NNN: \$7.10 PSF

## DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
17,646	95,757	186,316
Daytime Population		
6,109	50,990	119,218
Households		
6,106	34,642	64,706
Average HH Income		
\$211,856	\$208,135	\$209,656
Median HH Income		
\$169,323	\$166,354	\$167,644

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Ashburn Rd. 6,891 ADT

**CRAIG CHENEY**

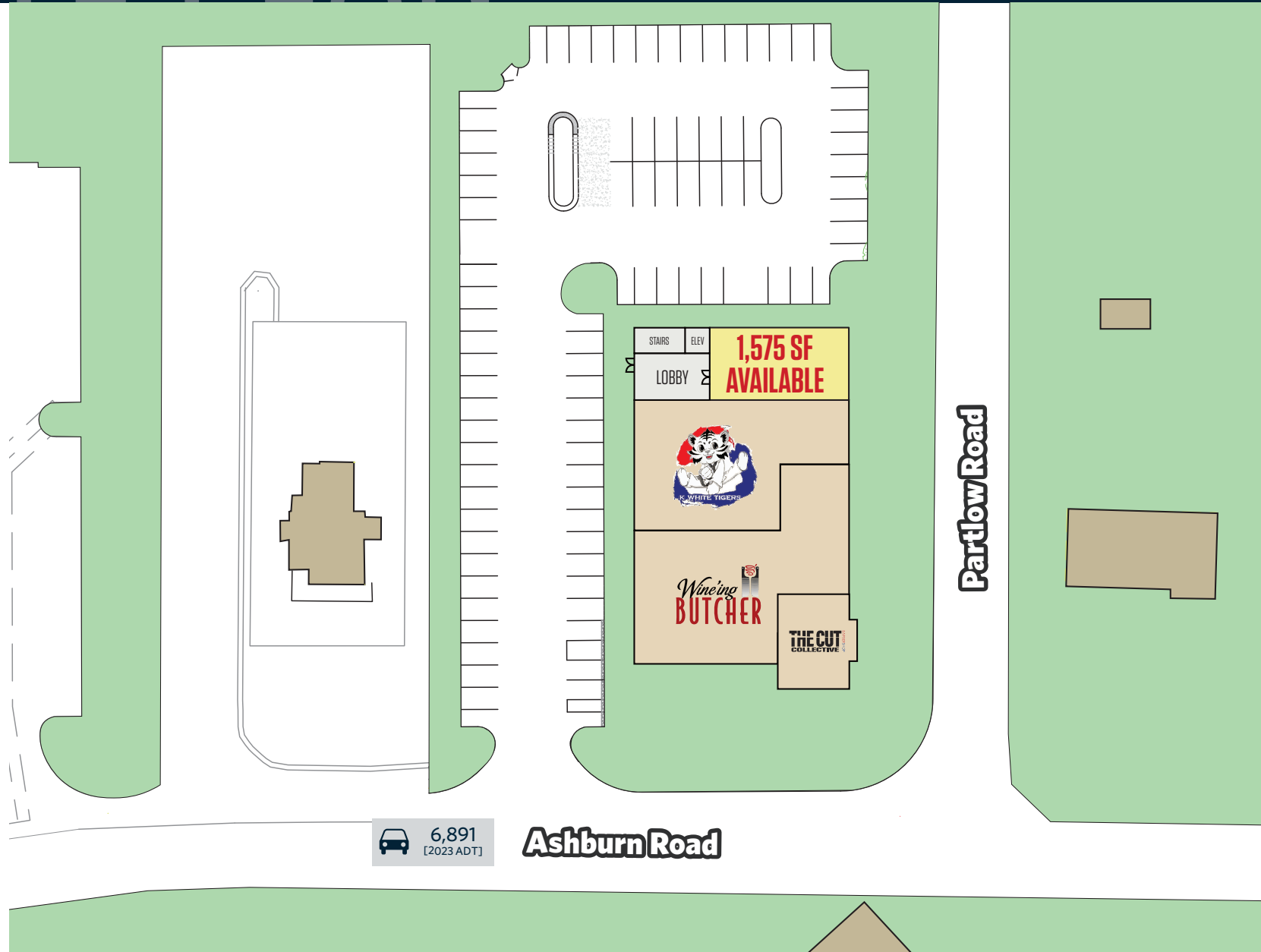
ccheney@klnb.com | 703-268-2705




# SITE PLAN

## 20915 ASHBURN RD

20915 ASHBURN RD, ASHBURN, VA 20147, LOUDOUN COUNTY



 6,891  
[2023 ADT]

**Ashburn Road**

**Partlow Road**

# AERIAL

# 20915 ASHBURN RD

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CRAIG CHENEY

ccheney@klnb.com | 703-268-2705

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# PHOTOS

## 20915 ASHBURN RD

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**CRAIG CHENEY**

ccheney@klnb.com | 703-268-2705

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**FOR MORE INFORMATION, PLEASE CONTACT:**

**CRAIG CHENEY**

ccheney@klnb.com | 703-268-2705

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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