



JUST SIGNED! *Lemongrass Thai*

JOIN THESE RETAILERS:



- 1 mile away from Ashburn Metro Station.
- TGM Moorefield is a 3-story luxury apartment complex offering 413 residential units with first floor retail/service space.
- In the middle of Loudoun Counties major growth area with an average household income of \$246,945 (Esri, 2025) within a 3-mile radius.
- Gas station coming at the intersection of Loudoun County Pkwy. & Ryan Rd. along with additional retailers.

DALLON L. CHENEY

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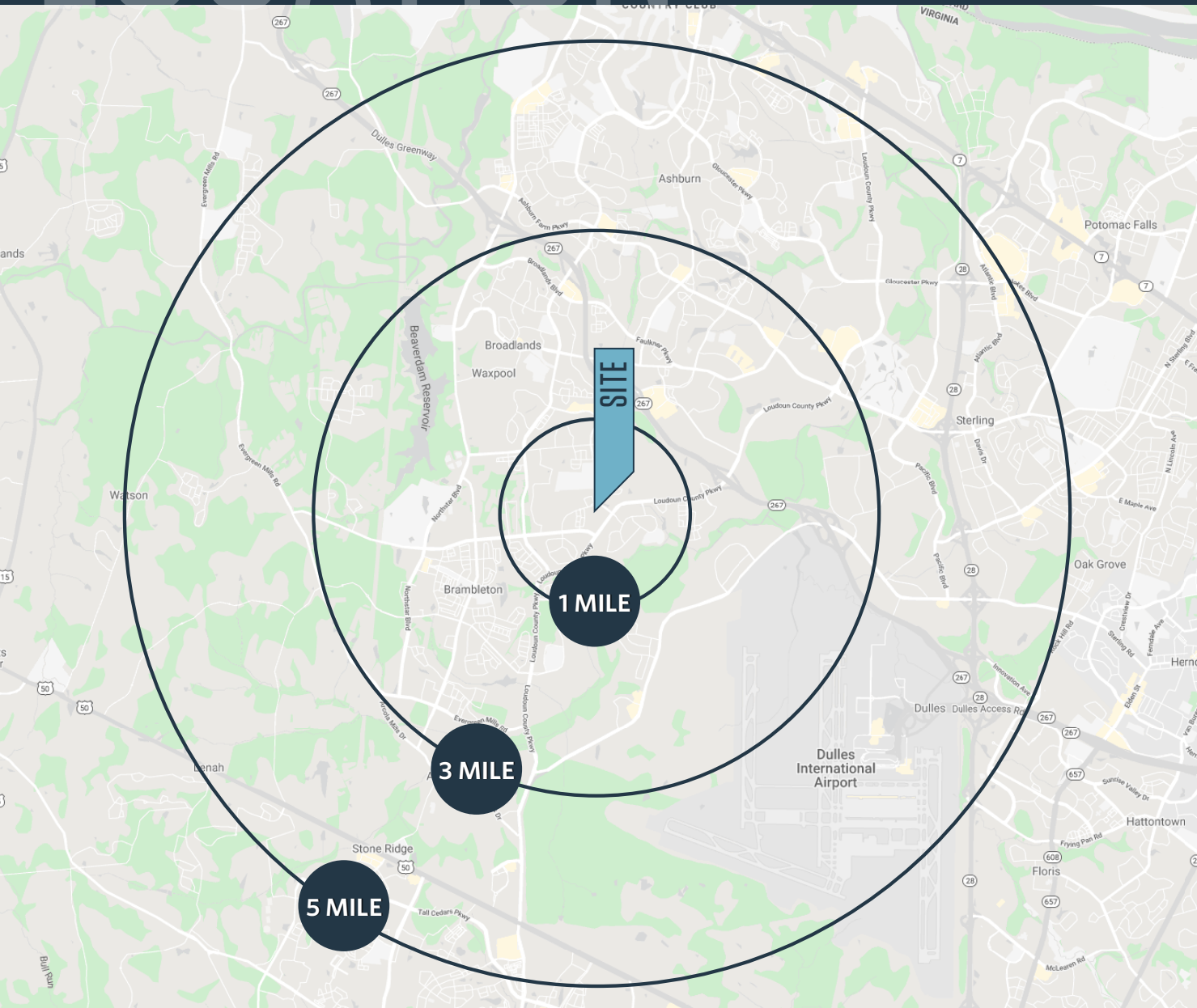
ALEX WILLNER

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LOCATION

MOOREFIELD VILLAGE RETAIL

22621 & 22556 AMENDOLA TERRACE, ASHBURN, VA 20148, LOUDOUN COUNTY



DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
14,474	85,451	166,494
Daytime Population		
3,357	36,135	95,954
Households		
4,544	27,503	55,535
Average HH Income		
\$247,853	\$246,945	\$229,972

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Mooreview Parkway	5,052 ADT
Ryan Road	12,835 ADT
Loudoun County Parkway	23,679 ADT

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AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
SUITE 153 2,500 SF	\$35.00 PSF NNN	VANILLA SHELL (FORMER EDUCATION CENTER)	IMMEDIATE
SUITE 165 881 SF	\$36.00 PSF NNN	VANILLA SHELL (FORMER INSURANCE OFFICE)	IMMEDIATE

*Est. NNN: \$9.56 PSF

 AVAILABLE	 AT LEASE	 LEASED
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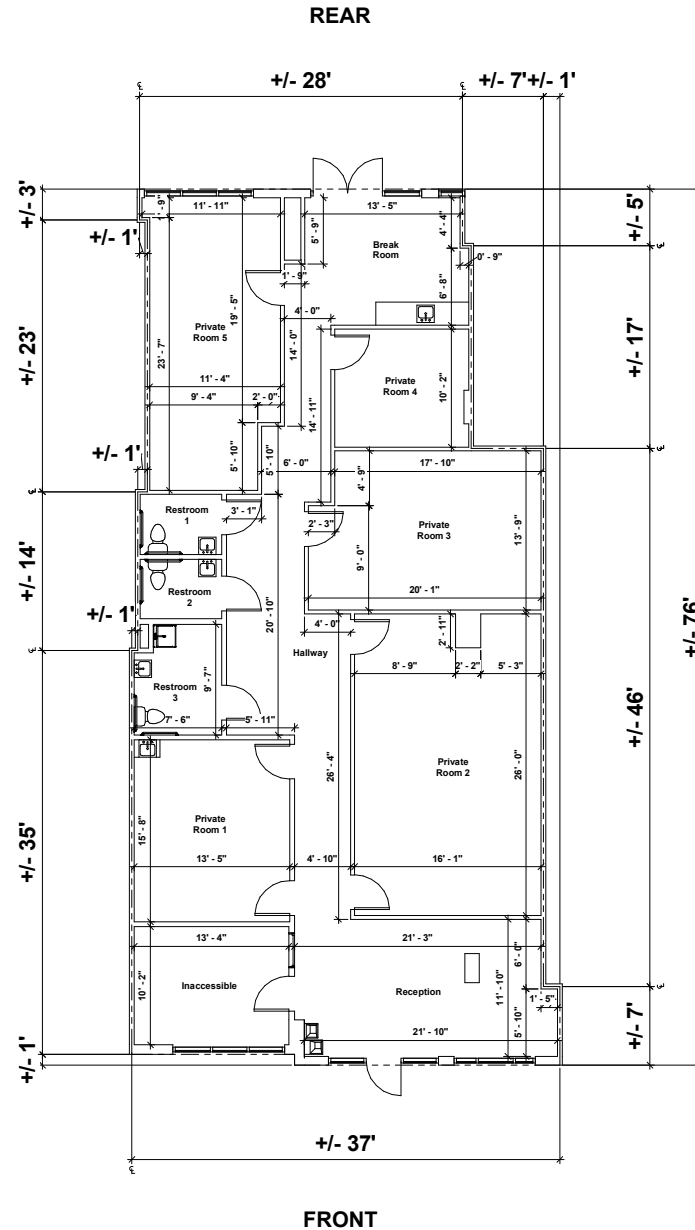
SPACE PLAN

MOOREFIELD VILLAGE RETAIL

22621 & 22556 AMENDOLA TERRACE, ASHBURN, VA 20148, LOUDOUN COUNTY

SUITE 153
2,500 SF

[VIEW ID PLANS](#)



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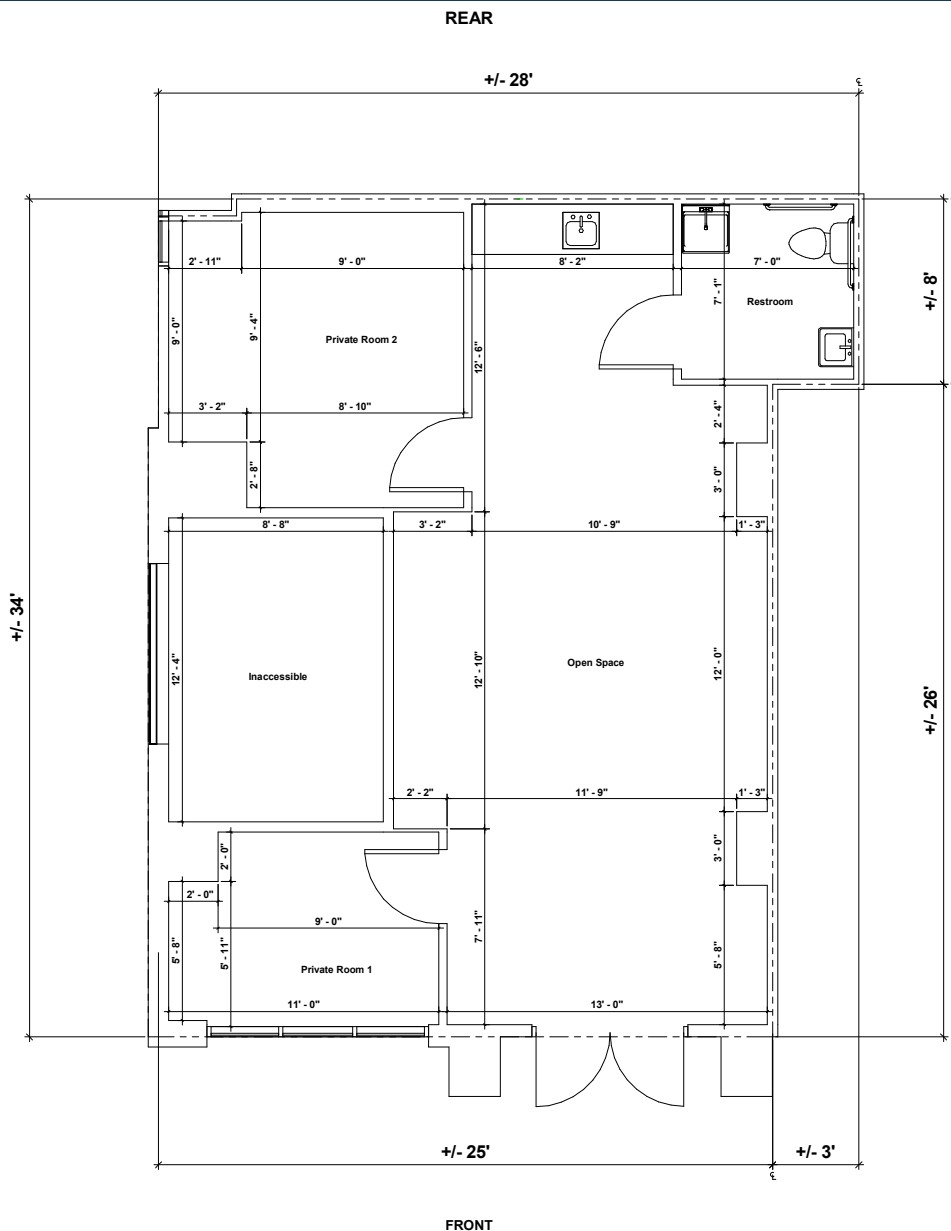
SPACE PLAN

MOOREFIELD VILLAGE RETAIL

22621 & 22556 AMENDOLA TERRACE, ASHBURN, VA 20148, LOUDOUN COUNTY

SUITE 165
881 SF

[VIEW ID PLANS](#)



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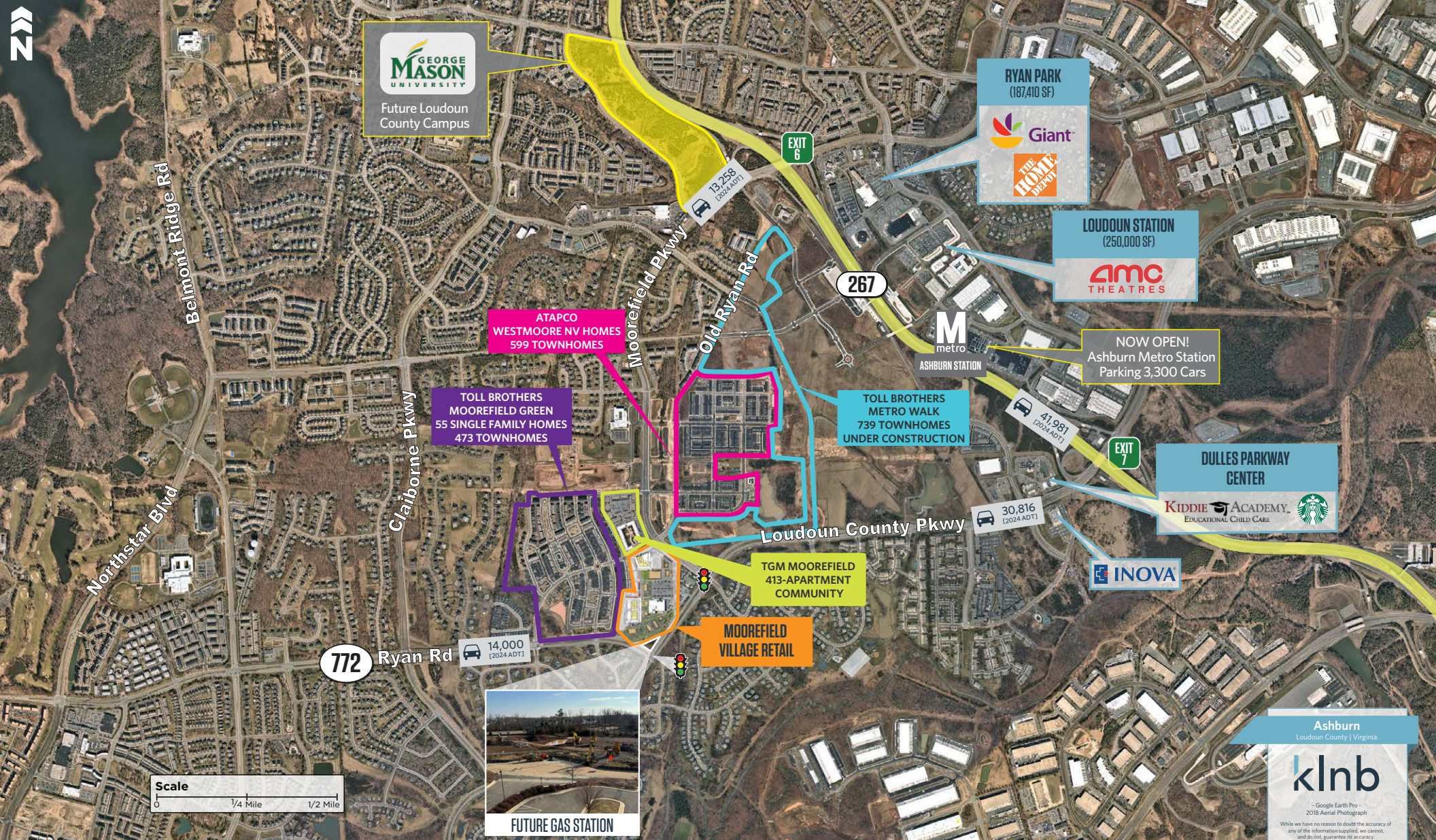
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CLOSE-UP

MOOREFIELD VILLAGE RETAIL

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- Google Earth Pro -
2018 Aerial Photograph

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

AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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