



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	\$29.00 PSF	Former Learning Center	IMMEDIATE

*Est NNN: \$7.10 PSF

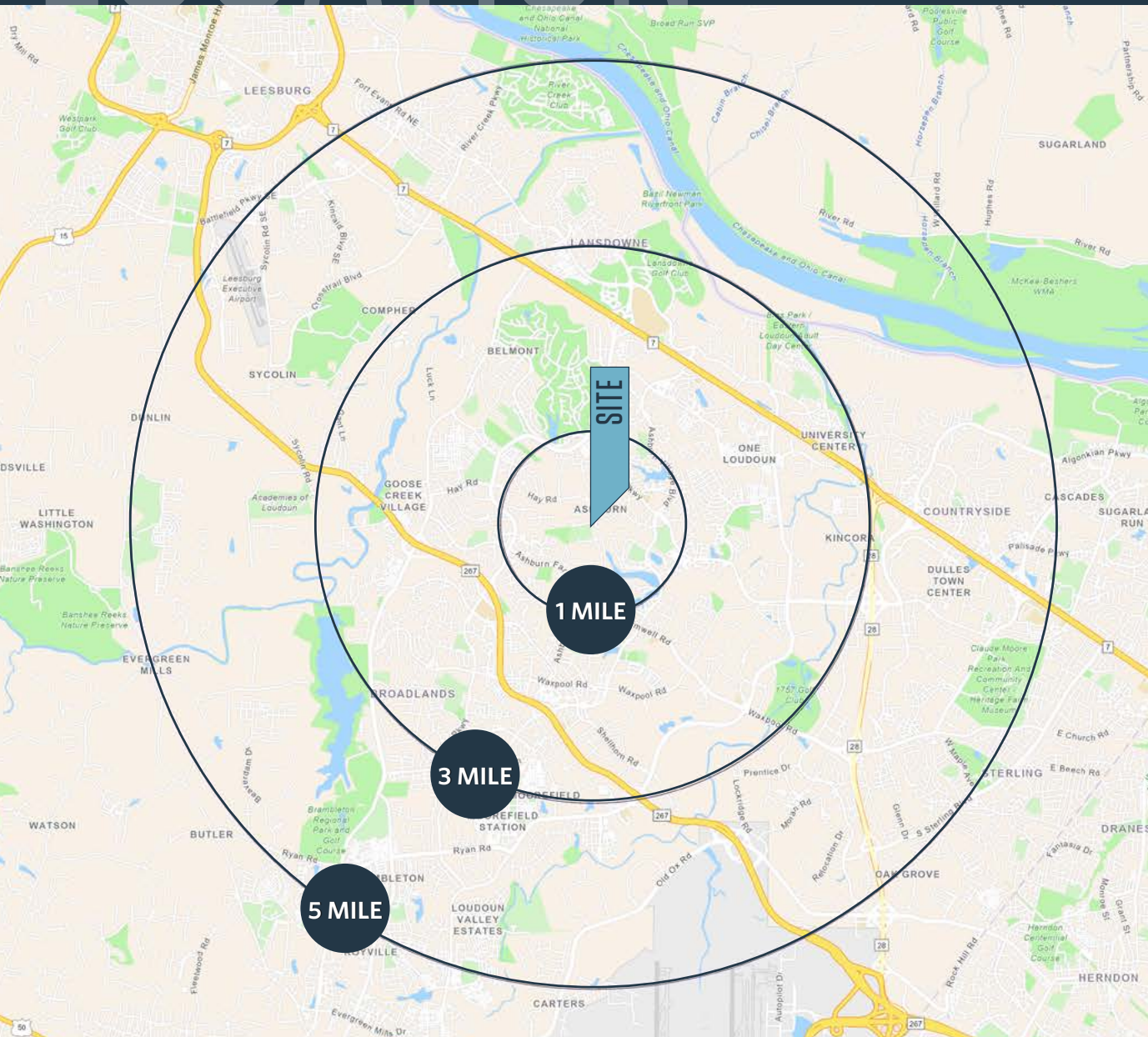
CRAIG CHENEY

ccheney@kl**nb**.com | 703-268-2705

LOCATION

20915 ASHBURN RD

20915 ASHBURN RD, ASHBURN, VA 20147, LOUDOUN COUNTY



AVAILABLE SPACE:

SIZE	RATE	CONDITION	DELIVERY
1,575 SF	\$29.00 PSF	Former Learning Center	IMMEDIATE

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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](#)

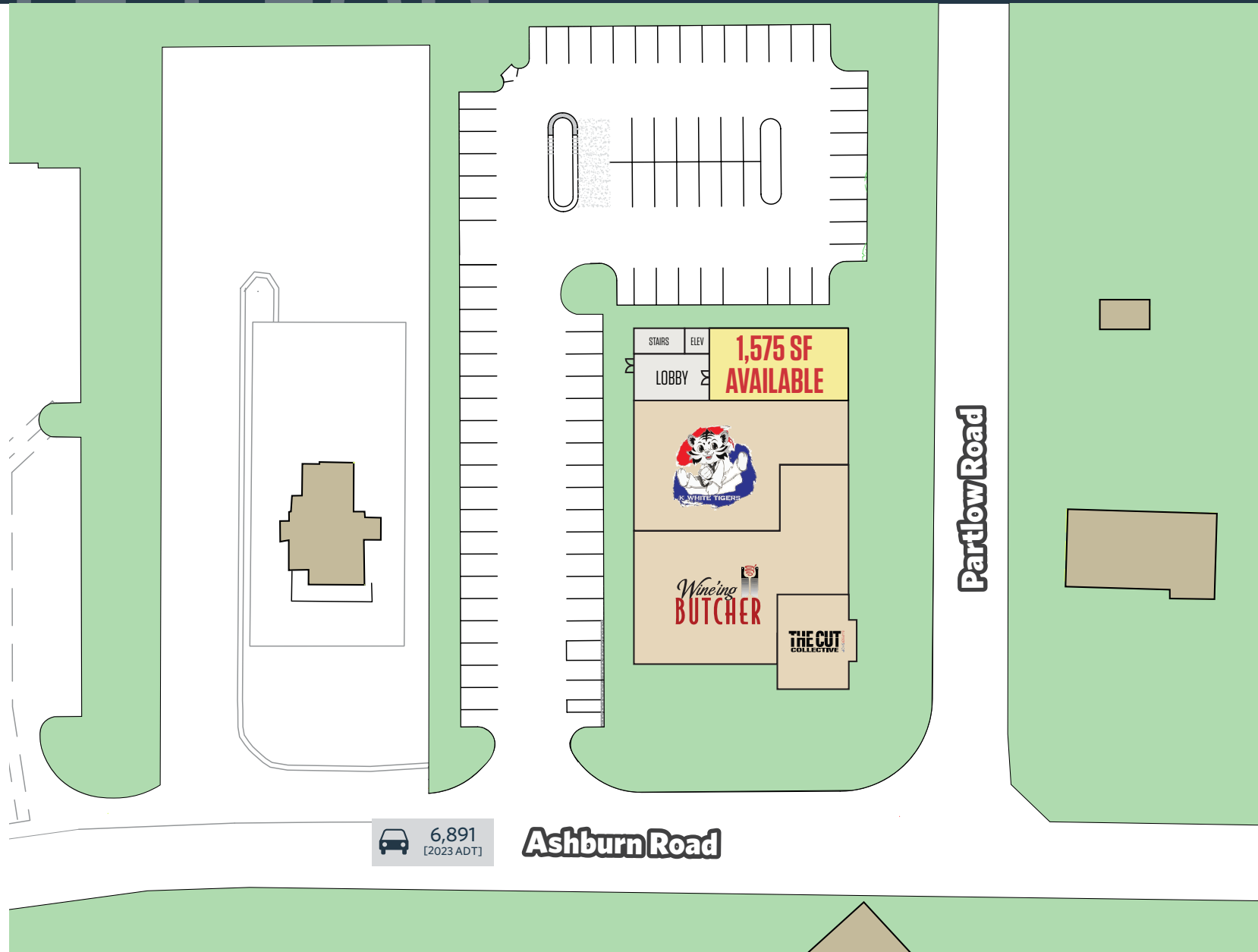
TRAFFIC COUNTS | 2023:

Ashburn Rd.	6,891 ADT
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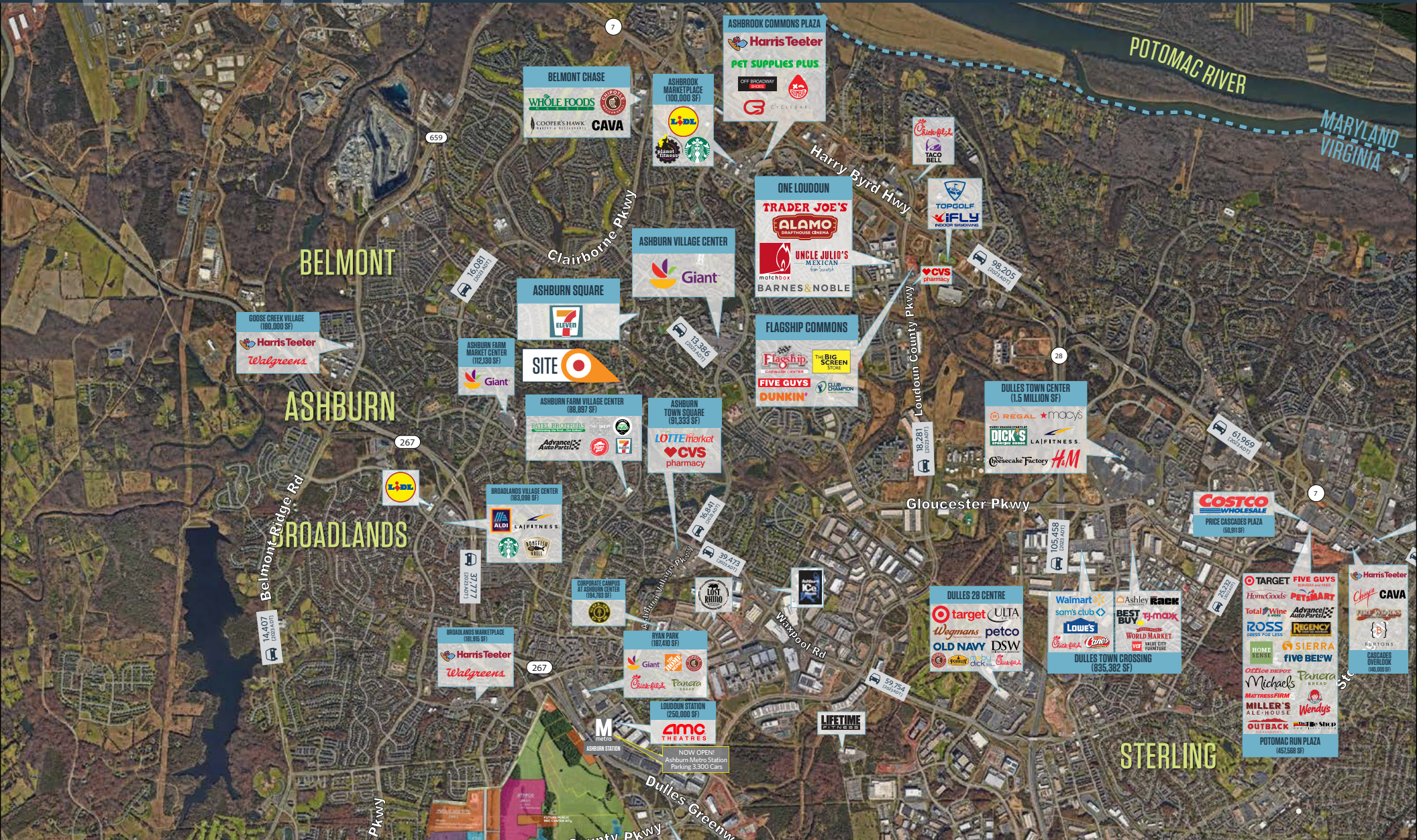
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AERIAL

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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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