



JUST SIGNED!
Ashburn Animal Care & 

JOIN THESE RETAILERS



Ashburn Animal Care

RETAIL FOR LEASE

- Located in the heart of Ashburn with an average HH income of \$174,156 (2020) within a 1 mile radius.
- Great Visibility from Ashburn Rd.
- Abundant surface parking
- 0.3 miles to W&OD Trail
- Zoned Rural Commercial

CRAIG CHENEY

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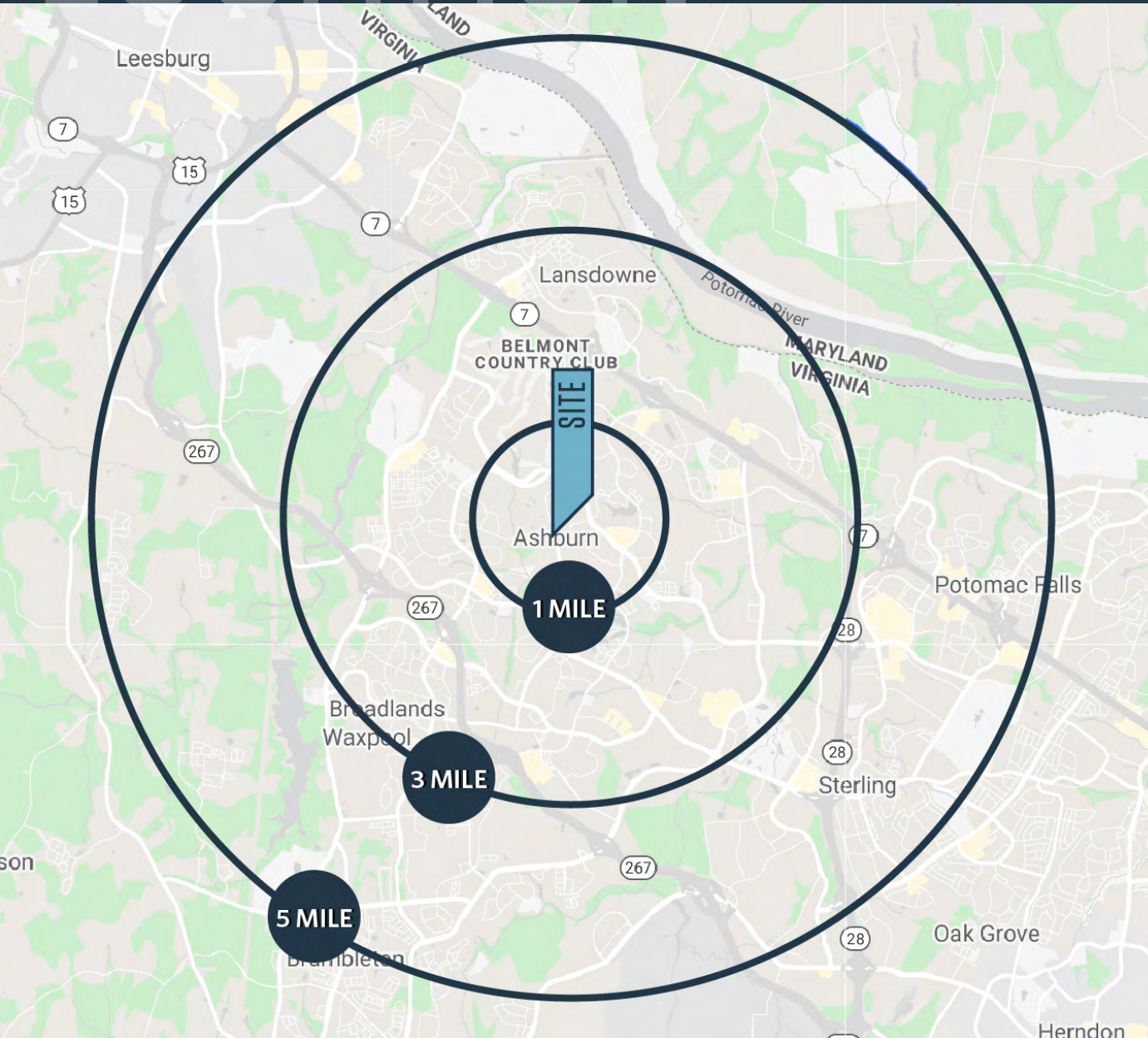
ALEX WILLNER

awillner@klnb.com | 703-268-2718

LOCATION

ASHBURN SQUARE

20630 ASHBURN RD, ASHBURN, VA 20147, LOUDOUN COUNTY



AVAILABLE SPACE:

SIZE	RATE	CONDITION	DELIVERY
3,000 SF	NEGOTIABLE	VANILLA SHELL	IMMEDIATE
1,200 SF	NEGOTIABLE	VANILLA SHELL	IMMEDIATE
1,200 SF	NEGOTIABLE	VANILLA SHELL	IMMEDIATE
1,200 SF	NEGOTIABLE	2ND GEN RESTAURANT	IMMEDIATE

*Est NNN: \$8.50

DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population		
16,194	88,226	173,792
Daytime Population		
2,845	29,773	75,493
Households		
5,512	32,162	59,611
Average HH Income		
\$174,156	\$172,529	\$175,058
Median HH Income		
\$137,071	\$136,958	\$140,018

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Ashburn Rd.	9,100 ADT
Gloucester Pkwy	14,000 ADT

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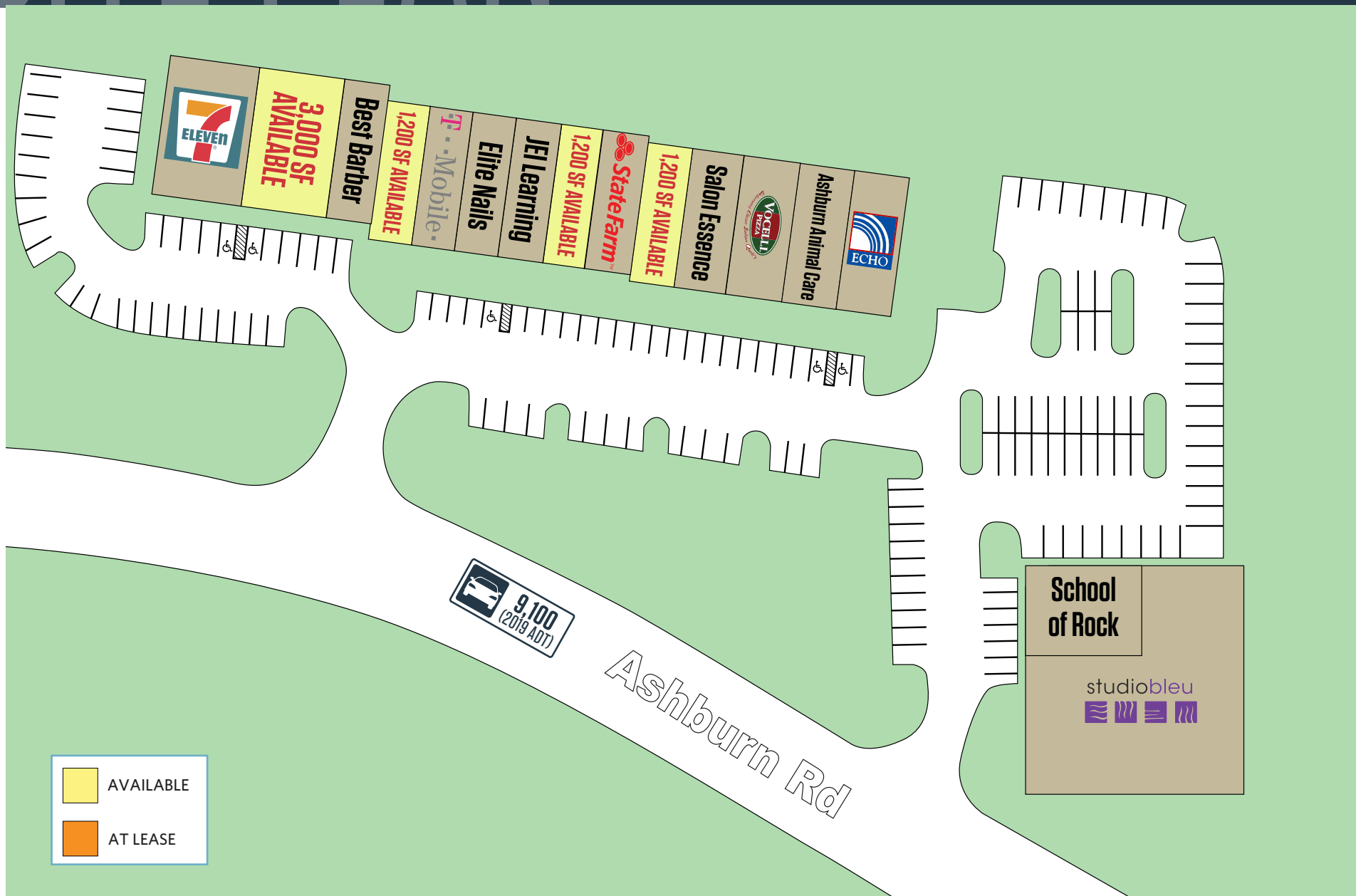
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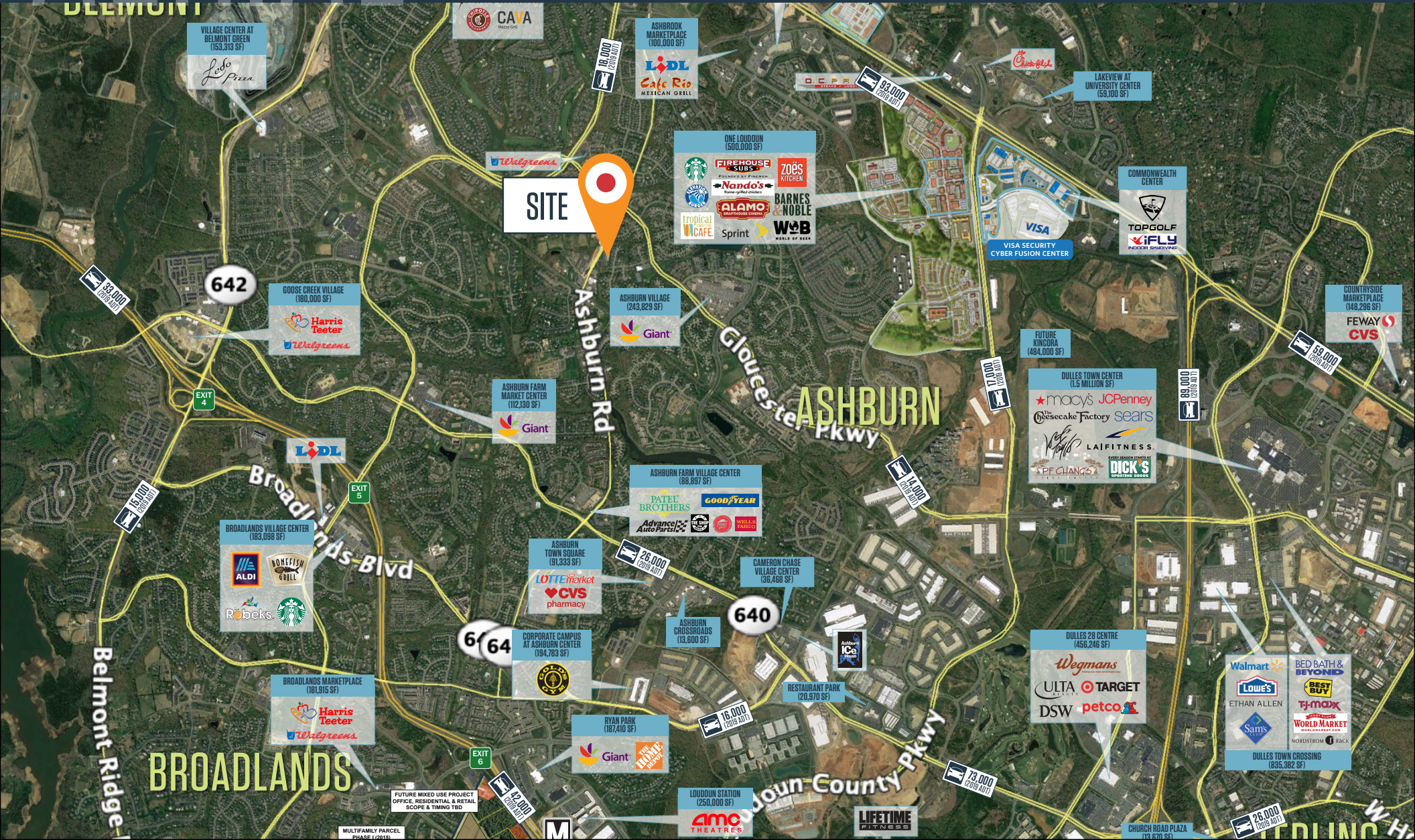
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AERIAL

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PHOTOS

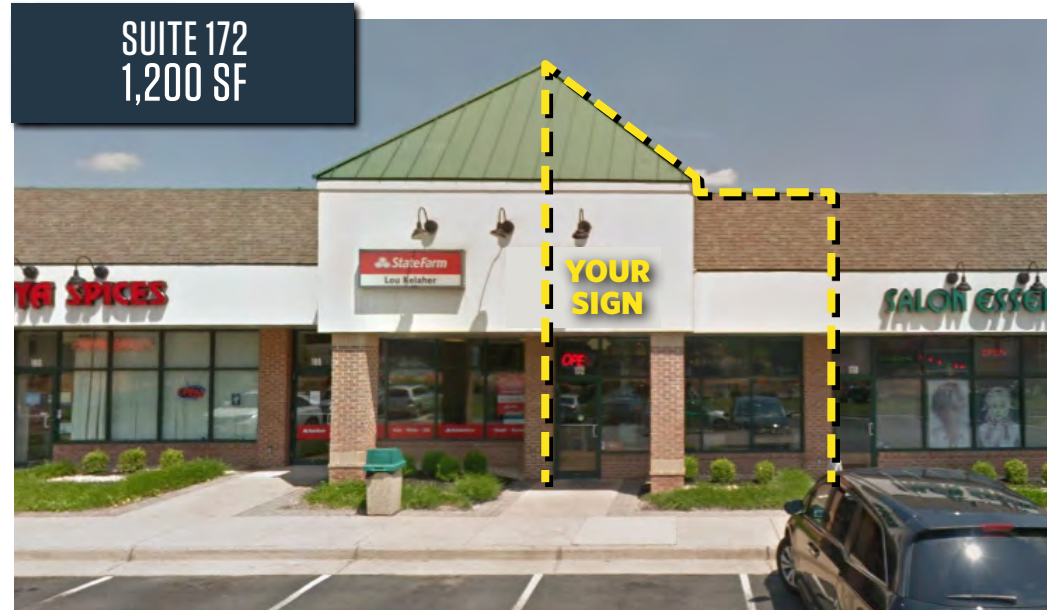
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SUITE 170
3,000 SF



SUITE 172
1,200 SF



SUITE 137
1,200 SF



SUITE 160
1,200 SF



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FOR MORE INFORMATION, PLEASE CONTACT:

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