

JUST SIGNED! KUMON

## JOIN THESE RETAILERS:



- 1 mile away from Ashburn Metro Station.
- TGM Moorefield is a 3-story luxury apartment complex offering 413 residential units with first floor retail/service space.
- In the middle of Loudoun Counties major growth area with an average household income of \$239,052 (Esri, 2024) within a 3-mile radius.
- Gas station coming at the intersection of Loudoun County Pkwy. & Ryan Rd. along with additional retailers.

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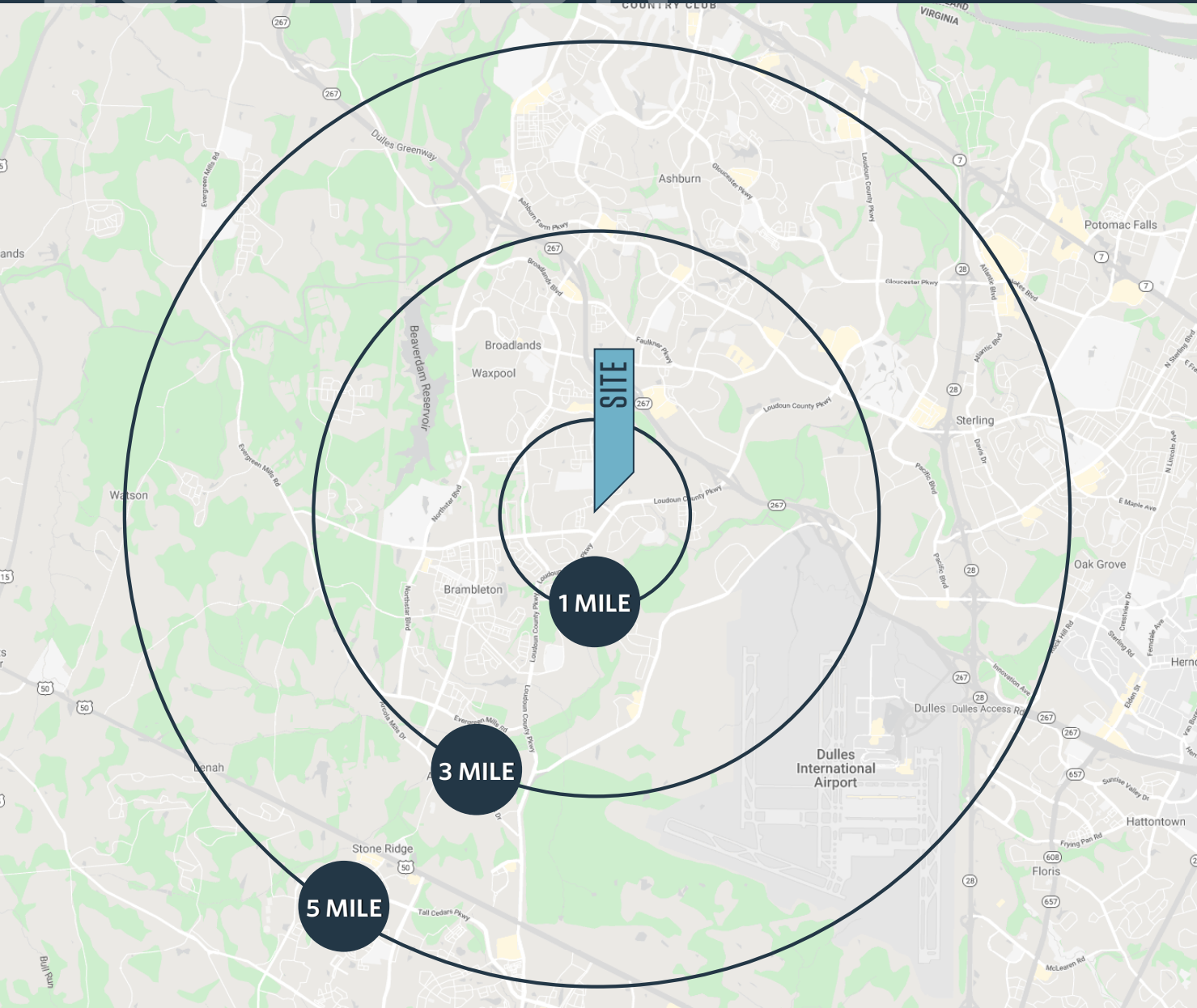
ALEX WILLNER

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# LOCATION

# MOOREFIELD VILLAGE RETAIL

22621 & 22556 AMENDOLA TERRACE, ASHBURN, VA 20148, LOUDOUN COUNTY



## DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
14,269	79,873	167,646
Daytime Population		
9,509	67,790	170,368
Households		
4,441	25,517	55,476
Average HH Income		
\$241,162	\$239,052	\$223,404

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Mooreview Parkway	3,248 ADT
Ryan Road	12,835 ADT
Loudoun County Parkway	23,679 ADT

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# SITE PLAN

# MOOREFIELD VILLAGE RETAIL

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## AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
SUITE 150 1,472 SF	\$36.00 PSF NNN	CDS + ADA BATHROOM	IMMEDIATE
SUITE 153 2,500 SF	\$35.00 PSF NNN	VANILLA SHELL (FORMER EDUCATION CENTER)	IMMEDIATE
SUITE 165 881 SF	\$36.00 PSF NNN	VANILLA SHELL (FORMER INSURANCE OFFICE)	IMMEDIATE

\*Est. NNN: \$9.56 PSF

AVAILABLE
  AT LEASE
  LEASED



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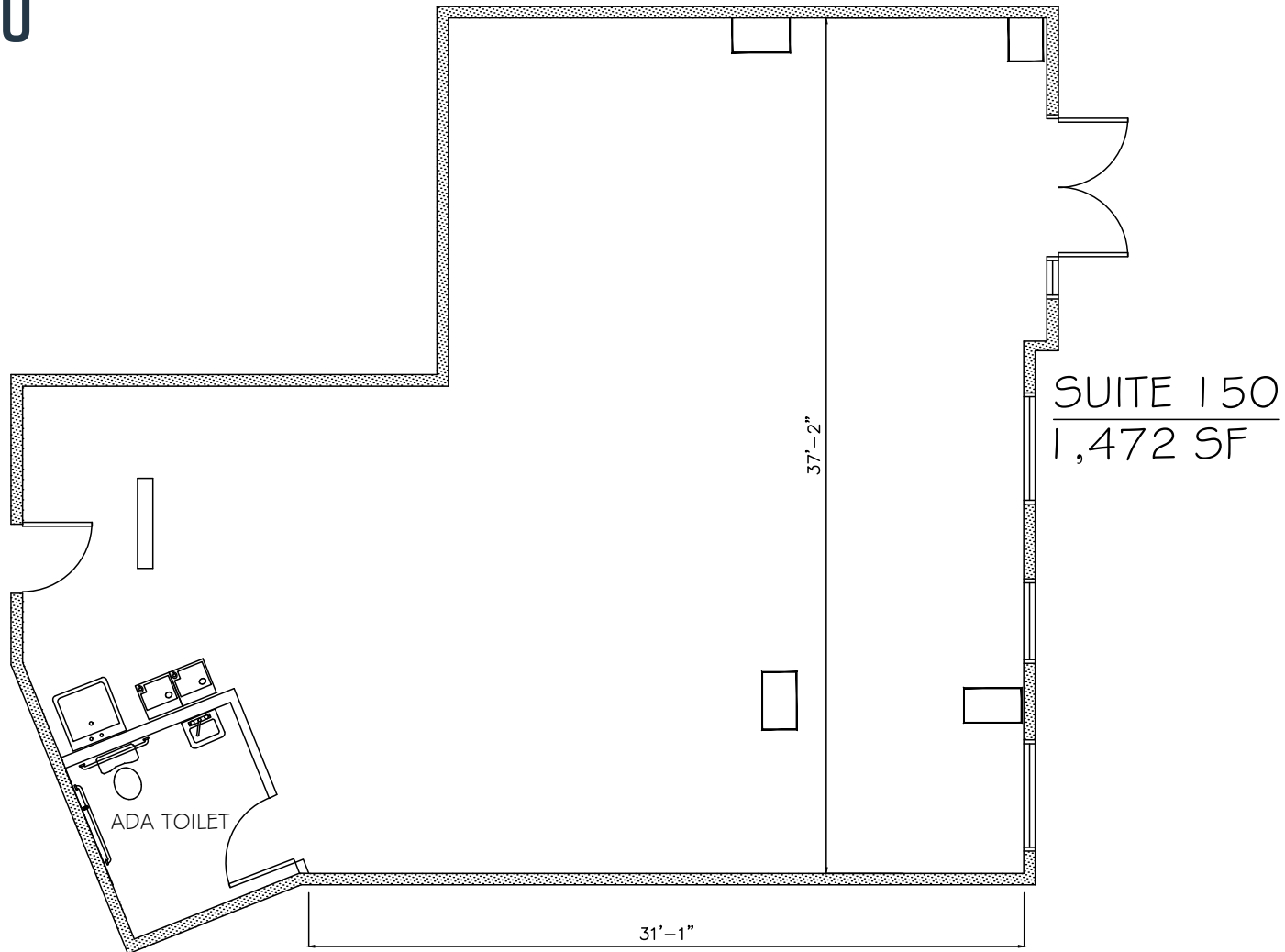


# SPACE PLAN

# MOOREFIELD VILLAGE RETAIL

22621 & 22556 AMENDOLA TERRACE, ASHBURN, VA 20148, LOUDOUN COUNTY

**SUITE 150**  
1,472 SF



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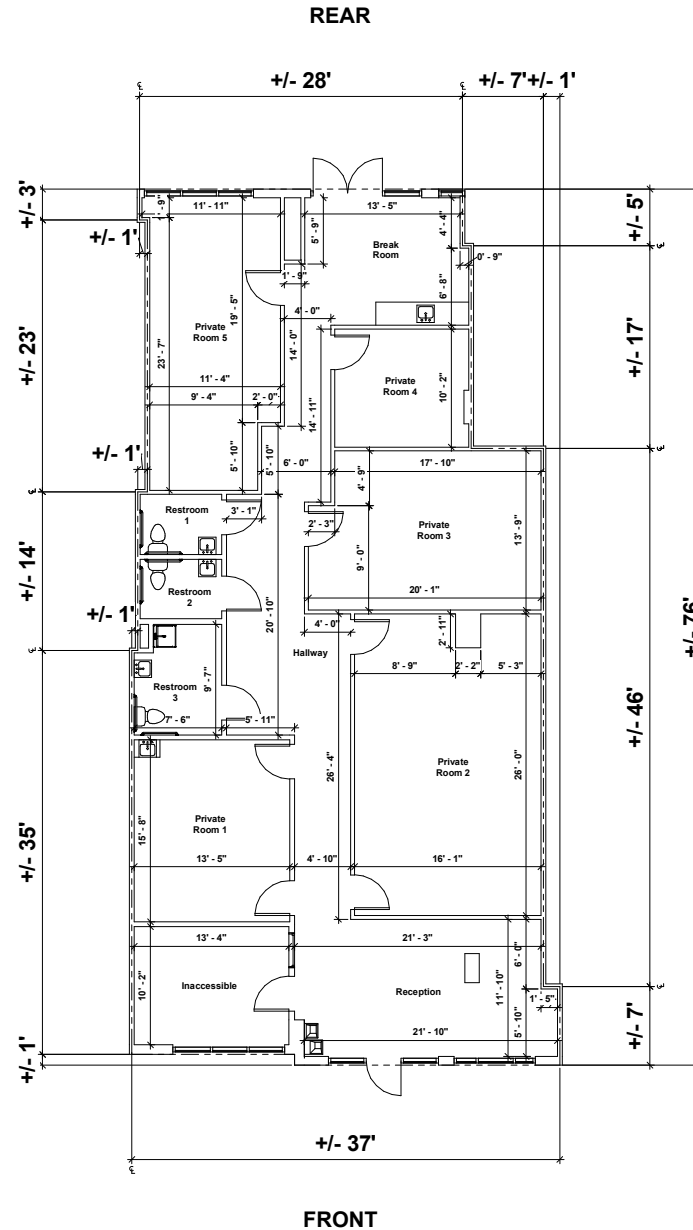
# SPACE PLAN

# MOOREFIELD VILLAGE RETAIL

22621 & 22556 AMENDOLA TERRACE, ASHBURN, VA 20148, LOUDOUN COUNTY

**SUITE 153**  
**2,500 SF**

**VIEW ID PLANS**



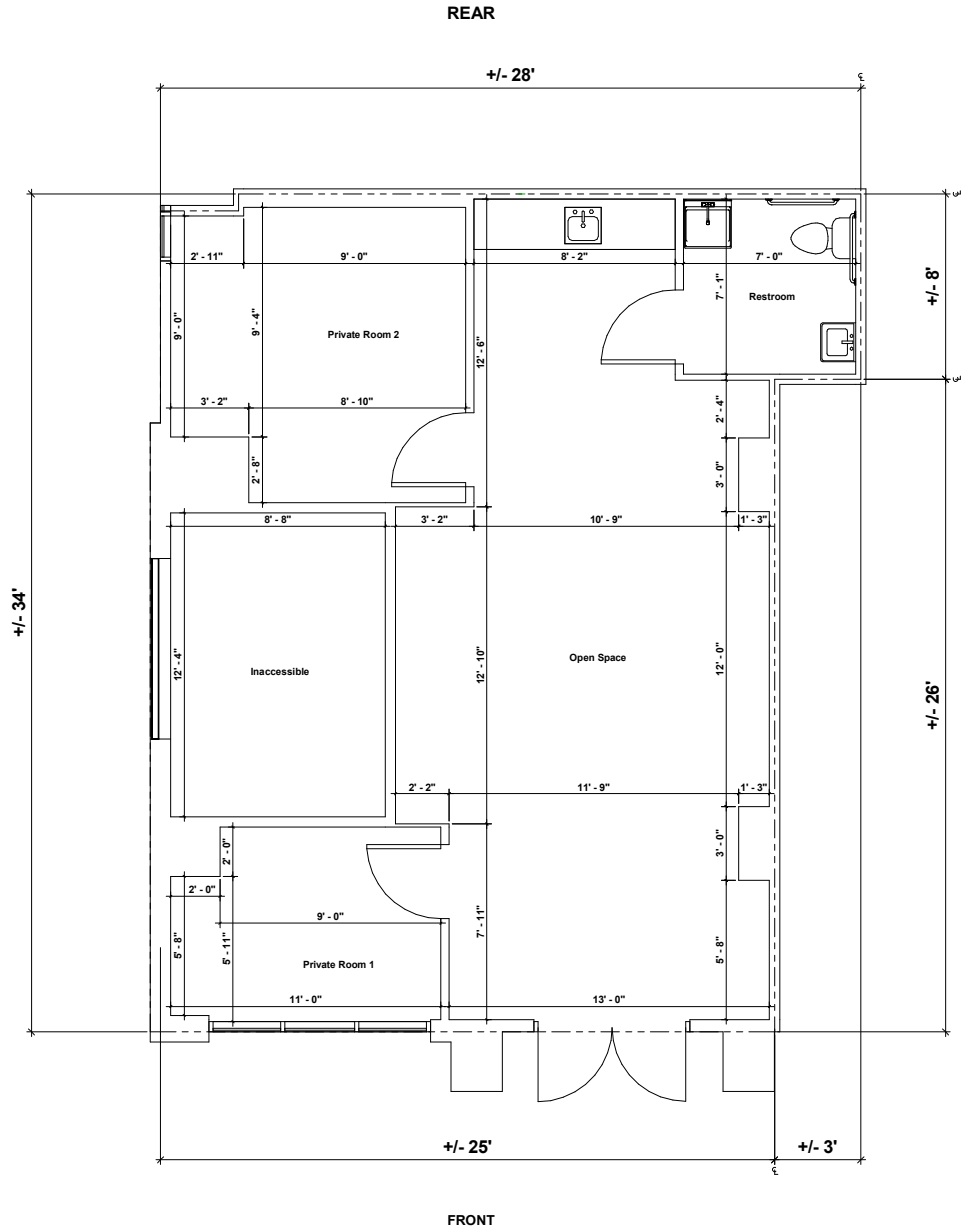
# SPACE PLAN

# MOOREFIELD VILLAGE RETAIL

22621 & 22556 AMENDOLA TERRACE, ASHBURN, VA 20148, LOUDOUN COUNTY

**SUITE 165**  
**881 SF**

**VIEW ID PLANS**



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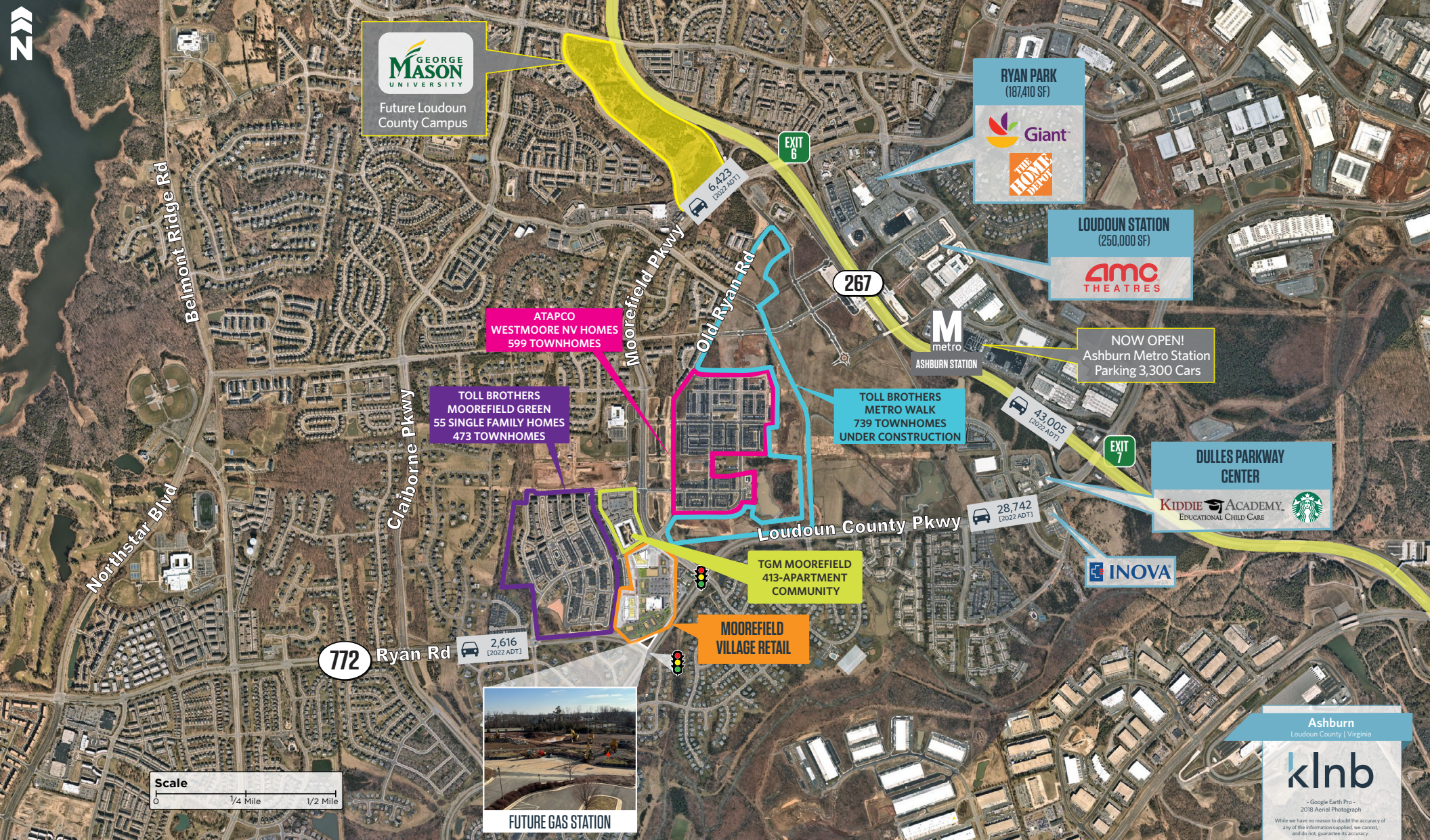
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# CLOSE-UP

# MOOREFIELD VILLAGE RETAIL

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Ashburn  
Loudoun County | Virginia

**klnb**

- Google Earth Pro -  
2018 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

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# AERIAL

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## FOR MORE INFORMATION, PLEASE CONTACT:

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