



MOOREFIELD VILLAGE RETAIL

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



JUST SIGNED!

*Lemongrass
Thai*



**ROYAL
BIRYANI
HOUSE**

**BUILDING H
22621 AMENDOLA TERRACE**

JOIN THESE RETAILERS:



- Fully Leased!
- 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

dcheney@klnb.com | 703-268-2703

ALEX WILLNER

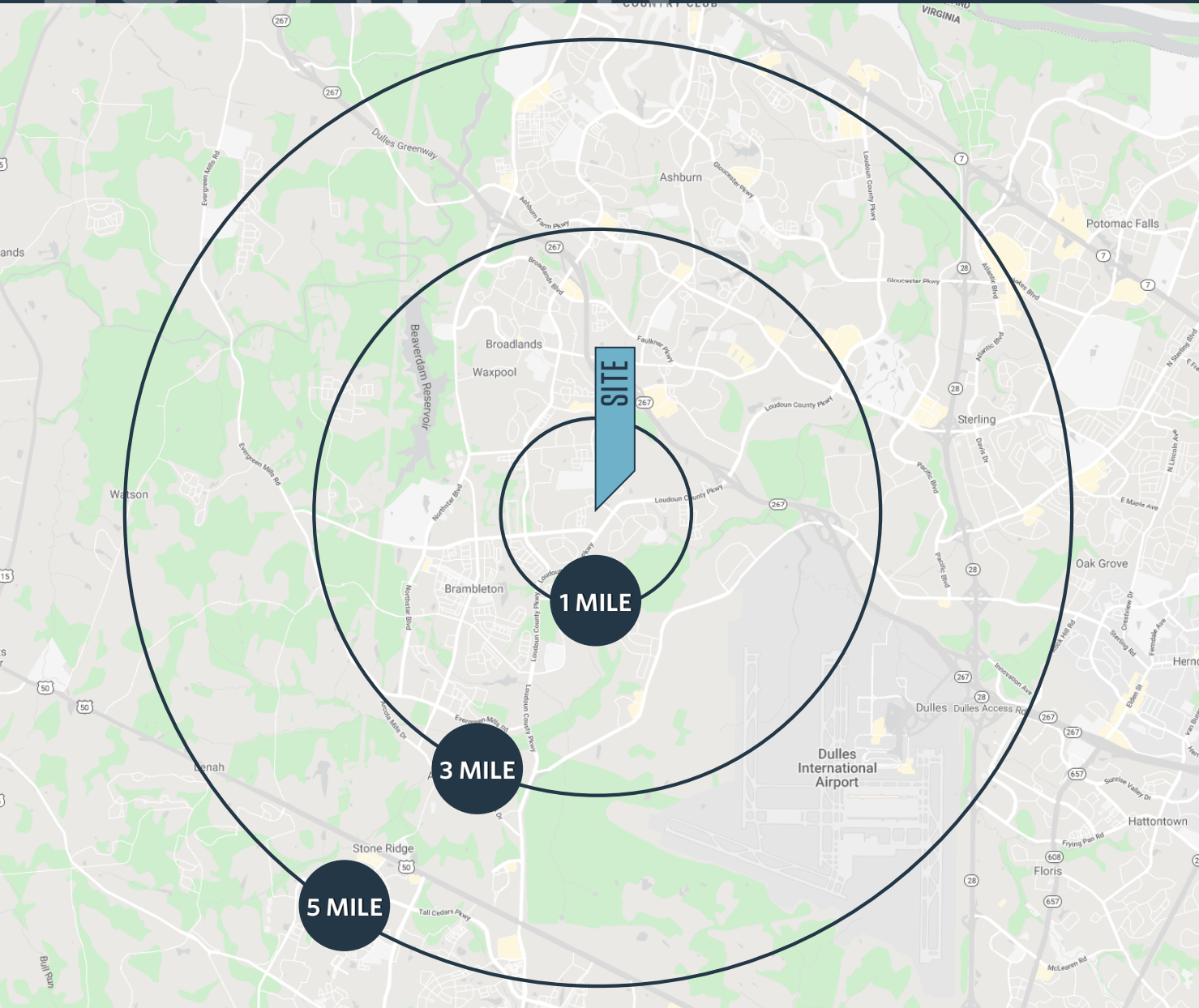
awillner@klnb.com | 703-268-2718

klnb.com

LOCATION

MOOREFIELD VILLAGE RETAIL

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



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

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

ALEX WILLNER

awillner@klnb.com | 703-268-2718

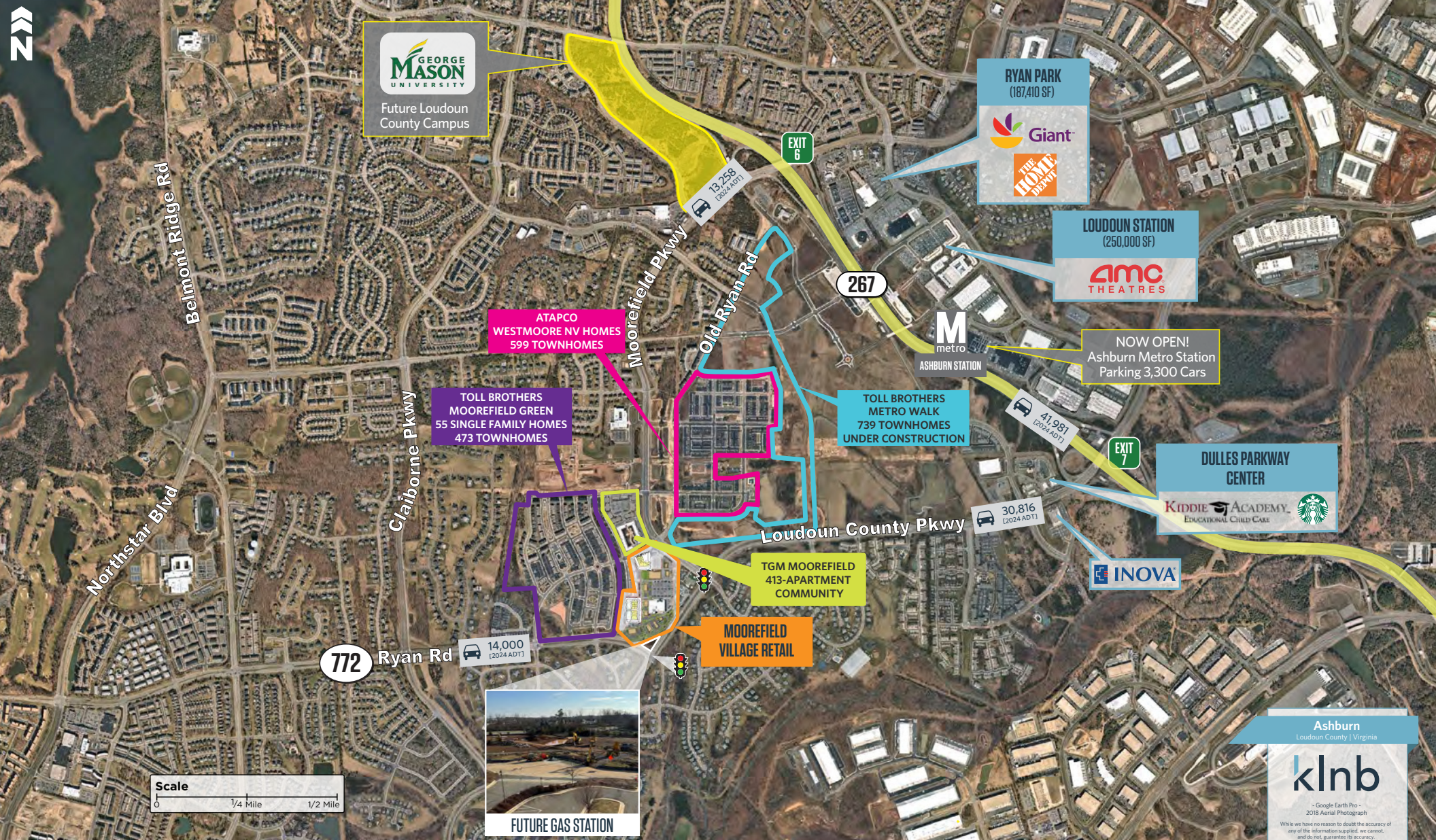




CLOSE-UP

MOOREFIELD VILLAGE RETAIL

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



DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

ALEX WILLNER

awillner@klnb.com | 703-268-2718

klnb

AERIAL

MOOREFIELD VILLAGE RETAIL

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



DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

ALEX WILLNER

awillner@klnb.com | 703-268-2718

klnb



MOOREFIELD VILLAGE RETAIL

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

FOR MORE INFORMATION, PLEASE CONTACT:

DALLON L. CHENEY

dcheney@klnb.com

703-268-2703

ALEX WILLNER

awillner@klnb.com

703-268-2718

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.com/KLNBCRE

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.