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RETAIL FOR LEASE

- The interchange at Rte 7 and Ashburn Village Blvd is now open.
- Loudoun County is the most affluent county in the U.S. with a median household income of \$135,842 (2018).
- Loudoun is the 5th fastest growing county in the U.S. with 84% growth since 2000 (U.S. Census Bureau).

CRAIG CHENEY

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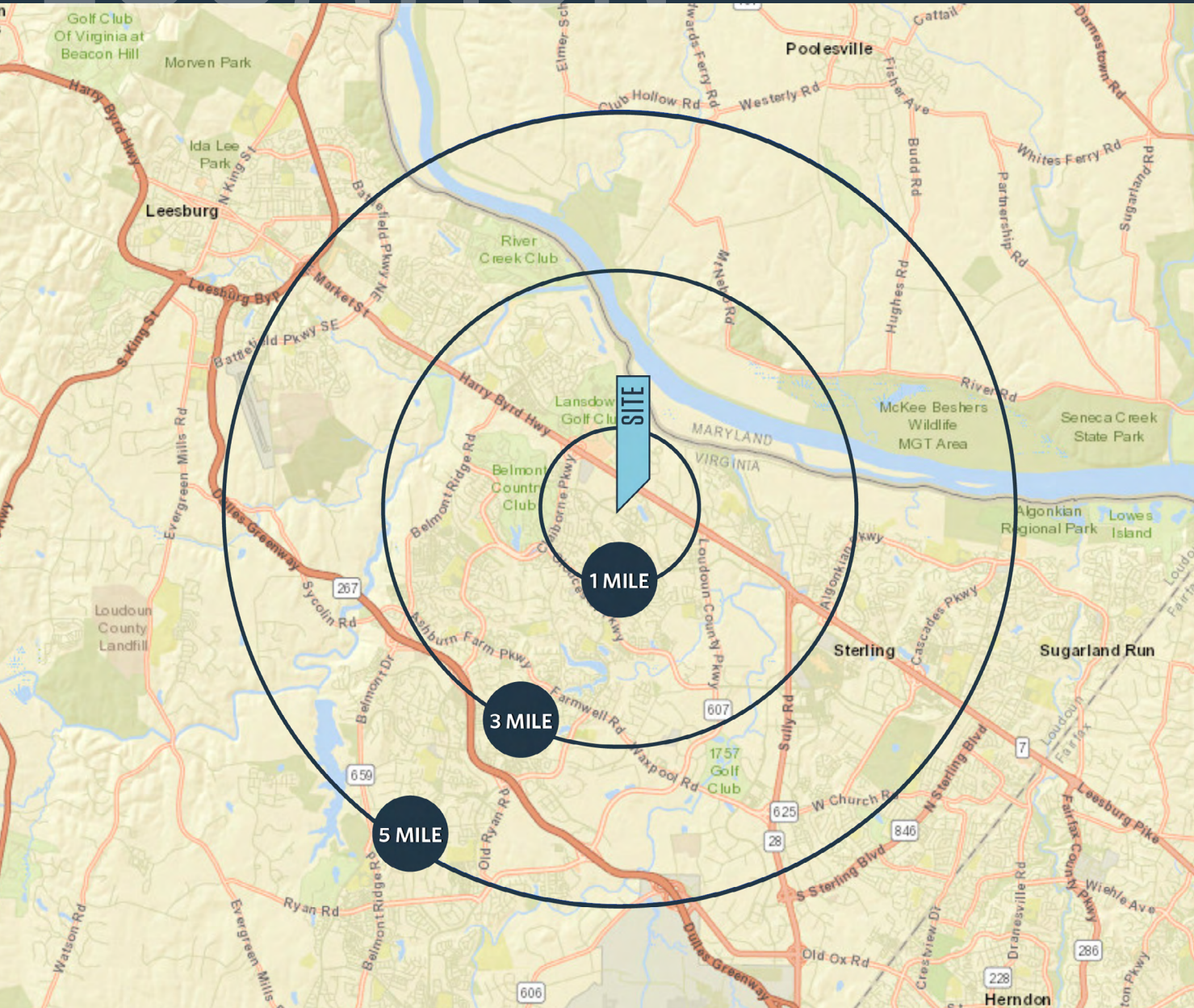
ALEX WILLNER

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LOCATION

ASHBROOK COMMONS

20070 ASHBROOK COMMONS PLAZA, ASHBURN, VA 20147, LOUDOUN COUNTY



AVAILABLE SPACE

SIZE	RATE	CONDITION	TIMING
912 SF	NEGOTIABLE	"AS-IS" (VANILLA SHELL)	IMMEDIATE
1,202 SF	NEGOTIABLE	"AS-IS" (VANILLA SHELL)	IMMEDIATE
1,267 SF	NEGOTIABLE	"AS-IS" (VANILLA SHELL)	IMMEDIATE
1,381 SF	NEGOTIABLE	2ND GEN SALON	IMMEDIATE
2,000 SF	NEGOTIABLE	"AS-IS"	IMMEDIATE
2,535 SF	NEGOTIABLE	"AS-IS" (VANILLA SHELL)	IMMEDIATE
3,036 SF	NEGOTIABLE	"AS-IS" (2ND GEN RESTAURANT)	IMMEDIATE
21,991 SF	NEGOTIABLE	FORMER A.C. MOORE	IMMEDIATE

*Est. NNN: \$7.24 PSF

DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population 9,794	74,572	160,648
Daytime Population 5,039	24,645	70,324
Households 3,575	27,403	56,137
Average HH Income \$152,380	\$168,767	\$171,795

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Route 7	93,000 ADT
Ashburn Village Blvd	13,000 ADT

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SITE PLAN

ASHBROOK COMMONS

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KEY

- AVAILABLE
- NEGOTIATING LEASE
- LEASED

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AERIAL

ASHBROOK COMMONS

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Suite 3114 - 2,535 SF



Suite 119 - 2,000 SF



Suite 1199 - 912 SF



Suite 1191 - 1,202 SF



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FOR MORE INFORMATION, PLEASE CONTACT:

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