



# MOOREFIELD VILLAGE RETAIL

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



**JUST SIGNED!**

*Lemongrass  
Thai*

**Kwality**



**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 \$250,541 (Esri, 2026) 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**

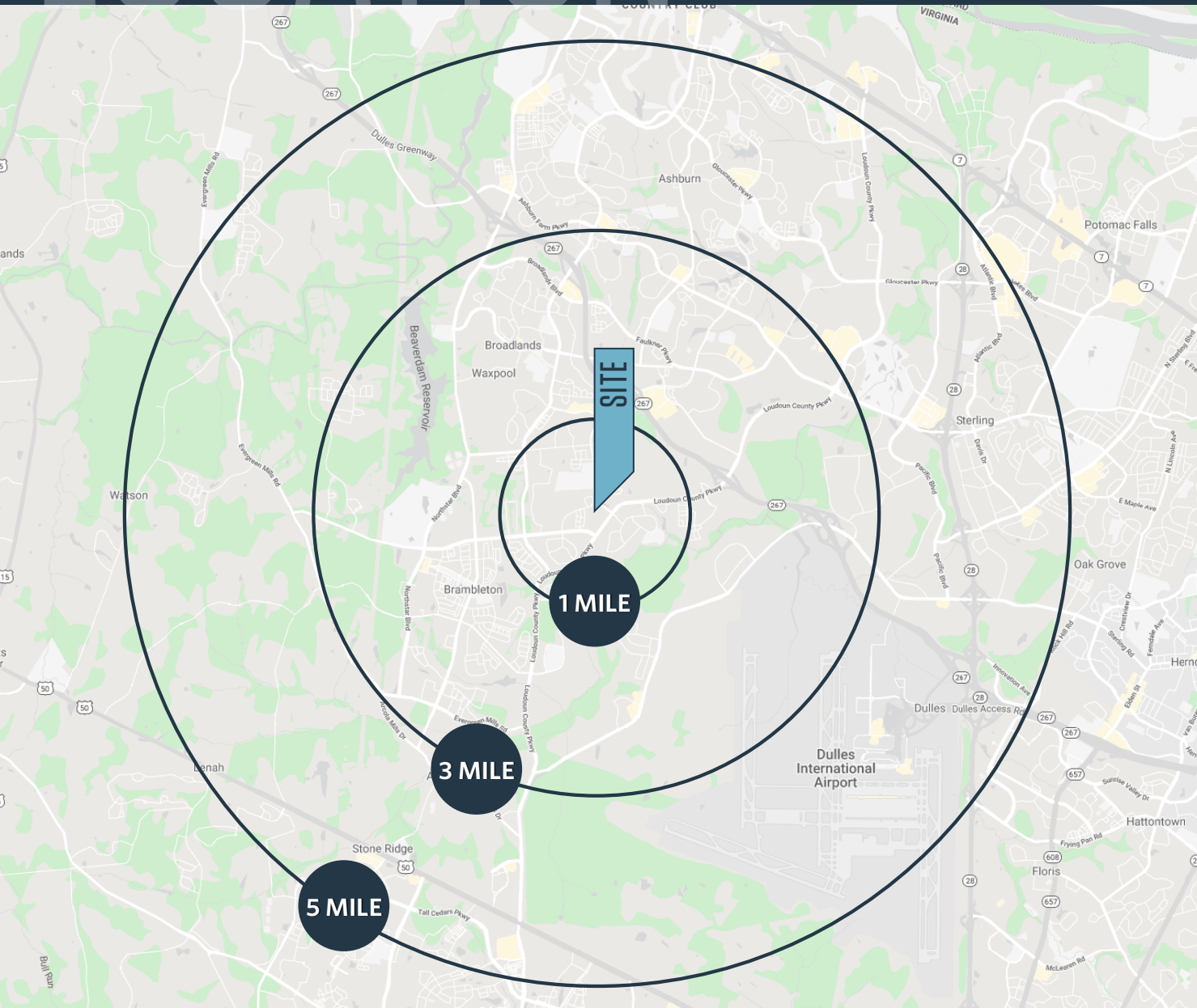
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# LOCATION

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### DEMOGRAPHICS | 2026:

| 1-MILE             | 3-MILE    | 5-MILE    |
|--------------------|-----------|-----------|
| Population         |           |           |
| 13,584             | 81,949    | 169,748   |
| Daytime Population |           |           |
| 9,320              | 69,262    | 168,929   |
| Households         |           |           |
| 4,217              | 26,311    | 56,178    |
| Average HH Income  |           |           |
| \$256,568          | \$250,541 | \$235,332 |

[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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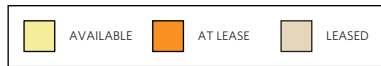
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# SITE PLAN

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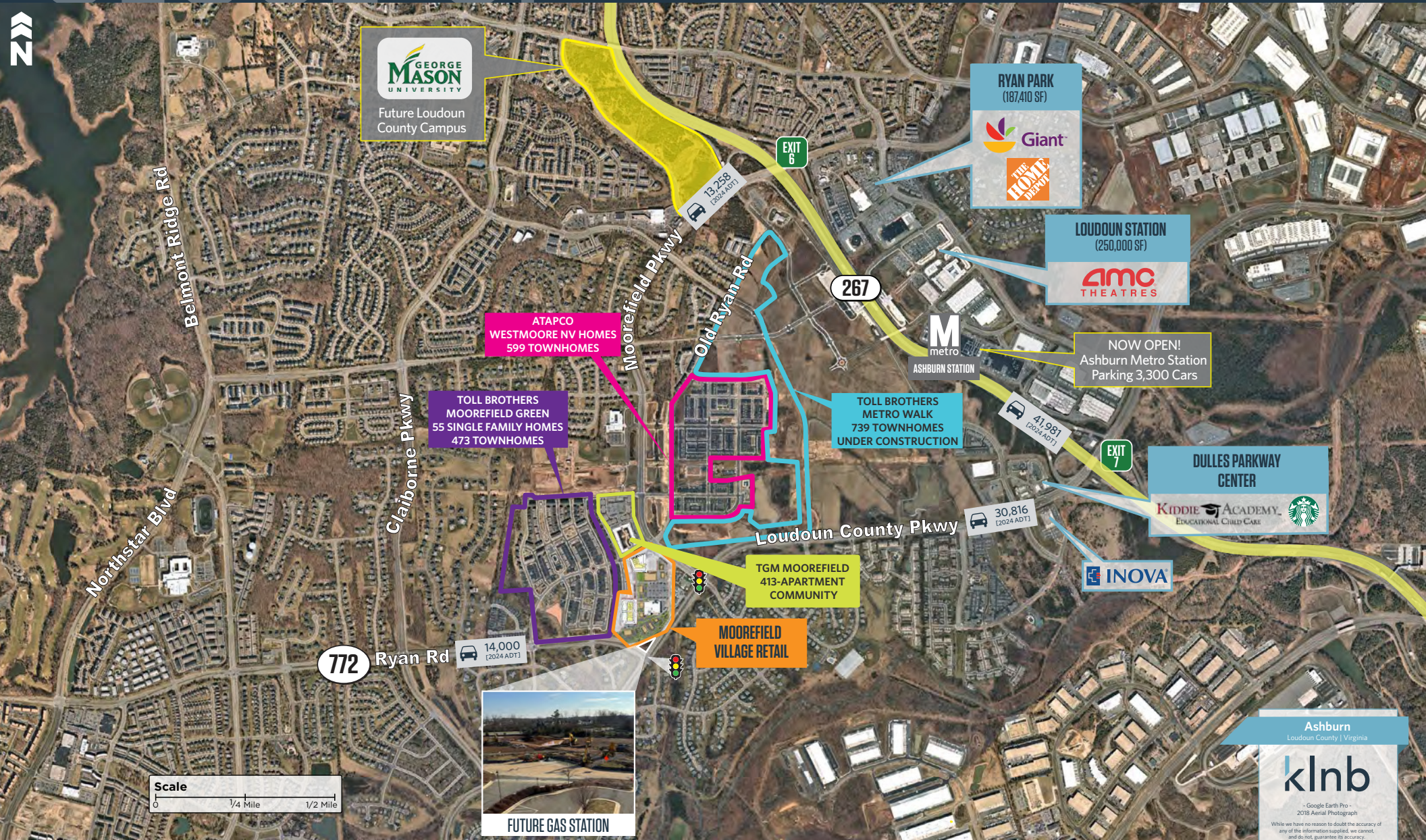
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# CLOSE-UP

## MOOREFIELD VILLAGE RETAIL

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# AERIAL

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## FOR MORE INFORMATION, PLEASE CONTACT:

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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. 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.