



MOOREFIELD VILLAGE RETAIL

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



JUST SIGNED!

Lemongrass Thai



SUITE 153
2,500 SF AVAILABLE

YOUR SIGN

T&T NAIL SALON & SPA

156

BUILDING H
22621 AMENDOLA TERRACE

VIEW ID PLANS

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

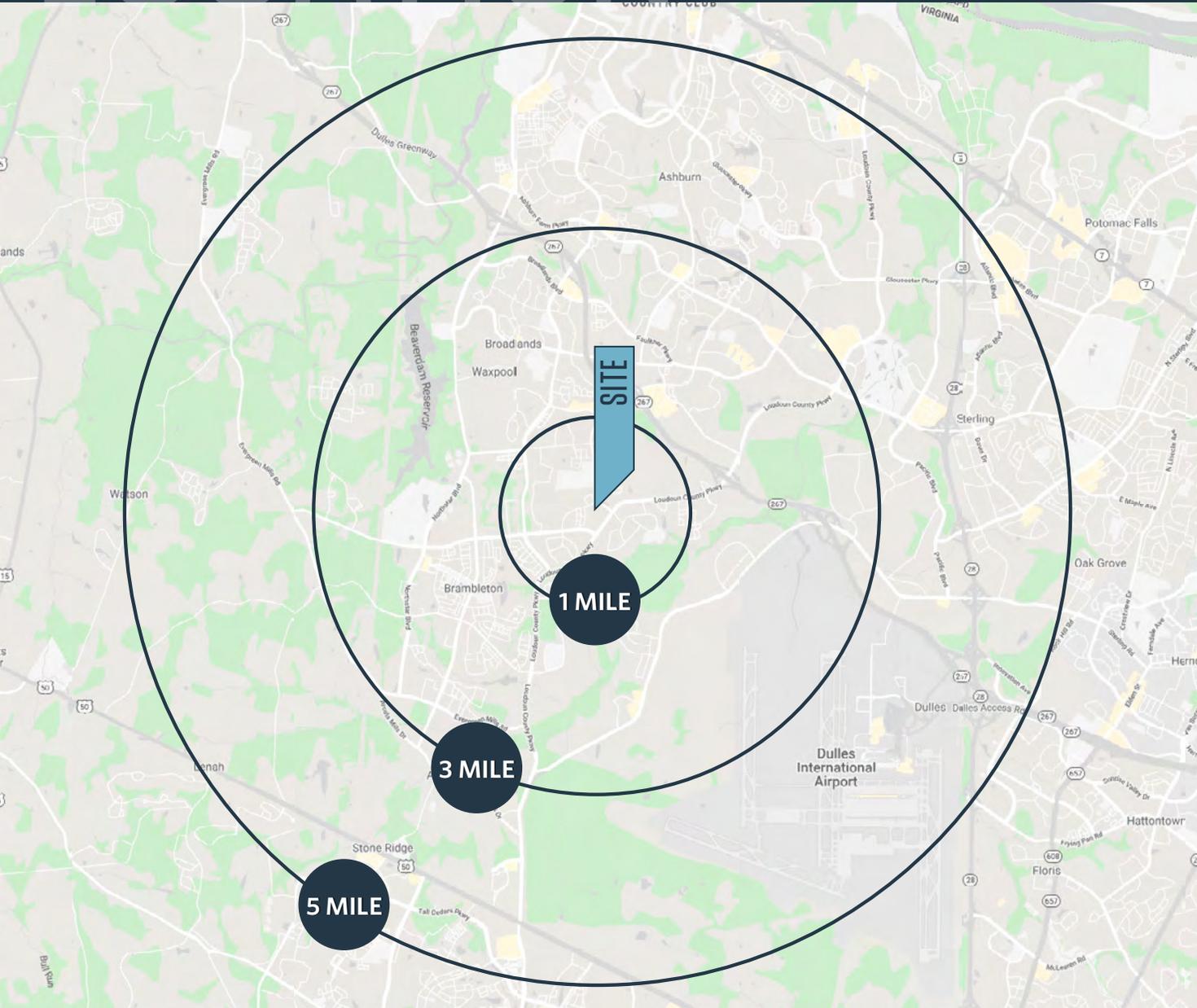
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klnb.com

LOCATION

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DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
14,474	85,451	166,494
Daytime Population		
9,353	72,155	167,688
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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SITE PLAN

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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
*Est. NNN: \$9.56 PSF			

AVAILABLE
 AT LEASE
 LEASED



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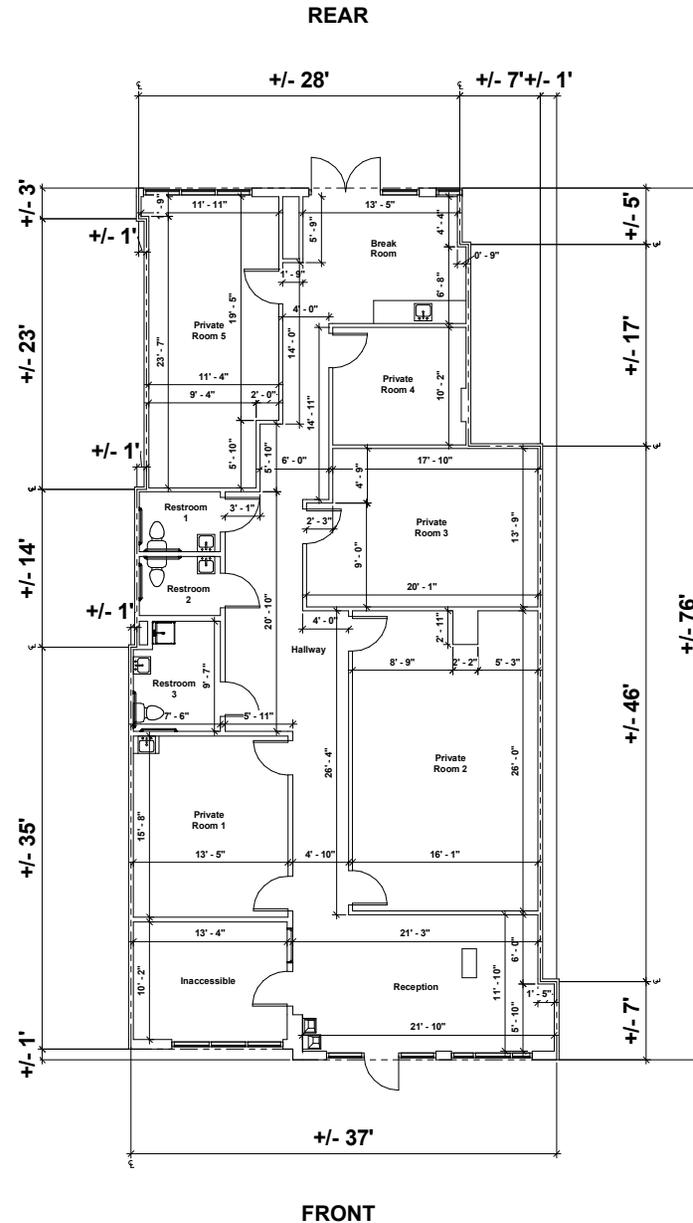
SPACE PLAN

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SUITE 153
2,500 SF

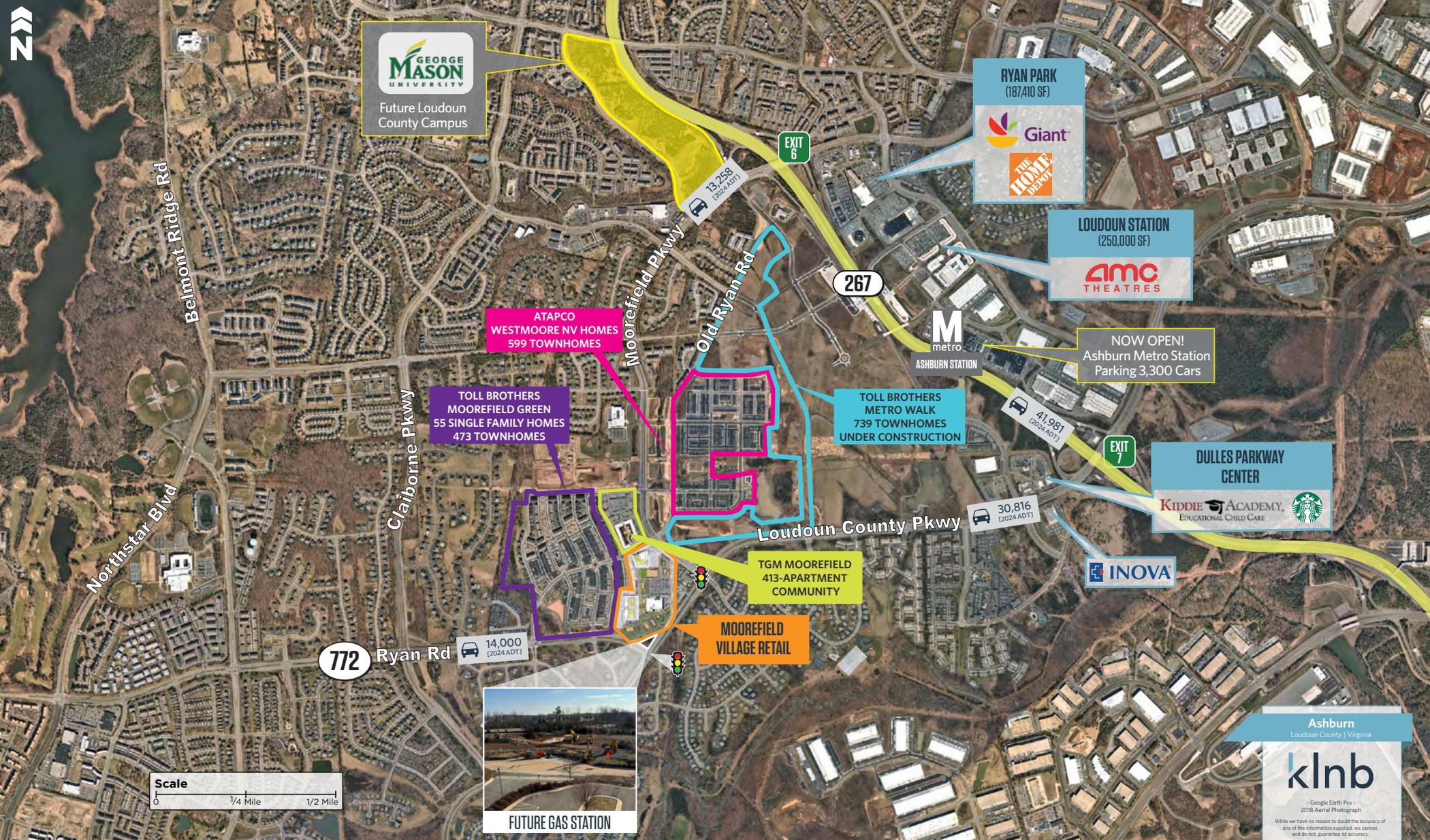
VIEW ID PLANS



CLOSE-UP

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Ashburn
Loudoun County | Virginia

klnb

- 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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