

**JUST SIGNED!**



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PERSONAL TRAINING  
STRONGER TOGETHER



**DHL**  
WENDI PAINE EYDDETT



## JOIN THESE RETAILERS

## RETAIL FOR LEASE

- Located in the heart of Ashburn with an average HH income of \$216,602 (2024) within a 1 mile radius.
- Great Visibility from Ashburn Rd.
- Abundant surface parking
- 0.3 miles to W&OD Trail
- Zoned Rural Commercial

**CRAIG CHENEY**

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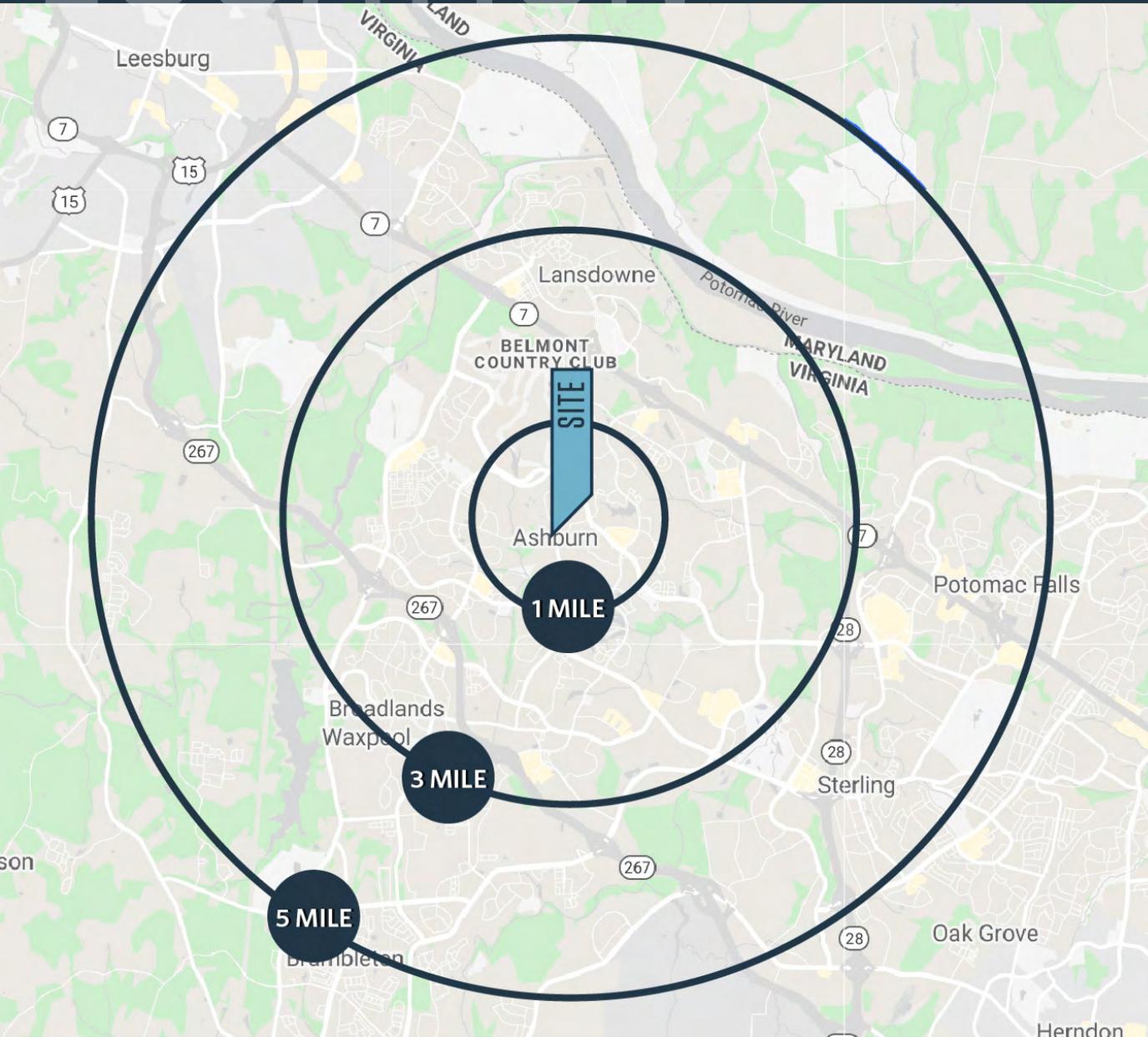
**ALEX WILLNER**

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# LOCATION

# ASHBURN SQUARE

20630 ASHBURN RD, ASHBURN, VA 20147, LOUDOUN COUNTY



## AVAILABLE SPACE:

SUITE	SIZE	RATE	CONDITION	DELIVERY
178	1,200 SF	\$32 PSF	VANILLA SHELL (former hair salon)	IMMEDIATE

\*Est NNN: \$7.50 PSF

## DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population 16,638	93,312	180,291
Daytime Population 12,611	91,520	187,458
Households 5,638	34,367	63,182
Average HH Income \$219,835	\$207,644	\$211,142
Median HH Income \$183,505	\$171,338	\$175,661

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

Ashburn Rd.	6,928 ADT
Gloucester Pkwy	12,092 ADT

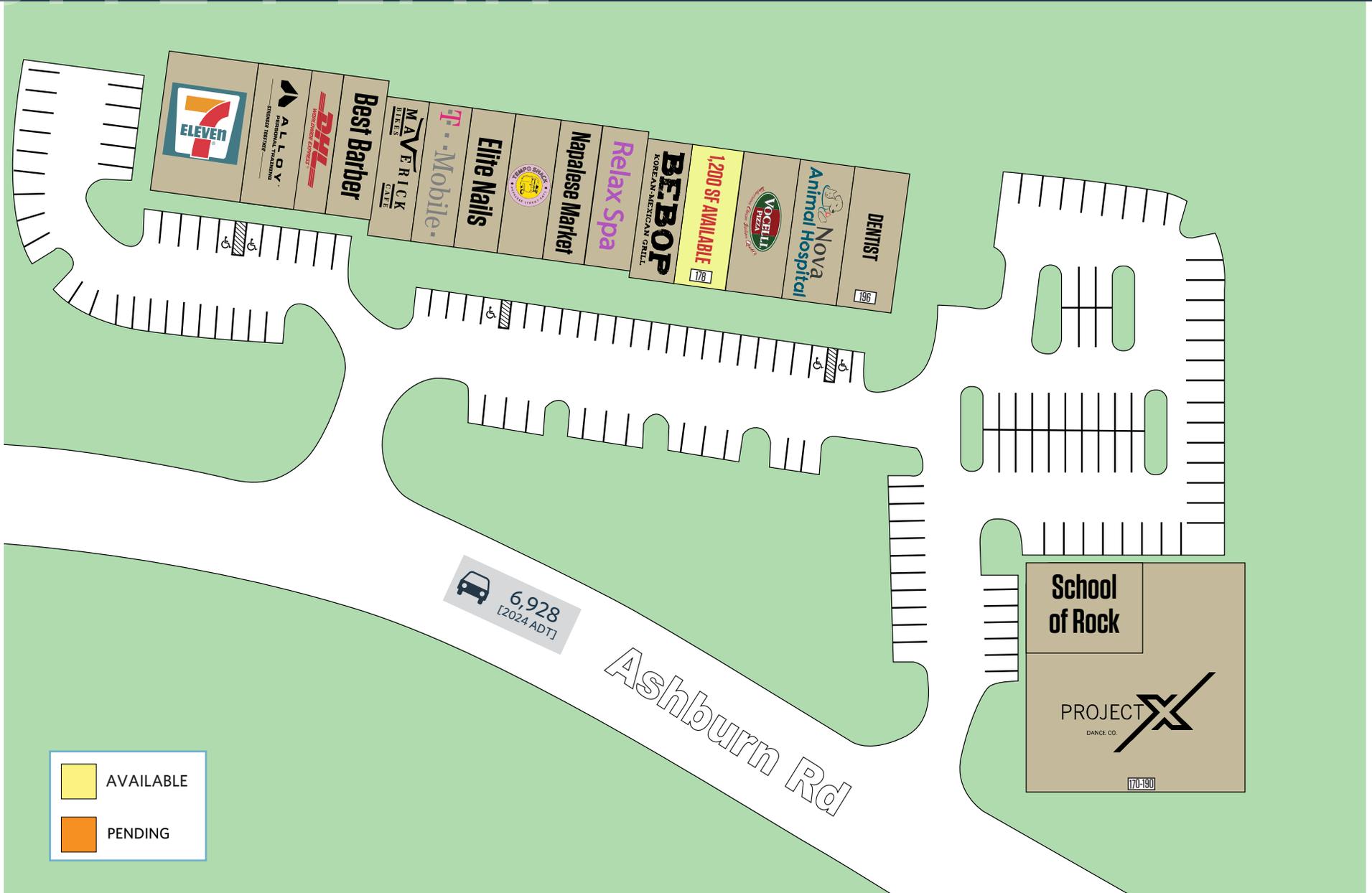
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# ASHBURN SQUARE

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SUITE 178  
1,200 SF

**YOUR SIGN HERE**

**VOCELLI PIZZA**



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# ASHBURN SQUARE

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## FOR MORE INFORMATION, PLEASE CONTACT:

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**CLICK TO VIEW PROPERTY WEBSITE**

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