



KINCORA CONVENIENCE CENTER

GLOUCESTER PKWY. & PACIFIC BLVD., ASHBURN, VA 20147, LOUDOUN COUNTY



JOIN



Estimated Opening
April 2021



Estimated Opening Q1 2022



Estimated Opening Q1 2022

Over 200,000 projected visitors per year

RETAIL FOR LEASE

- The Kincora Convenience Center is located on the only developable corner of Gloucester and Pacific Blvd.
- Located at the gateway to Kincora, a 6.7 million SF mixed-use development on 424 acres, and the future home to the National Museum of Intelligence and Special Operations and Children's Science Center.
- The Kincora development will deliver 620 residential units by Q4 2020.

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AERIAL

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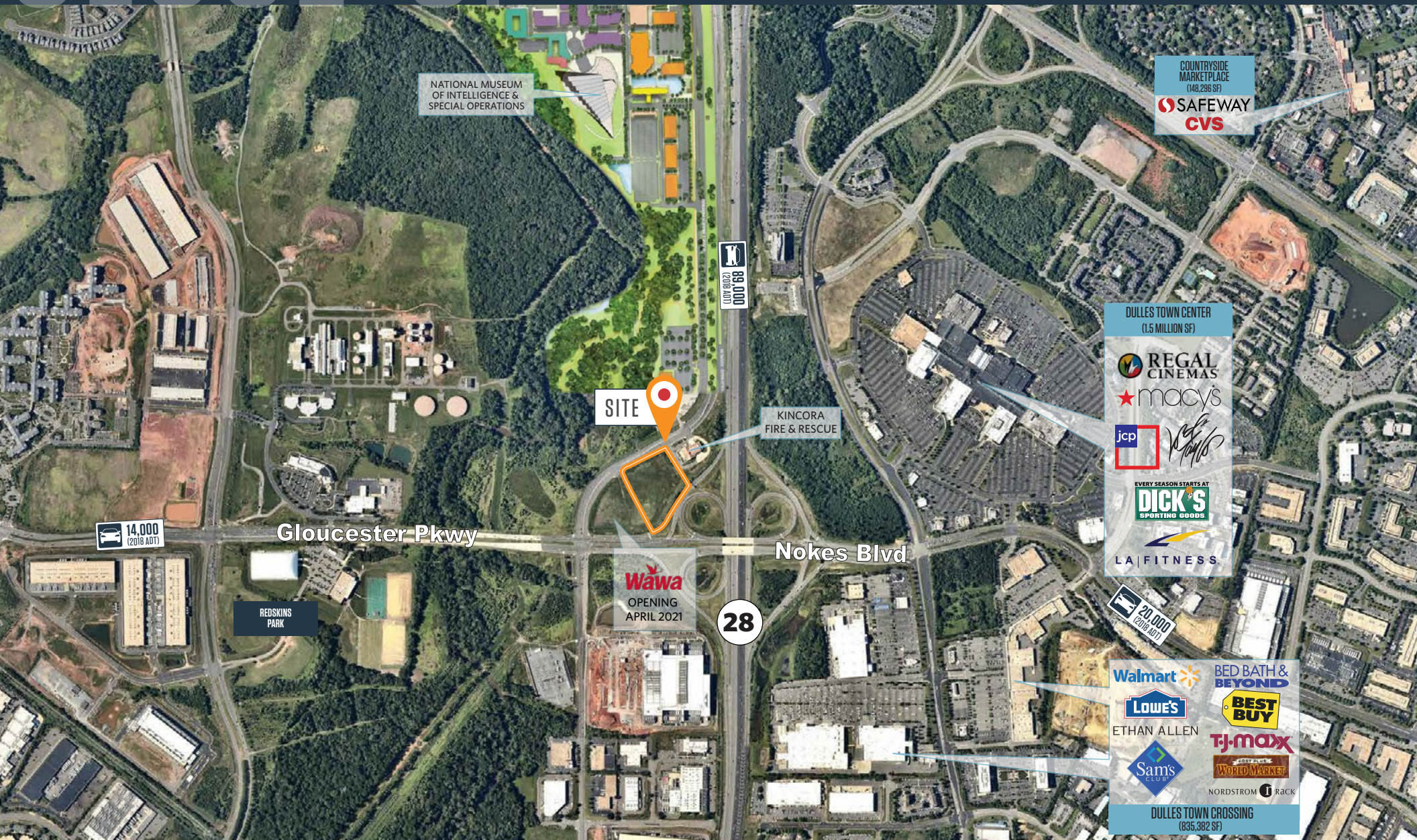
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CLOSE-UP

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OPTION 1



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OPTION 2



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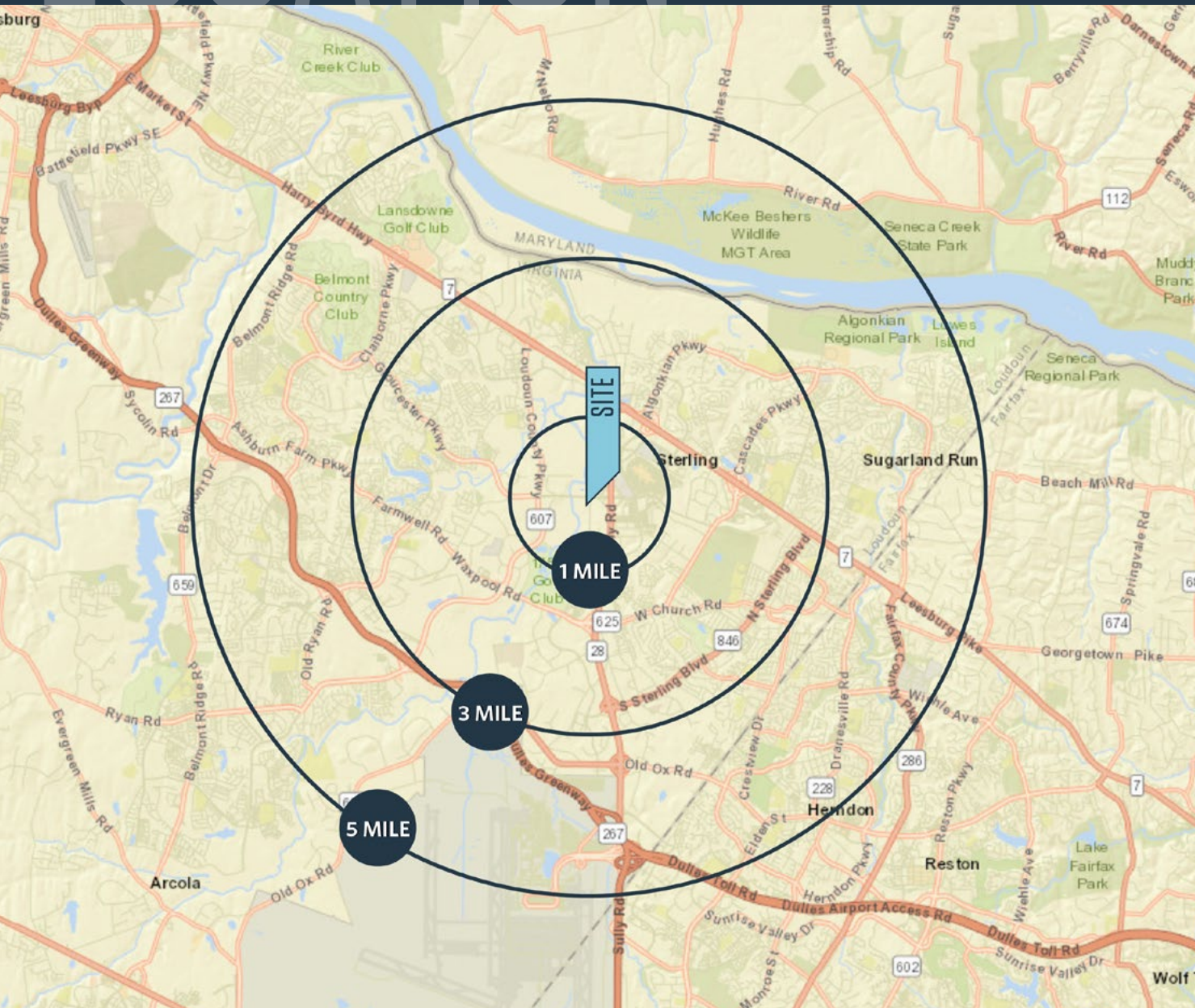
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LOCATION

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DEMOGRAPHICS | 2019:

1-MILE	3-MILE	5-MILE
Population 2,807	85,012	211,890
Daytime Population 5,970	54,167	94,583
Households 1,343	30,672	72,428
Average HH Income \$84,578	\$135,324	\$115,825

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2018:

Route 28	89,000 ADT
Pacific Boulevard	22,000 ADT

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FOR MORE INFORMATION, PLEASE CONTACT:

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