

JUST SIGNED!



3,000 SF

YOUR SIGN HERE



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RETAIL FOR LEASE

- Located in the heart of Ashburn with an average HH income of \$216,602 (2024) 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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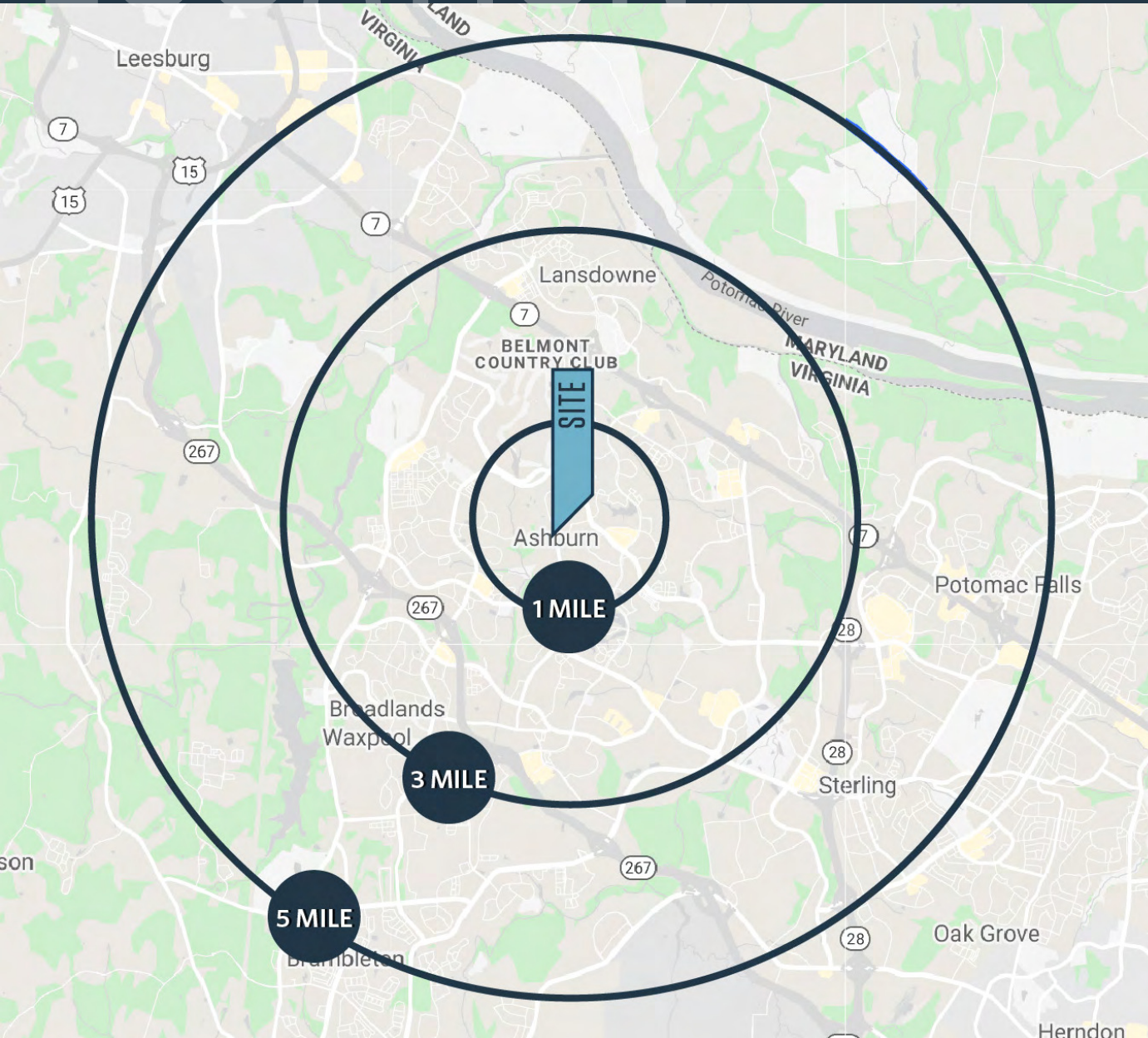
ALEX WILLNER

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LOCATION

ASHBURN SQUARE

20630 ASHBURN RD, ASHBURN, VA 20147, LOUDOUN COUNTY



AVAILABLE SPACE:

| SUITE | SIZE | RATE | CONDITION | DELIVERY |
|---------|----------|------------|--------------------------------|----------------------------------|
| 178 | 1,200 SF | NEGOTIABLE | VANILLA SHELL | WITHIN 60 DAYS OF EXECUTED LEASE |
| 196 | 1,800 SF | NEGOTIABLE | 2 ND GEN RESTAURANT | WITHIN 60 DAYS OF EXECUTED LEASE |
| 117-124 | 3,000 SF | NEGOTIABLE | VANILLA SHELL | IMMEDIATE |

*Est NNN: \$7.50 PSF

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 |

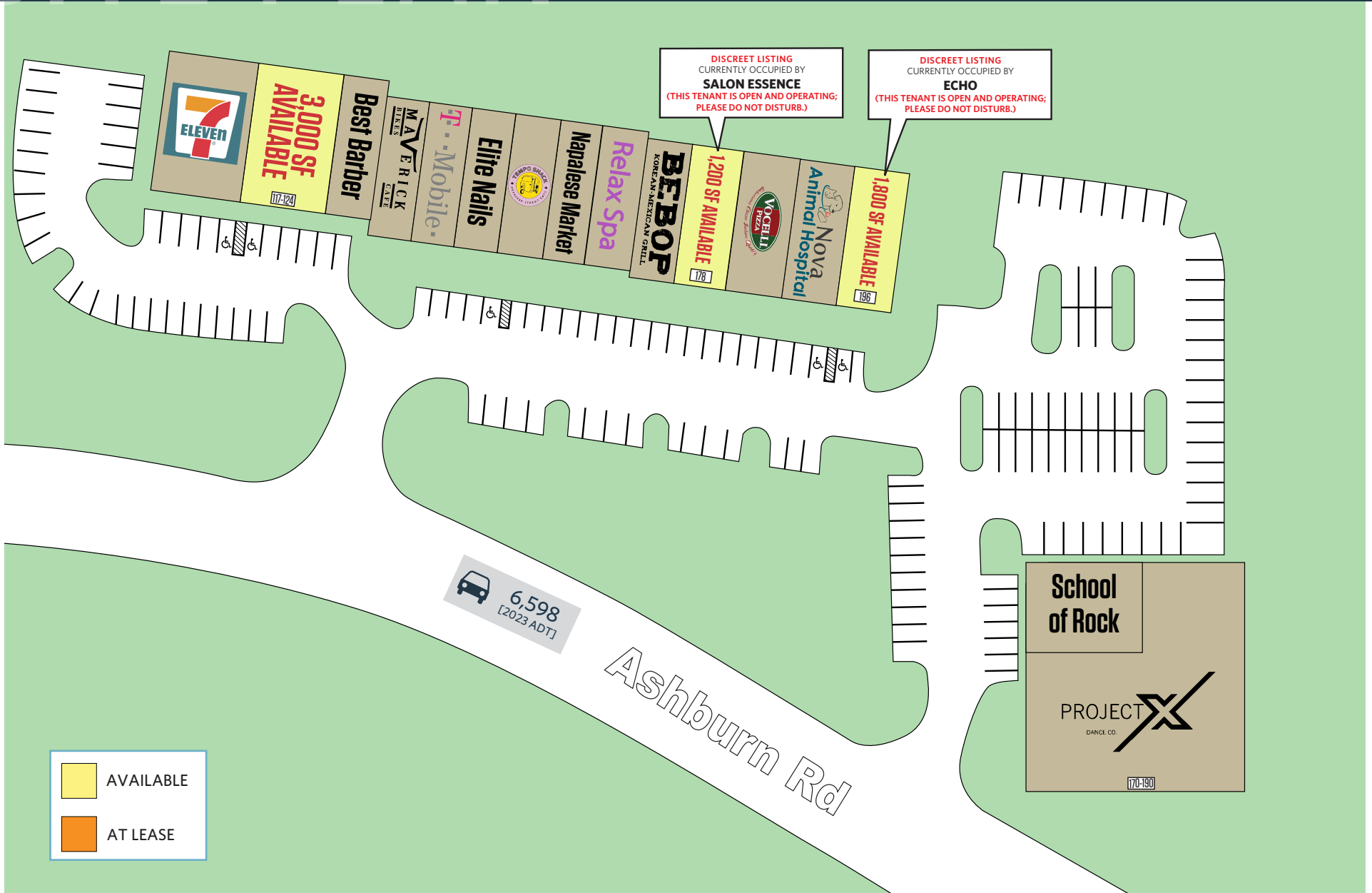
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SUITE 117-124
3,000 SF



SUITE 178
1,200 SF



SUITE 196
1,800 SF



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FOR MORE INFORMATION, PLEASE CONTACT:

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