

JUST SIGNED:

Onelife
FITNESS

DOMINIQUE DAWES
GYMNASTICS & NINJA ACADEMY

Suite 2145 - 10,953 SF

YOUR SIGN

NOW OPEN:

QDOBA
MEXICAN EATS

Rush
bowls

FAÇADE RENOVATIONS COMPLETE!

JOIN THESE RETAILERS



RETAIL FOR LEASE

- 171,422 square foot power center located at the Rte. 7 & Ashburn Village Blvd interchange.
- Loudoun County is the most affluent county in the U.S. with a median household income of \$150,861 (2023).
- Loudoun is the fastest growing county in Virginia with 29% growth since 2010 (U.S. Census Bureau). Nationally, Loudoun ranks 20th in growth since 2010.

CRAIG CHENEY

ccheney@klnb.com | 703-268-2705

ALEX WILLNER

awillner@klnb.com | 703-268-2718



CRAIG CHENEY

ccheney@klnb.com | 703-268-2705

ALEX WILLNER

awillner@klnb.com | 703-268-2718

CLOSE-UP

ASHBROOK COMMONS

20070 ASHBROOK COMMONS PLAZA, ASHBURN, VA 20147, LOUDOUN COUNTY



CRAIG CHENEY

ccheney@klnb.com | 703-268-2705

ALEX WILLNER

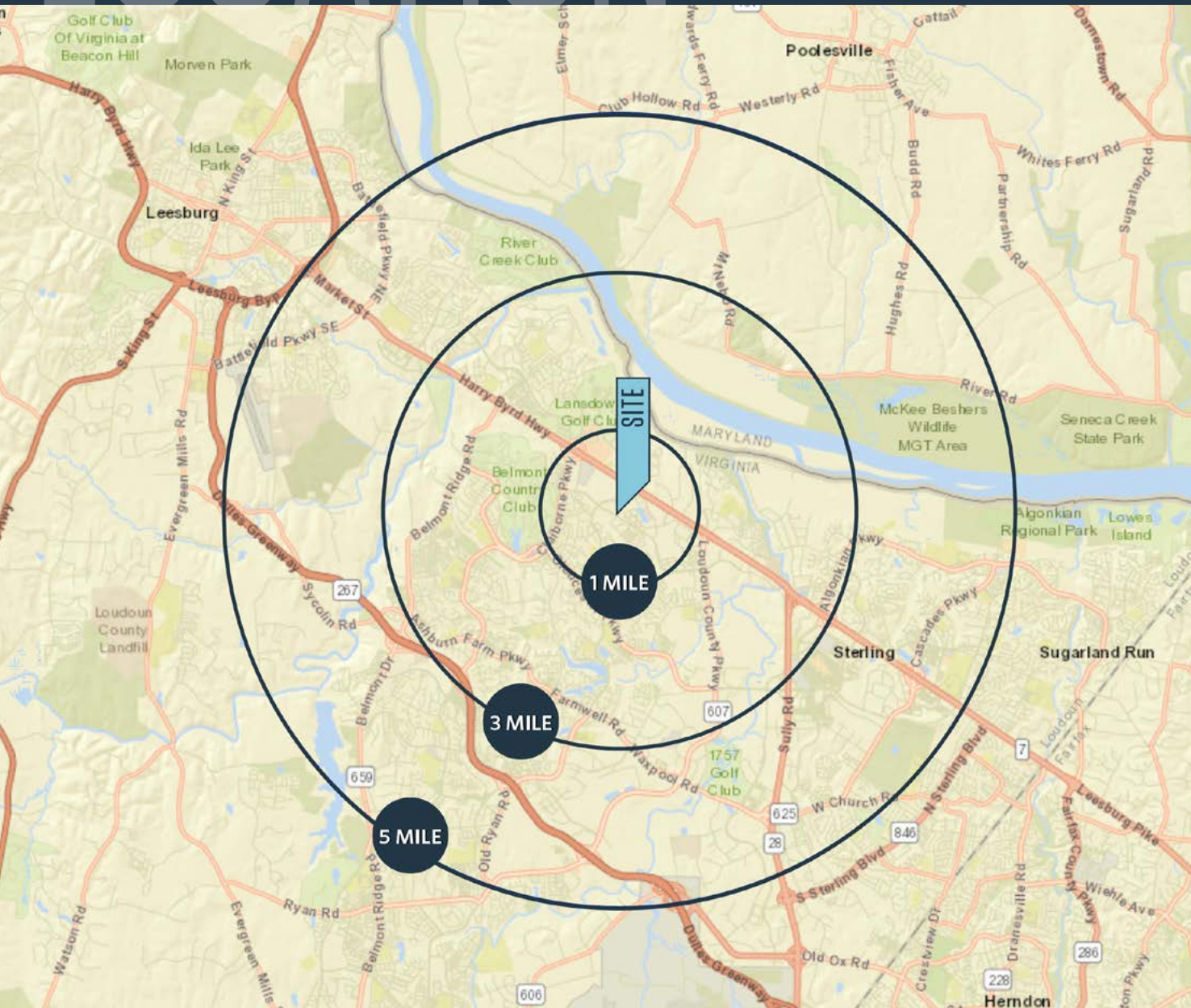
awillner@klnb.com | 703-268-2718

klnb

LOCATION

ASHBROOK COMMONS

20070 ASHBROOK COMMONS PLAZA, ASHBURN, VA 20147, LOUDOUN COUNTY



DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
12,296	80,120	166,010
Daytime Population		
10,286	43,463	104,726
Households		
4,929	29,780	58,985
Average HH Income		
\$211,618	\$202,895	\$204,157

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Route 7	81,325 ADT
Ashburn Village Blvd	16,135 ADT

CRAIG CHENEY

ccheney@klnb.com | 703-268-2705

ALEX WILLNER

awillner@klnb.com | 703-268-2718

klnb

AVAILABLE SPACE

SIZE	RATE	CONDITION	TIMING
2,000 SF	NEGOTIABLE	"AS-IS"	IMMEDIATE
3,036 SF	NEGOTIABLE	"2 ND GEN RESTAURANT"	IMMEDIATE
10,953 SF	NEGOTIABLE	"AS-IS"	IMMEDIATE

*Est. NNN: \$7.60 PSF

CLICK HERE TO WATCH VIDEO OF PROPERTY

UNIT	TENANT	SIZE
1104	GoHealth Urgent Care	4,101 SF
1108	Domino's Pizza	1,615 SF
1112	Village Square Cleaners	1,048 SF
1114	Cigar Connections	1,048 SF
1116	Friends Barber Shop	1,071 SF
1151	Harris Teeter	48,756 SF
1183	Baer's Mattress Den	3,014 SF
1186	Clary Eye Associates	1,431 SF
1191	Rush Bowls	1,202 SF
1193	ABC Store	2,975 SF
1195	Floor & Design	2,069 SF
1197	Jersey Mike's Subs	1,540 SF
1199	Thaistastic Thai Cuisine	912 SF
2100	Qdoba	1,946 SF
2103	Moby Dick House of Kabob	2,013 SF
2106	Choong Man Chicken	1,610 SF
2108	Spa Care	1,381 SF
2110	Shipitoday	1,267 SF
2112	Tiffany's Nails	1,503 SF
2114	Chau's Cafe	1,610 SF
2119	Cycle Bar	2,025 SF
2126	Master Lee's Martial Arts	2,926 SF
2145B	Pet Supplies Plus	9,143 SF
2155	DDGNA	19,566 SF
2175 - 2193	Onelife Fitness	47,651 SF
3114	Rumble Boxing	2,535 SF
3176	Akira Japanese Restaurant	2,020 SF
3194	Smoothie King	1,621 SF
PAD 1	Bank of America	4,965 SF
PAD 2	Wendy's	3,026 SF
PAD 3	Shell	1,044 SF
2117	AT LEASE	2,918 SF
2121	AVAILABLE	2,000 SF
2145	AVAILABLE	10,953 SF
3147	AVAILABLE	3,036 SF
1110	AT LEASE	1,048 SF

KEY	
	AVAILABLE
	LEASE PENDING
	LEASED



CRAIG CHENEY

ccheney@klnb.com | 703-268-2705

ALEX WILLNER

awillner@klnb.com | 703-268-2718

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





ASHBROOK COMMONS

20070 ASHBROOK COMMONS PLAZA, ASHBURN, VA 20147, LOUDOUN COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

CRAIG CHENEY

ccheney@klnb.com | 703-268-2705

ALEX WILLNER

awillner@klnb.com | 703-268-2718

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com



facebook.com/KLNBCRE



linkedin.com/company/klnb



instagram.com/klnbcre

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 kind, express or implied, with respect to the property or any other matters.