



JOIN THESE RESTAURANTS



RETAIL FOR LEASE

- 100% LEASED
- Restaurant plaza with an abundant parking ratio of 15.3/1,000 SF.
- Multiple points in ingress/egress including a signalized intersection offering easy access to the property.
- Heavily traveled Waxpool Road where over 40,000 vehicles pass the park daily.

ALEX WILLNER

awillner@klnb.com | 703-268-2718

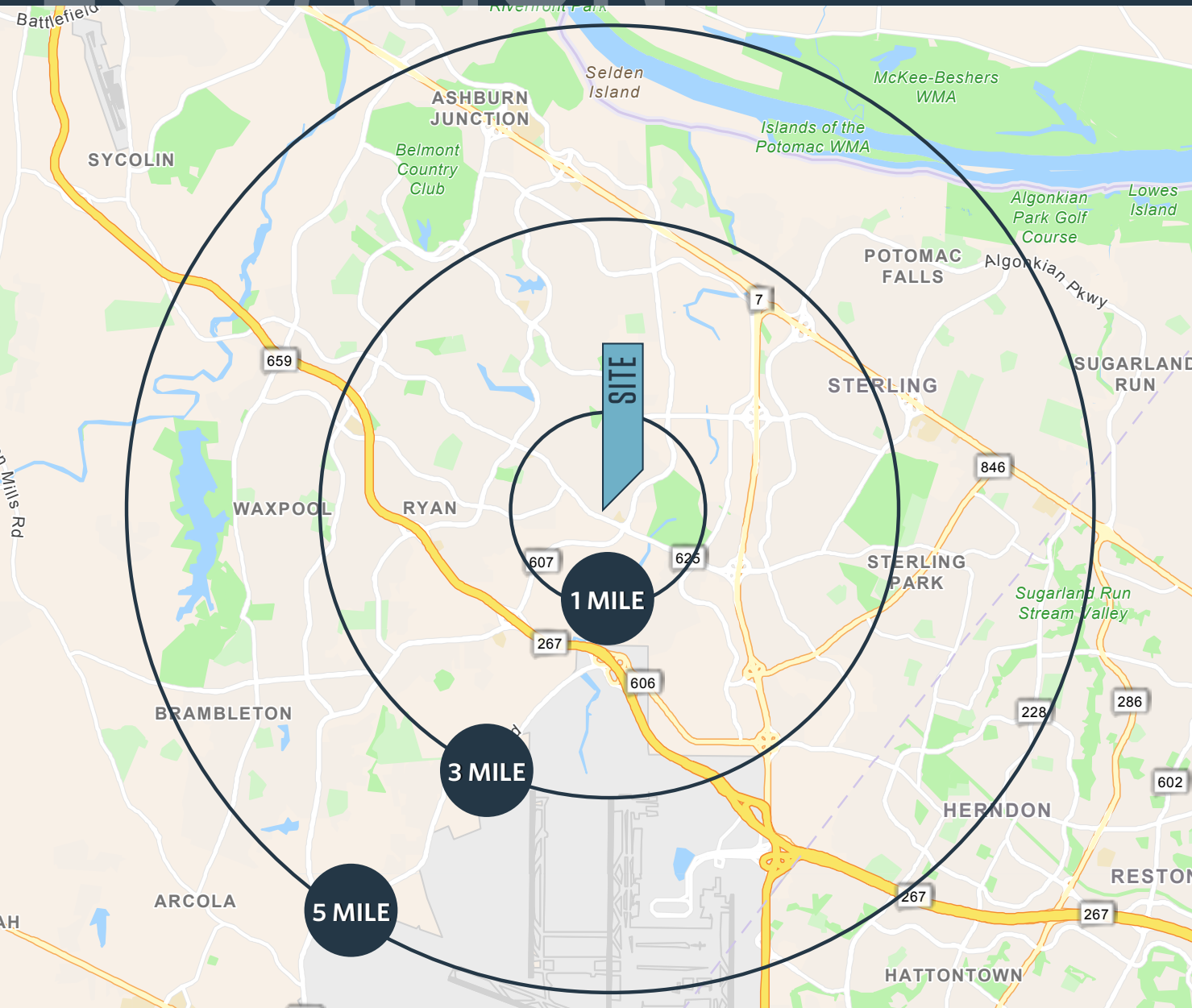
DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

LOCATION

ASHBURN EATS

44640 WAXPOOL ROAD, ASHBURN, VA 20147, LOUDOUN COUNTY



DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
1,621	80,565	242,807
Daytime Population		
6,753	99,939	253,433
Households		
429	29,425	83,123
Average HH Income		
\$233,406	\$187,936	\$199,130
Median HH Income		
\$190,875	\$148,962	\$158,163
Median Age		
36.5	37.9	37.2

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Waxpool Road	59,900 ADT
Sully Road (Route 28)	102,600 ADT

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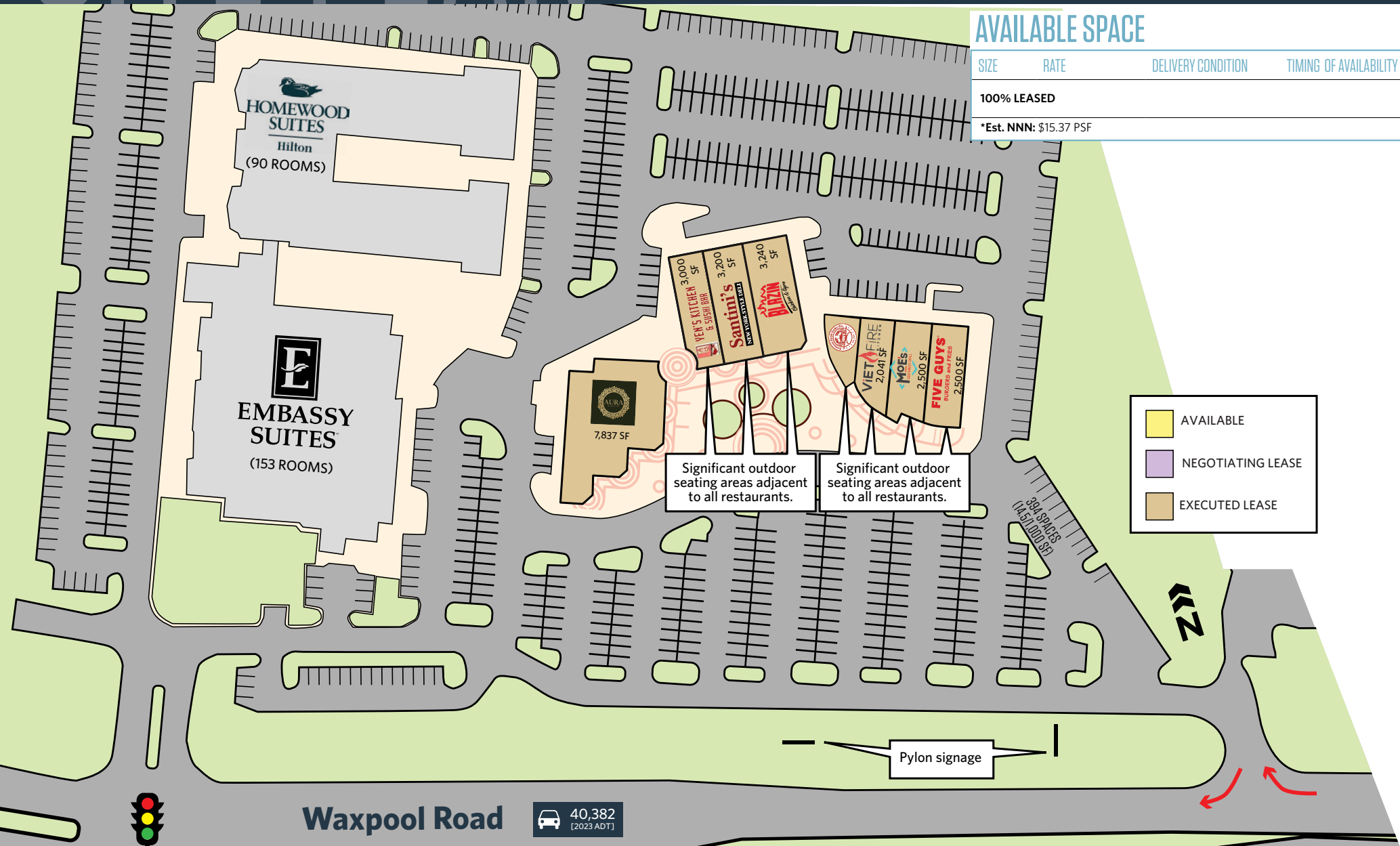
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AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
100% LEASED			
*Est. NNN: \$15.37 PSF			



Waxpool Road

40,382
[2023 ADT]

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AERIAL

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EVENING TRADE AREA DEMOS (2024):

POPULATION:	216,623
TRADE AREA SIZE:	49.55 SQ MILES
POPULATION DENSITY:	4.32 PER SQ MILES
MEDIAN HH INCOME:	\$184,098
COLLEGE 4YR+:	71.4%

DAYTIME TRADE AREA DEMOS (2024):

POPULATION:	104,004
TRADE AREA SIZE:	31.16 SQ MILES
MEDIAN HH INCOME:	\$174,942
COLLEGE 4YR+:	71.1%
DAYTIME POPULATION:	105,035
EXISTING OFFICE SF:	2.8M SF
EXISTING FLEX/INDUSTRIAL SF:	1.7M SF
POPULATION DENSITY:	3.32 PER SQ. MILE

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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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