



PROPERTY HIGHLIGHTS

- 52,474 SF Anchor Space available immediately on Loudoun County Parkway.
- New multi-tenant retail space available with great exposure off Loudoun County Parkway and Ryan Road.
- Improved ingress off of Loudoun County Parkway and egress to Ryan Road allowing for free flow access.
- Center is adjacent to 1,127 newly constructed homes and an additional 739 proposed townhomes.
- Strong demographics surrounding the center with the average household income over \$193,000 within a 1 mile radius.

SITE PLAN

SHOPS AT MOOREFIELD VILLAGE

43315 CRANDALL SQUARE, ASHBURN, VA 20148, LOUDOUN COUNTY



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AERIAL

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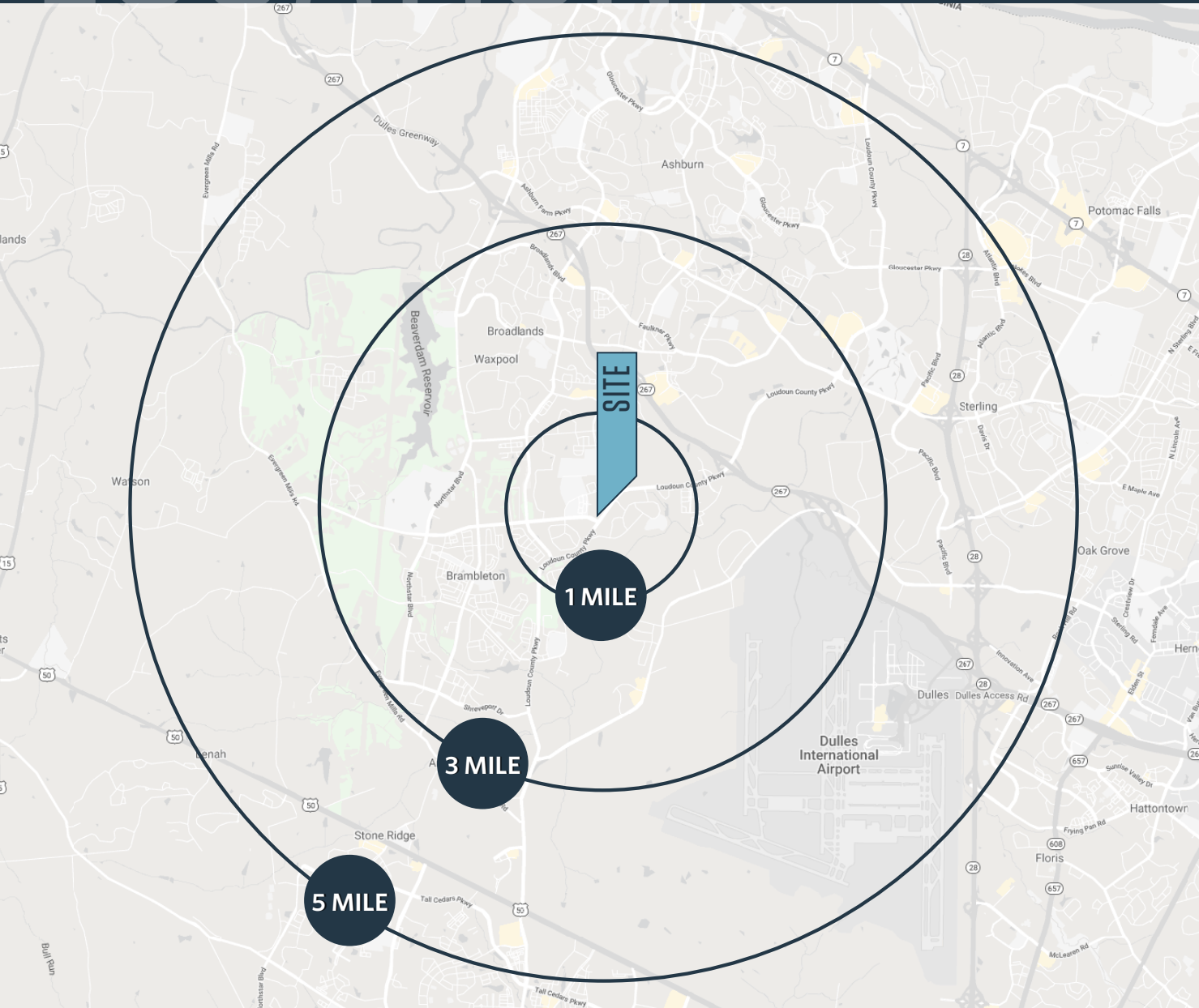
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LOCATION

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DEMOGRAPHICS | 2019:

1-MILE	3-MILE	5-MILE
Population		
14,517	71,186	146,386
Daytime Population		
1,174	20,259	64,602
Households		
4,044	22,052	48,375
Average HH Income		
\$193,431	\$193,916	\$175,920

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2018:

Mooreview Parkway	1,800 ADT
Ryan Road	25,000 ADT
Loudoun County Parkway	27,000 ADT

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FOR MORE INFORMATION, PLEASE CONTACT:

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