

JUST SIGNED!



JOIN THESE RETAILERS



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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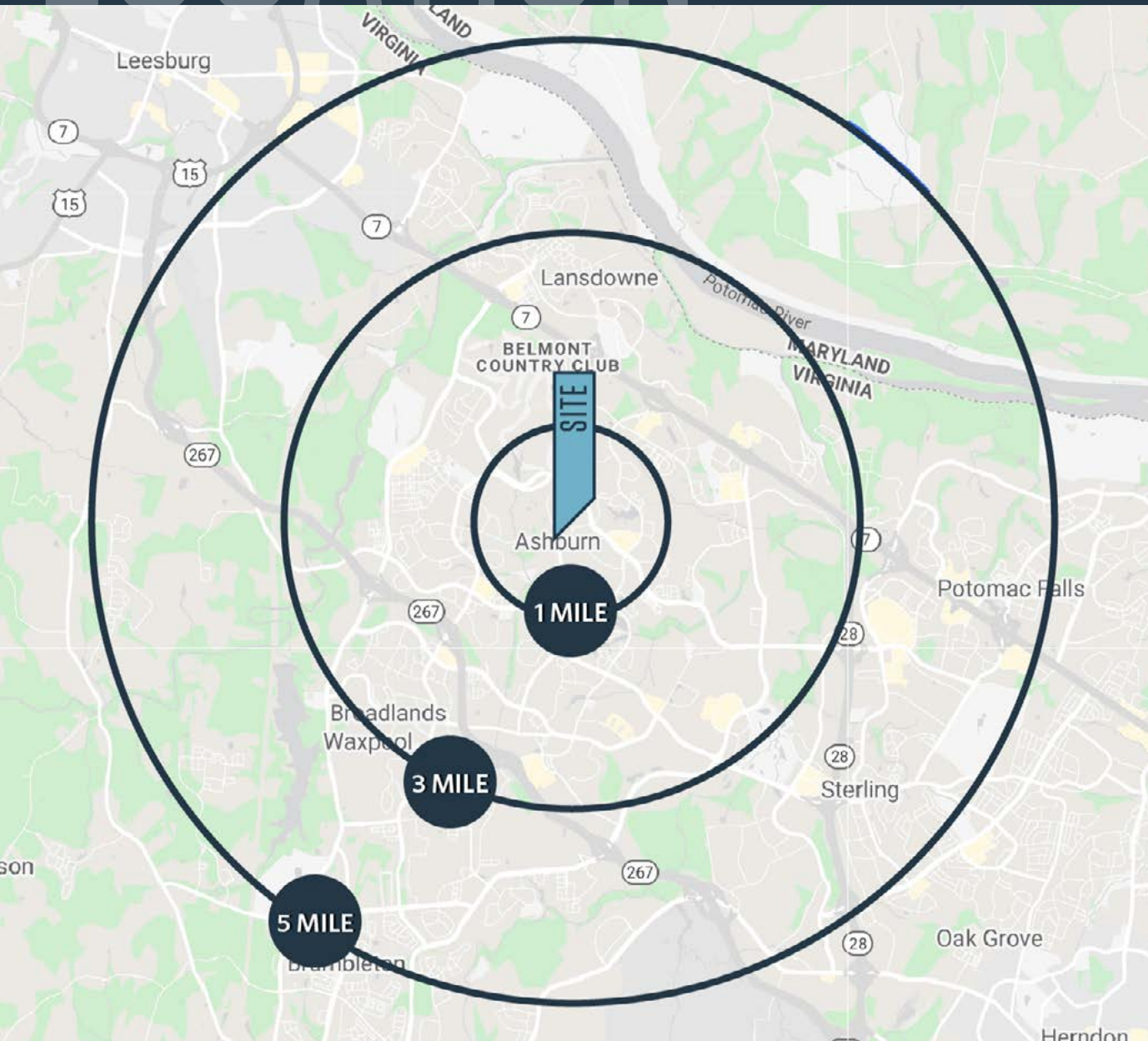
ALEX WILLNER

awillner@klmb.com | 703-268-2718

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

*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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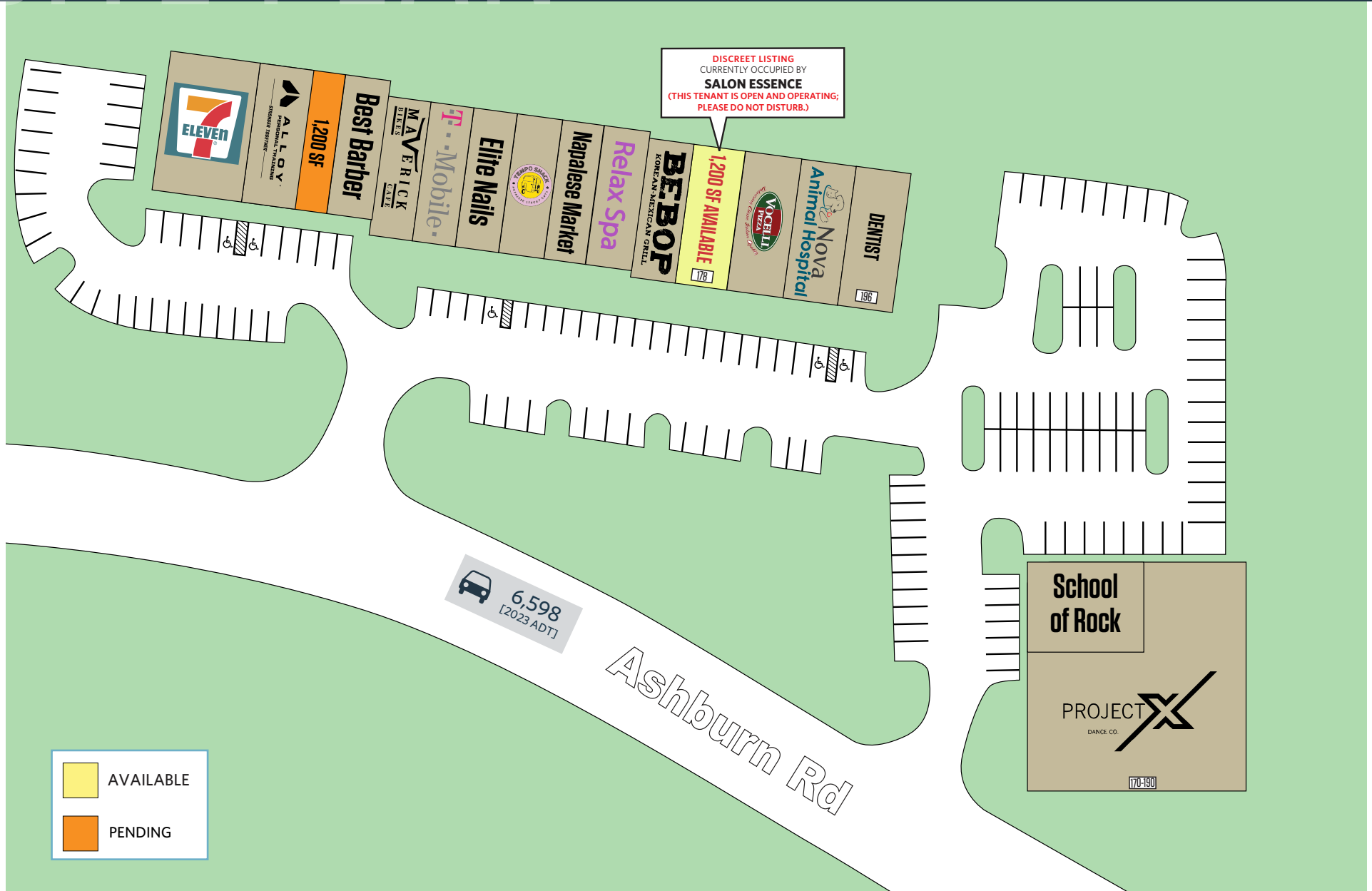
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AERIAL

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Ashburn

Loudoun County | Virginia

klnb

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SUITE 178
1,200 SF

YOUR SIGN HERE

VOCCELLI PIZZA

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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