



## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- FULLY LEASED
- 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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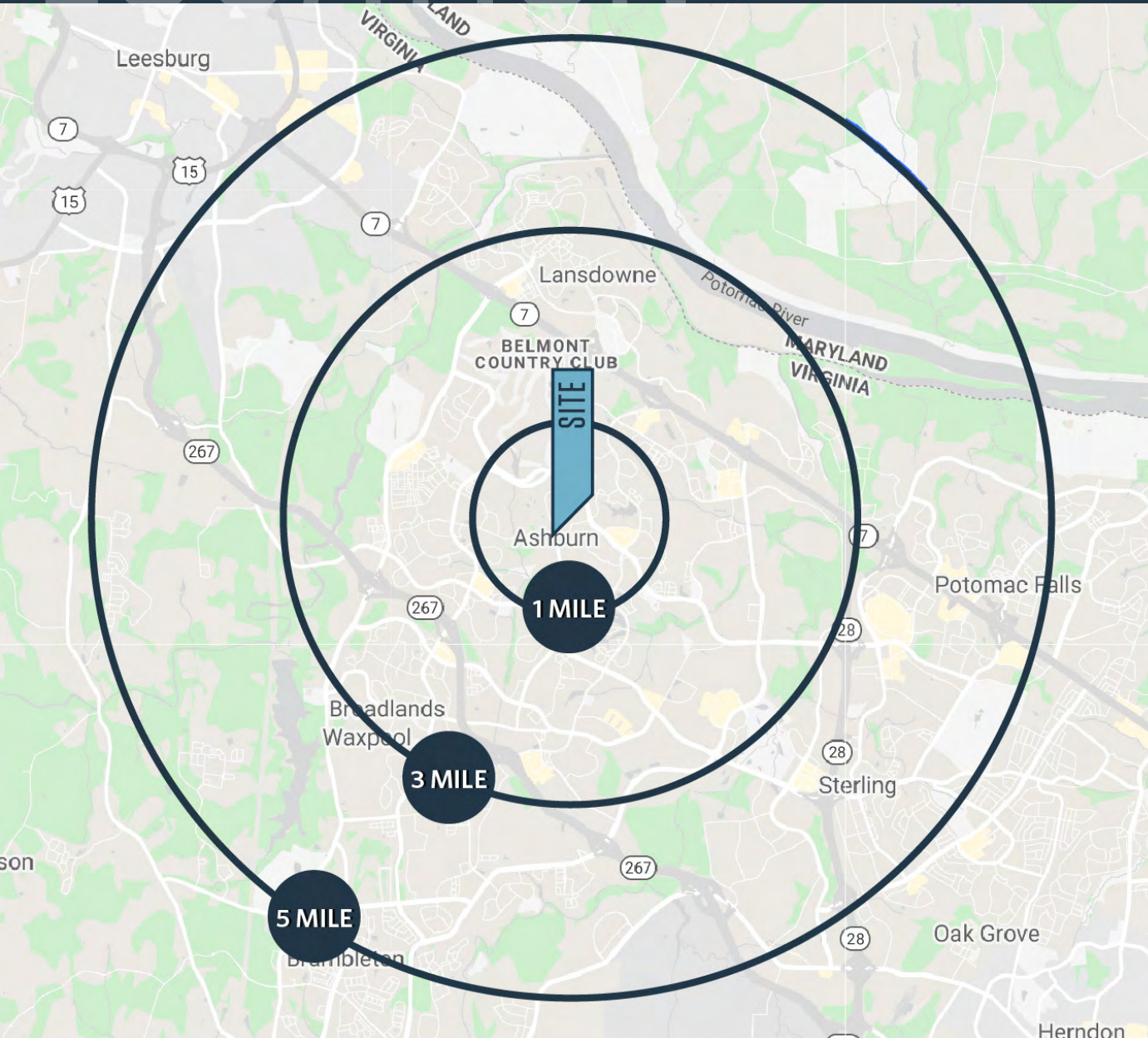
**ALEX WILLNER**

awillner@klnb.com | 703-268-2718

# LOCATION

# ASHBURN SQUARE

20630 ASHBURN RD, ASHBURN, VA 20147, LOUDOUN COUNTY



## AVAILABLE SPACE:

SUITE	SIZE	RATE	CONDITION	DELIVERY
N/A	N/A	"MARKET"	N/A	N/A

\*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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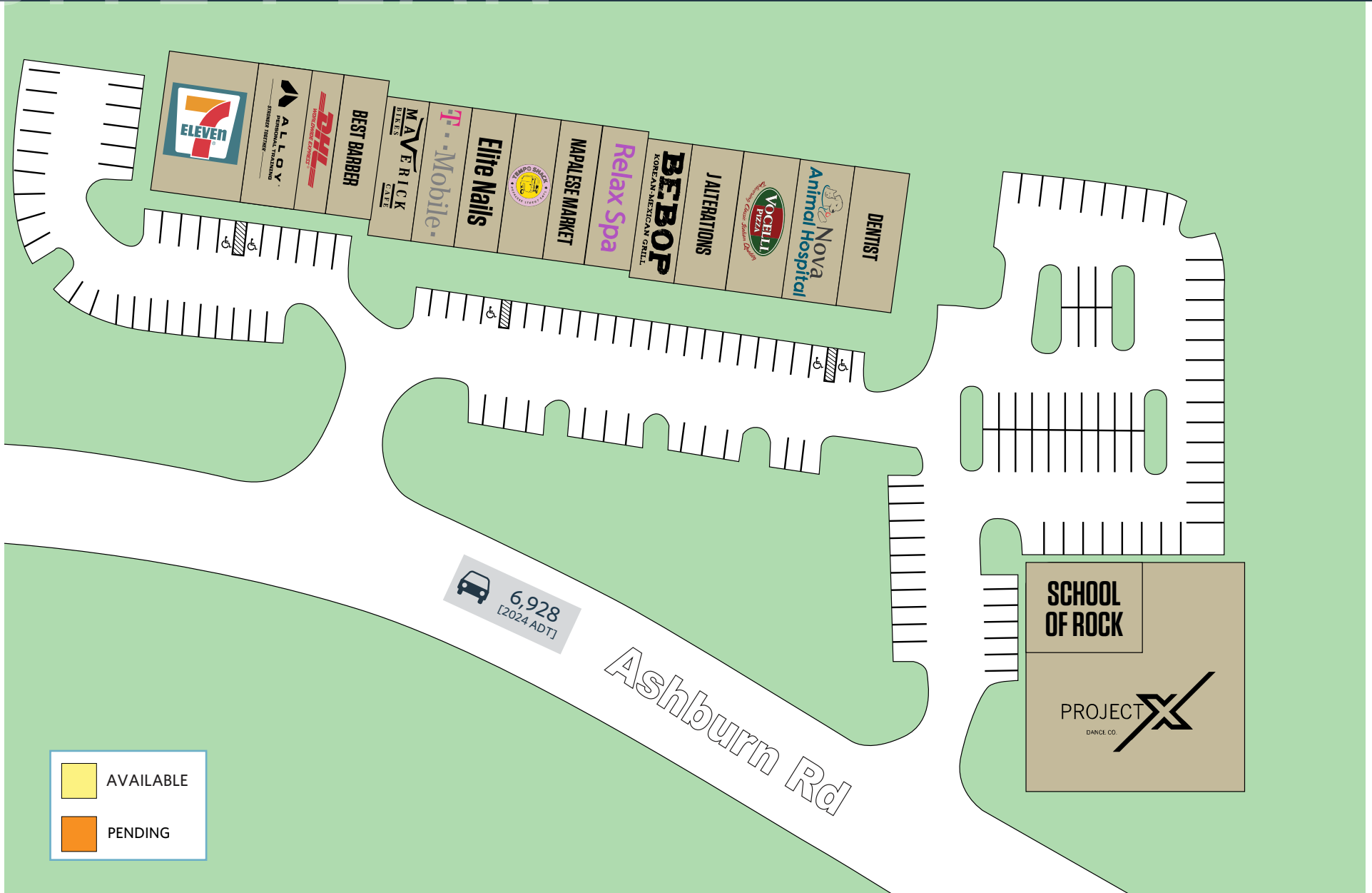
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Ashburn  
Loudoun County | Virginia

## 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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## FOR MORE INFORMATION, PLEASE CONTACT:

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