



## JOIN THESE RETAILERS



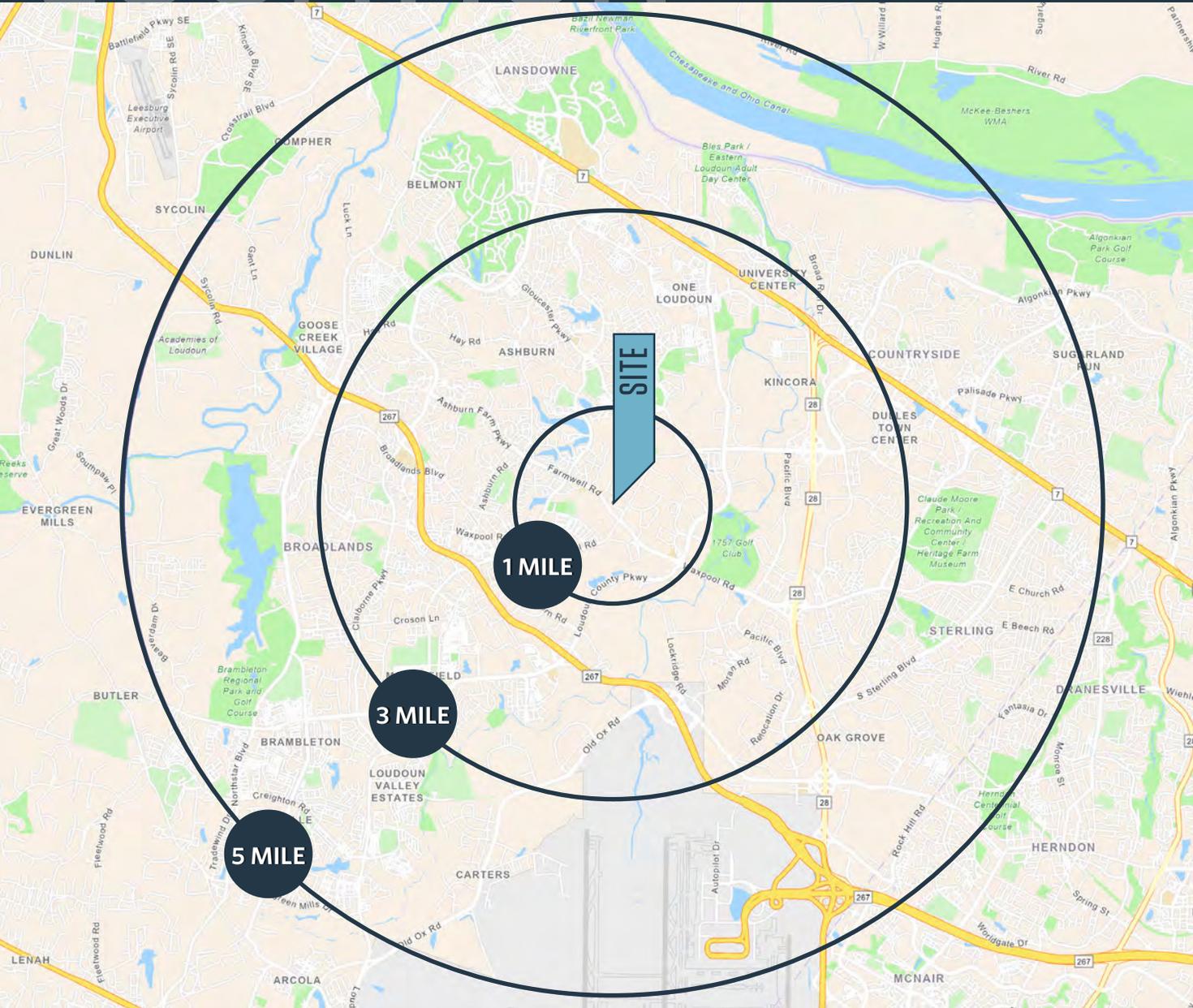
## FOR SALE OR LEASE

- 1.9 Acres
- \$2.3 Million
- Utilities on site
- Storm water management pond provided
- Zoned IP [Click For Zoning Use Table](#)
- Permitted uses include bank, restaurant, animal hospital, pet grooming, daycare, church, medical care facility, health & fitness center, light vehicle repair

# LOCATION

# 44250 ICE RINK PLAZA - 1.9 ACRES

44250 ICE RINK PLAZA, ASHBURN, VA 20147, LOUDOUN COUNTY



## DEMOGRAPHICS | 2025:

	1-MILE	3-MILE	5-MILE
Population	9,097	89,057	219,571
Daytime Population	7,345	59,369	131,148
Households	2,848	32,409	75,051
Average HH Income	\$218,326	\$204,838	\$206,295

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

Farmwell Road	23,826 ADT
Smith Switch Road	10,482 ADT

**CRAIG CHENEY**

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44250 ICE RINK PLAZA, ASHBURN, VA 20147, LOUDOUN COUNTY

Ashburn  
Loudoun County | Virginia

## klnb

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



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# klnb

# CLOSE UP

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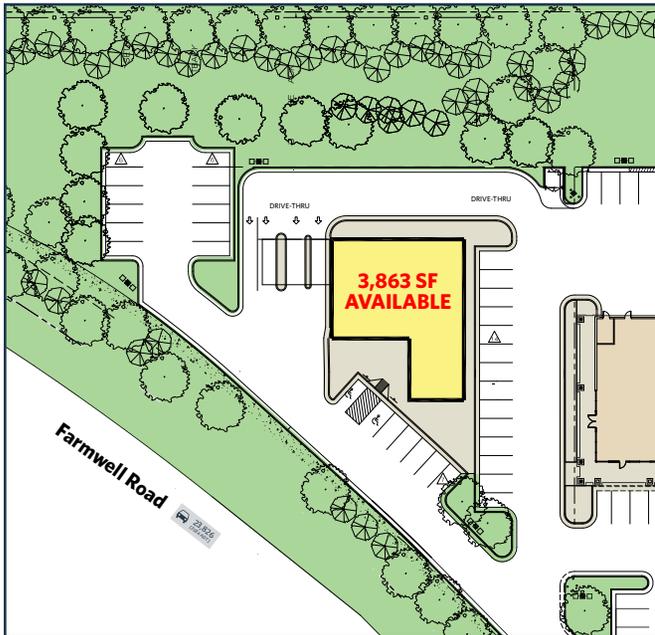
**klnb**

# POTENTIAL LAYOUTS

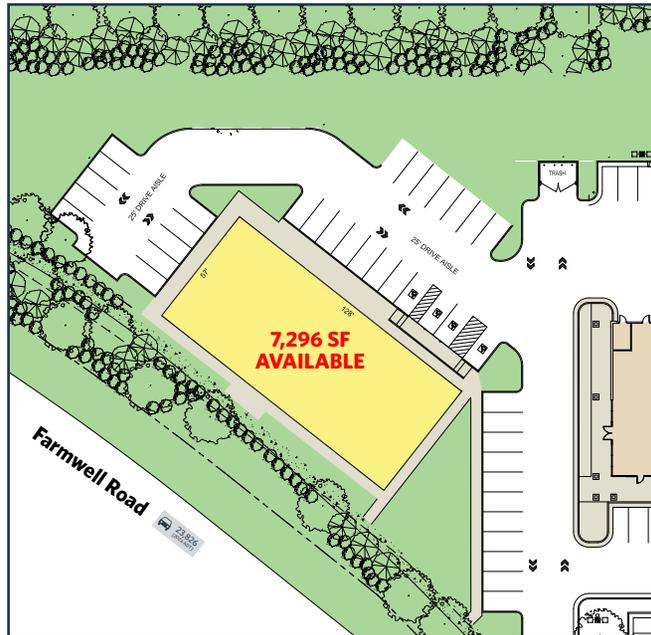
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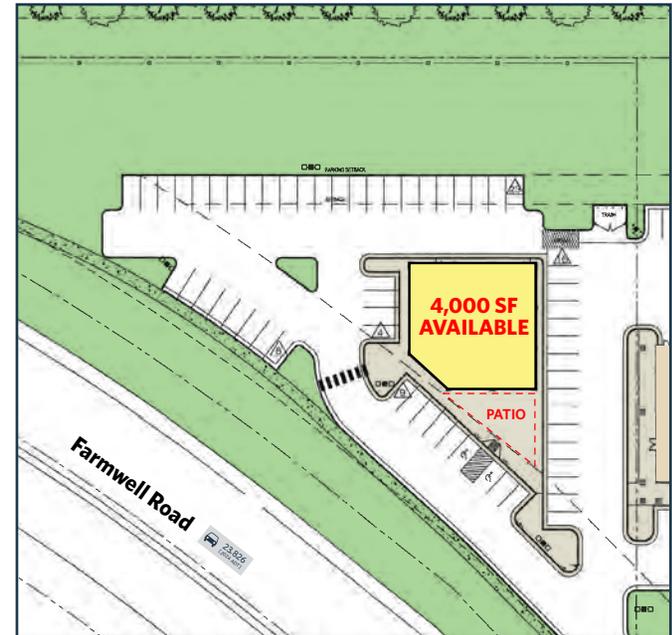
Potential Bank Layout:  
3,863 SF



Potential Medical Layout:  
7,296 SF



Potential Restaurant Layout:  
4,000 SF



# TRADE AREA MAP

# 44250 ICE RINK PLAZA - 1.9 ACRES

44250 ICE RINK PLAZA, ASHBURN, VA 20147, LOUDOUN COUNTY



**Placer.ai**  
CAMERON CHASE  
VILLAGE CENTER

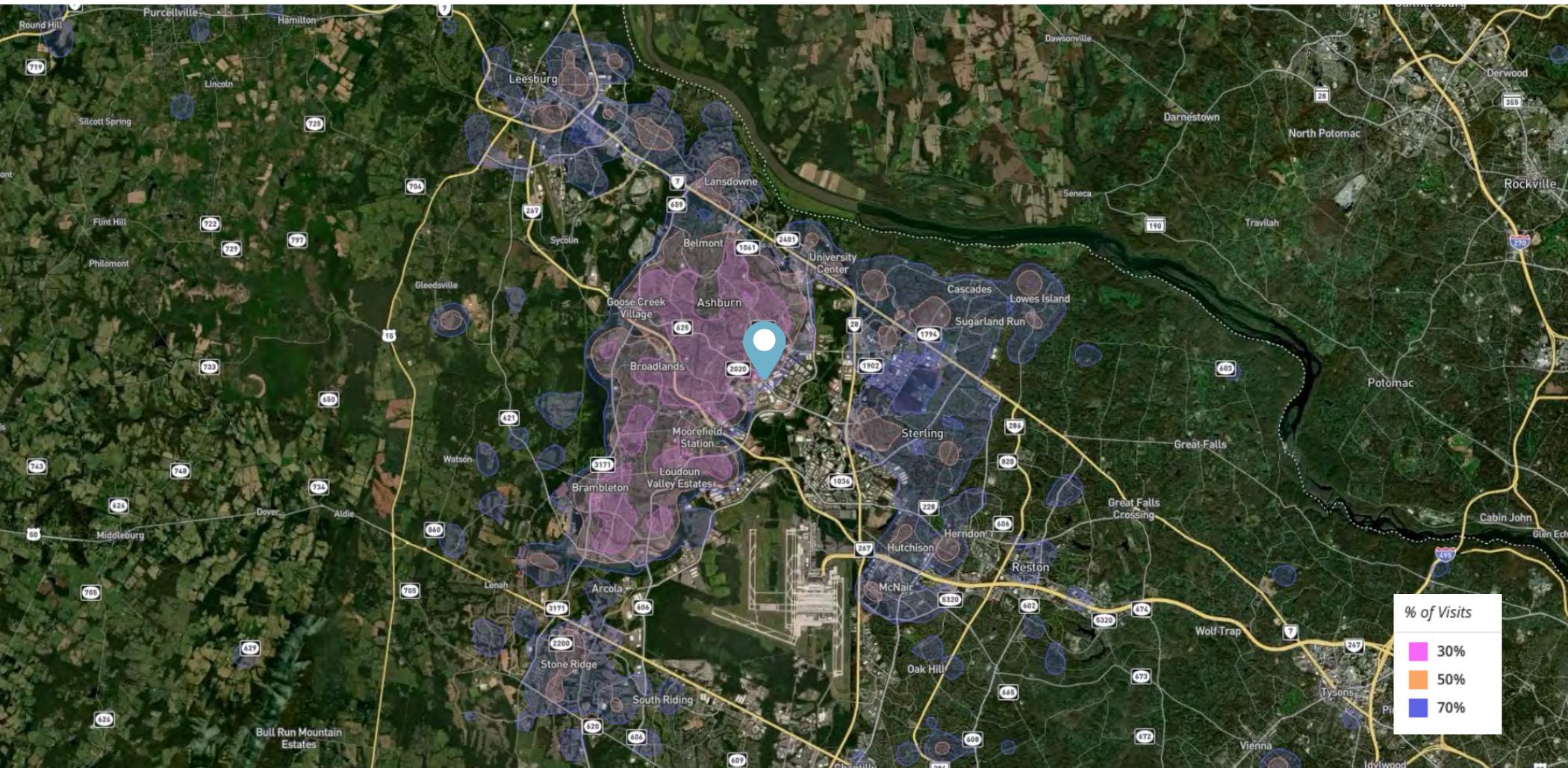


**1.4M**  
VISITS PER YEAR



**\$176,000**  
MEDIAN HOUSEHOLD INCOME

DATA IS FROM  
FEBRUARY 1, 2025 -  
JANUARY 31, 2026



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**FOR MORE INFORMATION, PLEASE CONTACT:**

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**CLICK TO VIEW PROPERTY WEBSITE**

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