

BELMONT RIDGE RD AND PORTSMOUTH BLVD  
ASHBURN, VA

42994 Eastern Kingbird Plaza, Ashburn, VA 20147  
Loudoun County



## NEARBY:



## PROPERTY HIGHLIGHTS:

- 12,900 SF Former CVS available for sublease (Term through 1/31/34).
- Located on the west side of Ashburn at Route 659 (Belmont Ridge Road) and Portsmouth Blvd.
- Freestanding with drive thru.
- \$22.00 PSF NNN
- Strong exposure to Belmont Ridge Rd
- 72 Parking Spaces

**Matt Locraft**  
mlocraft@klnb.com  
703-598-3770

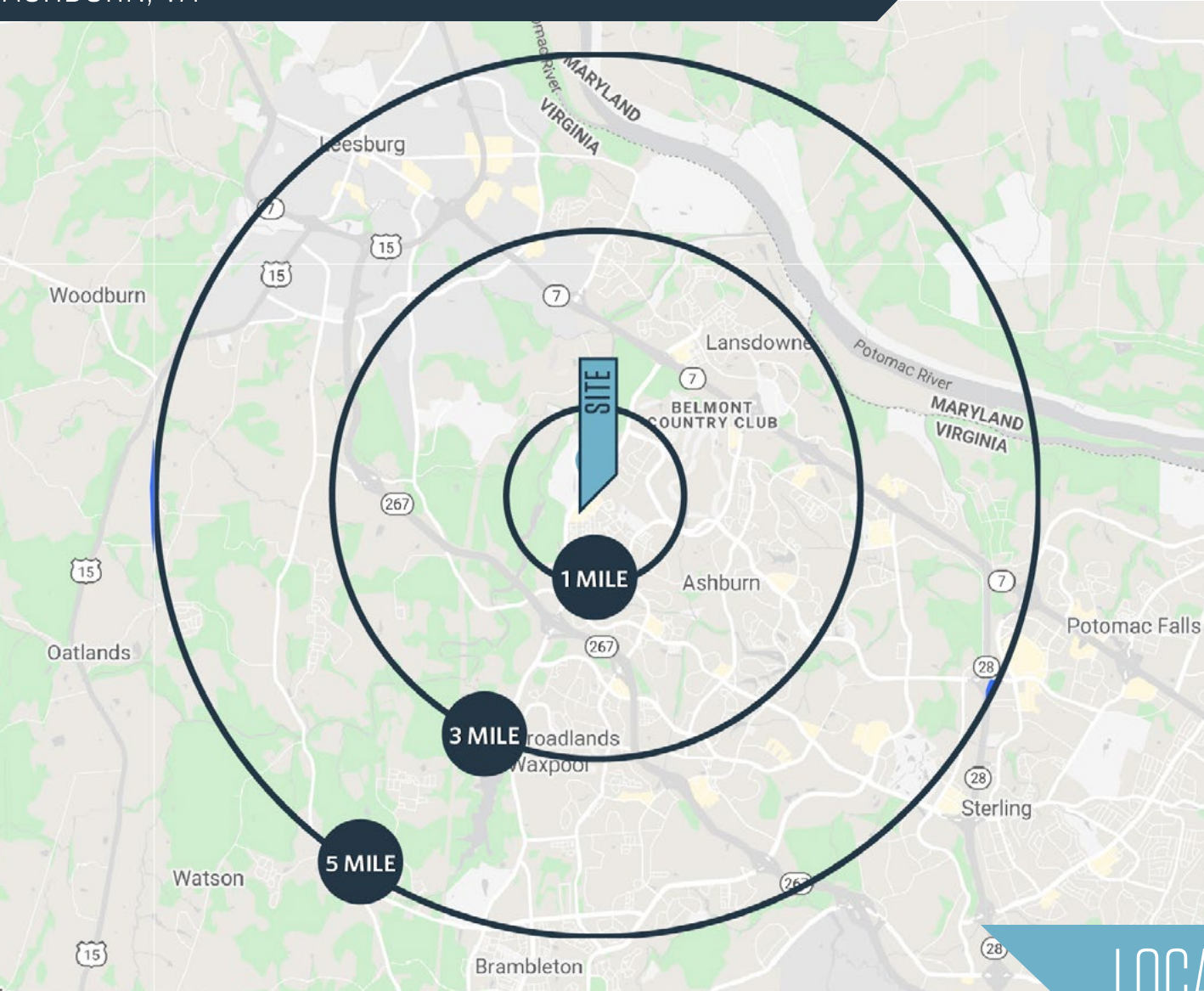
8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
**klnb.com**

**klnb**



# BELMONT RIDGE RD AND PORTSMOUTH BLVD ASHBURN, VA

42994 Eastern Kingbird Plaza, Ashburn, VA 20147  
Loudoun County



## DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population		
8,761	84,777	171,846
Daytime Population		
995	22,658	57,403
Households		
2,655	28,670	58,792
Average HH Income		
\$199,099	\$187,855	\$172,254

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2019:

Belmont Ridge Road	13,000 ADT
--------------------	------------

## LOCATION & DEMOGRAPHICS

**Matt Locraft**  
mlocraft@klnb.com  
703-598-3770

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
**klnb.com**





BELMONT RIDGE RD AND PORTSMOUTH BLVD  
ASHBURN, VA

42994 Eastern Kingbird Plaza, Ashburn, VA 20147  
Loudoun County



**Matt Locraft**  
mlocraft@klnb.com  
703-598-3770

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
**klnb.com**





# BELMONT RIDGE RD AND PORTSMOUTH BLVD ASHBURN, VA

42994 Eastern Kingbird Plaza, Ashburn, VA 20147  
Loudoun County



**Matt Locraft**  
mlocraft@klnb.com  
703-598-3770

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
**klnb.com**

**klnb**

BELMONT RIDGE RD AND PORTSMOUTH BLVD  
ASHBURN, VA

42994 Eastern Kingbird Plaza, Ashburn, VA 20147  
Loudoun County

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

**Matt Locraft**

mlocraft@klnb.com

703-598-3770

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182

[klnb.com](http://klnb.com)



[facebook.com/KLNB](https://facebook.com/KLNB)



[@KLNBLLC](https://twitter.com/KLNBLLC)



[linkedin.com/company/klnb](https://linkedin.com/company/klnb)



[instagram.com/klnbllc](https://instagram.com/klnbllc)

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.

klnb