



JOIN THESE RETAILERS



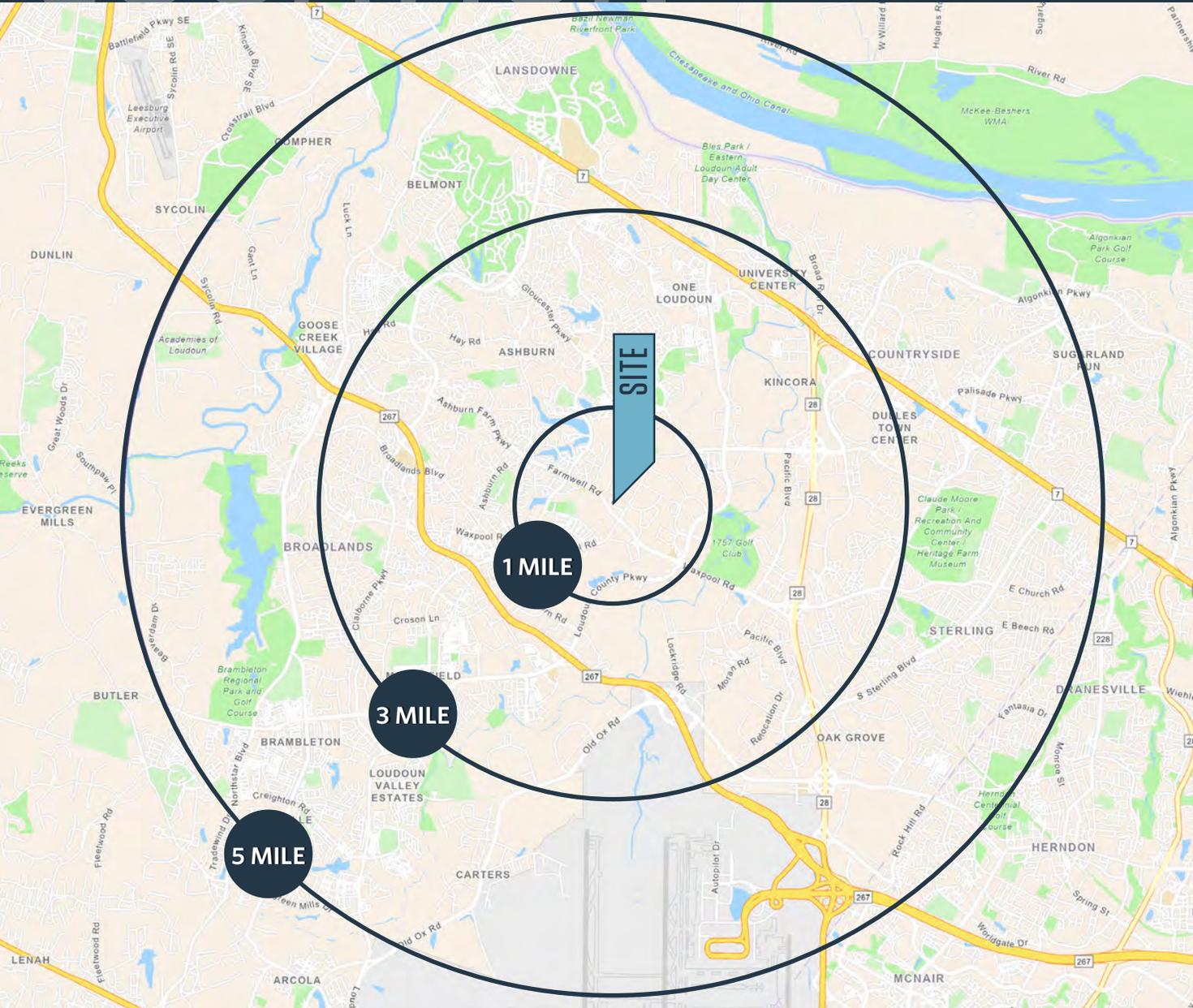
FOR SALE

- 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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Ashburn

Loudoun County | Virginia

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



CLOSE UP

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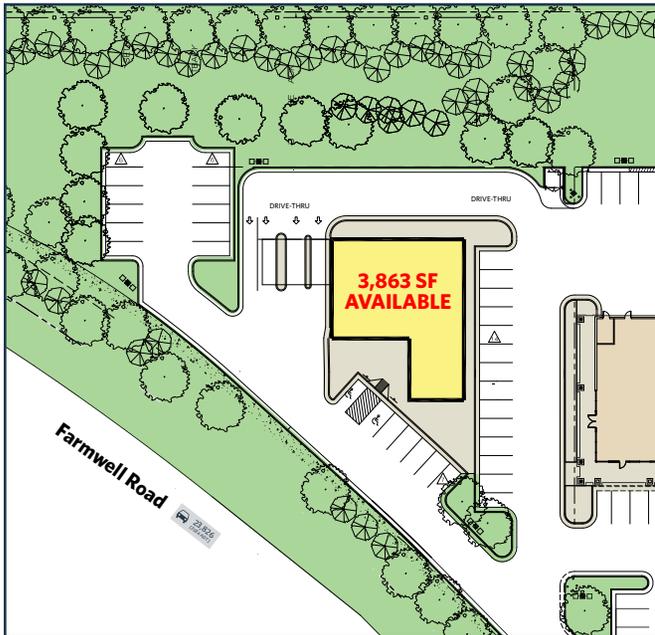
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POTENTIAL LAYOUTS

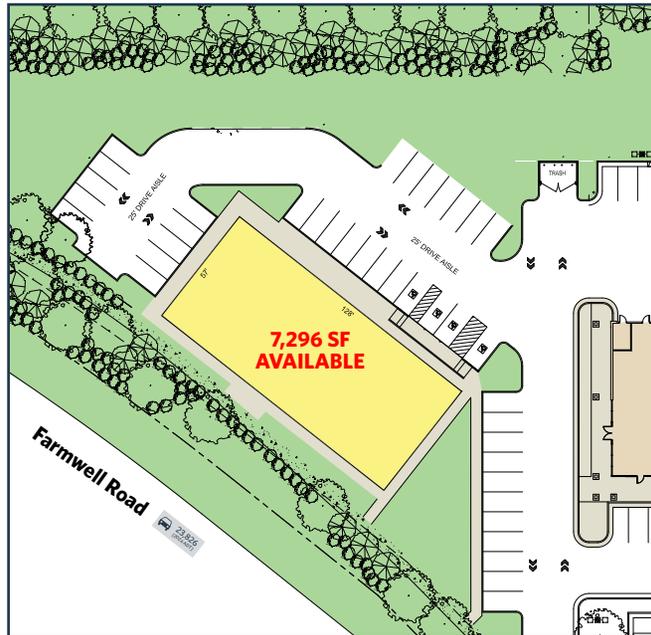
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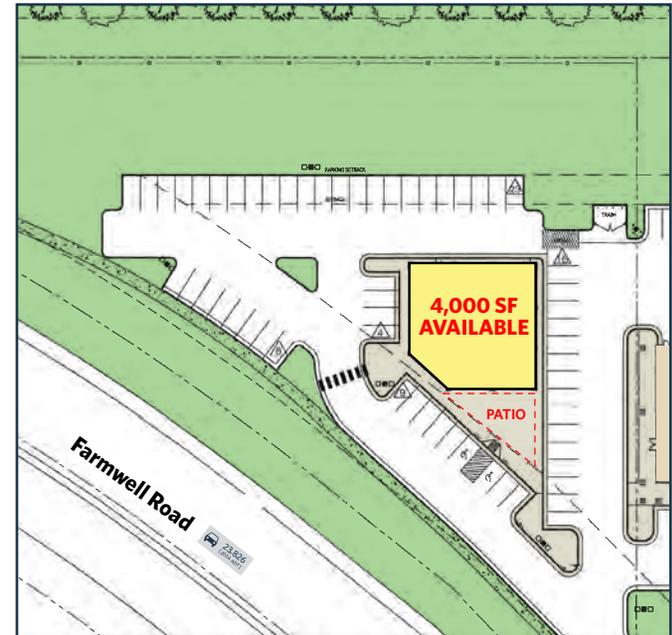
Potential Bank Layout:
3,863 SF



Potential Medical Layout:
7,296 SF



Potential Restaurant Layout:
4,000 SF



TRADE AREA MAP

44250 ICE RINK PLAZA - 1.9 ACRES

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Placer.ai
CAMERON CHASE
VILLAGE CENTER

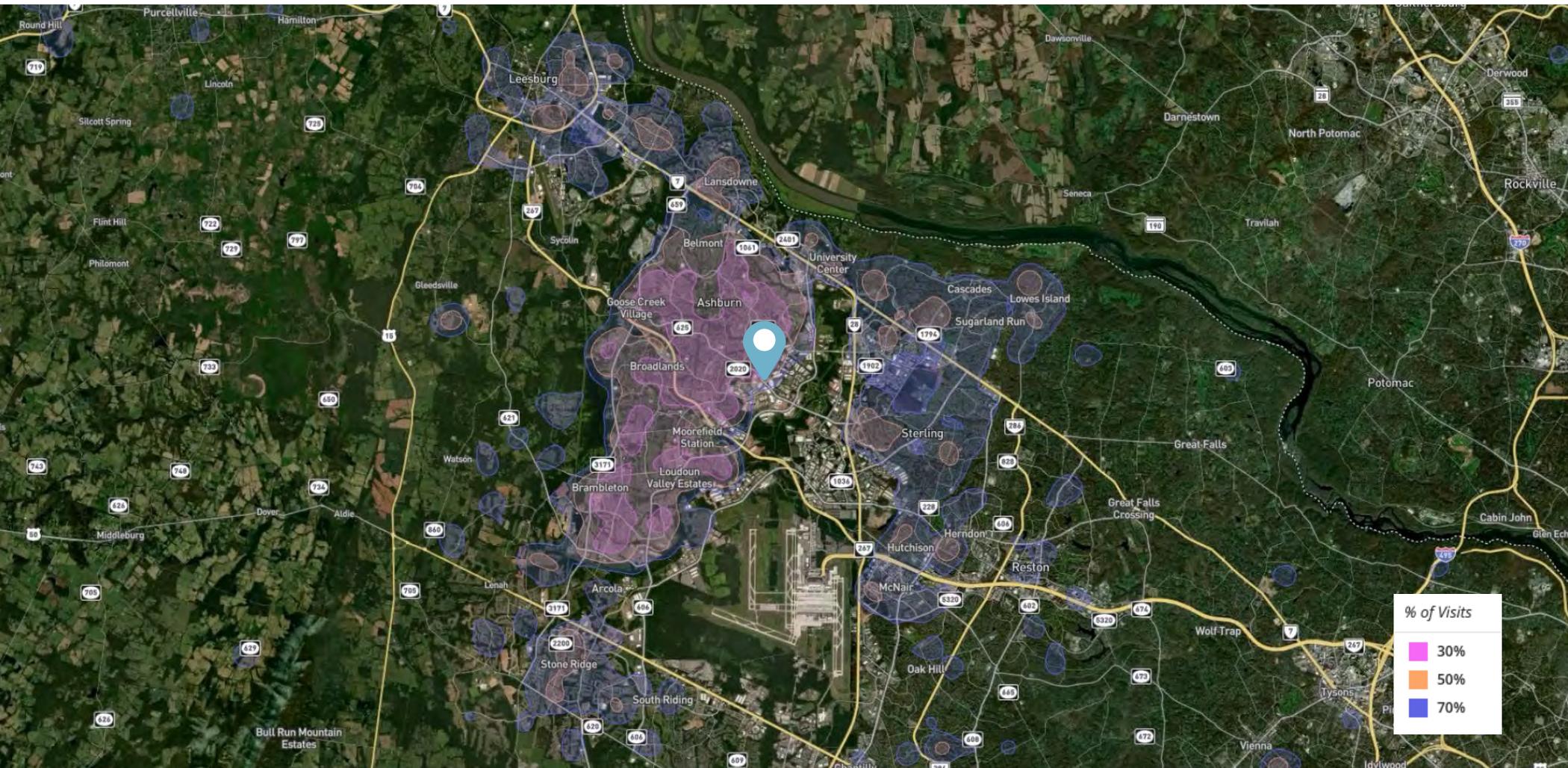


1.4M
VISITS PER YEAR



\$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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