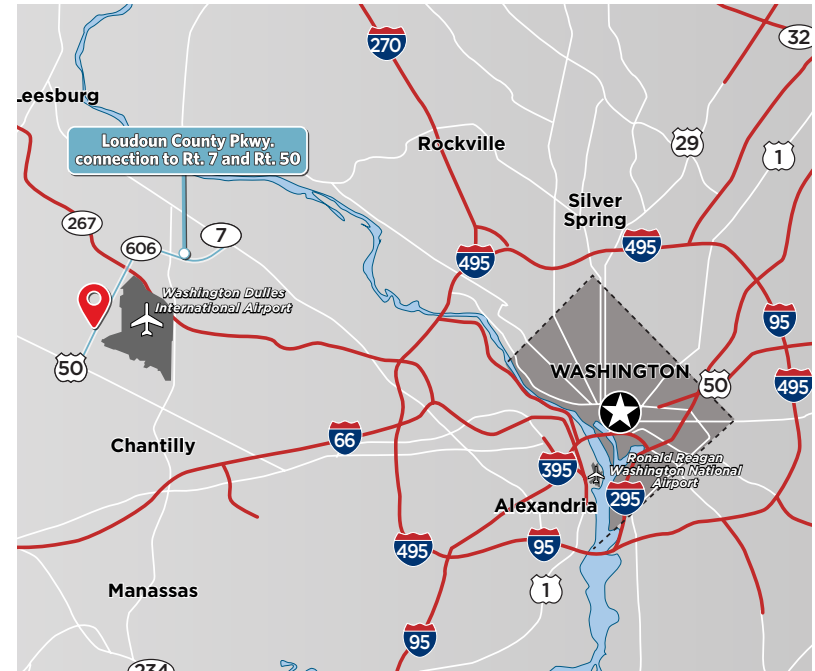


EVERGREEN PAD SITES

Loudoun County Parkway & Evergreen Ridge Road,
Ashburn, VA 20148 Loudoun County



RETAIL FOR LEASE

PROJECTED TRAFFIC COUNTS // 2020:

Loudoun County Parkway	46,000 ADT
------------------------	------------

DEMOGRAPHIC SNAPSHOT // 2017:

	1-Mile	3-Mile	5-Mile
Projected Population (2023)	16,404	64,314	167,943
Average HH Income	\$214,545	\$172,521	\$170,102
Median HH Income	\$187,001	\$152,285	\$147,146

- Ground Lease Opportunity
- Located on the newly extended Loudoun Co Pkwy which will connect South Riding/Aldie to Moorefield Station
- Loudoun County Pkwy is projected to have 46,000 VPD in 2020
- Loudoun County ranks #1 in median household income and is also is the 5th fastest growing county in the United States with 77% growth since 2000 (U.S. Census Bureau).

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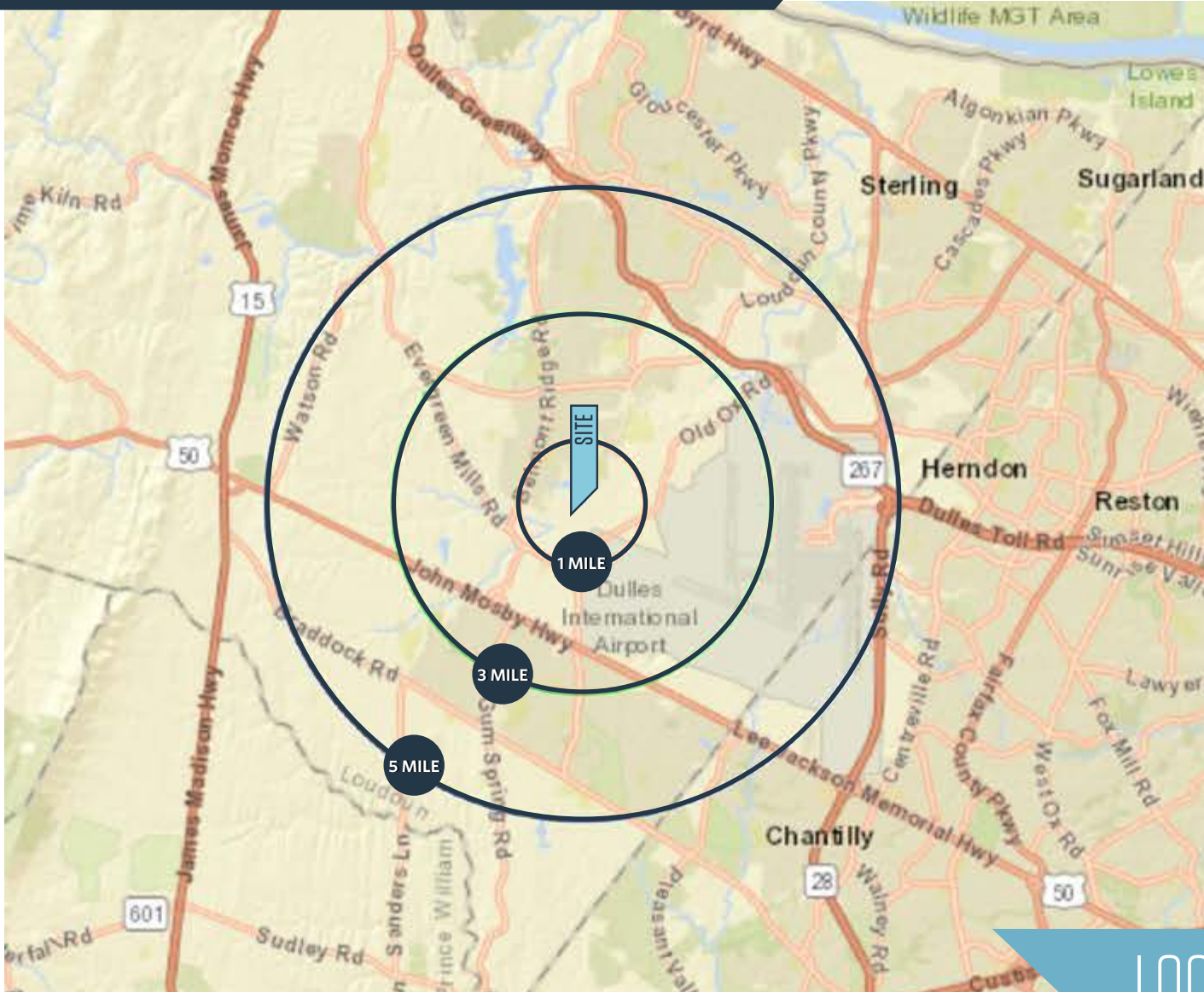
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EVERGREEN PAD SITES

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AVAILABLE SPACE

2.47 Acre Pad Site (PAD #1)
2.97 Acre Pad Site (PAD #2)

DEMOGRAPHICS | 2017:

	1-MILE	3-MILE	5-MILE
Population	12,761	50,535	136,019
Daytime Population	2,444	11,982	46,585
Households	859	3,301	4,198
Average HH Income	\$214,545	\$172,521	\$170,102

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

PROJECTED TRAFFIC COUNTS | 2020:

Loudoun County Pkwy. 46,000 ADT
(recently completed extension)

LOCATION & DEMOGRAPHICS

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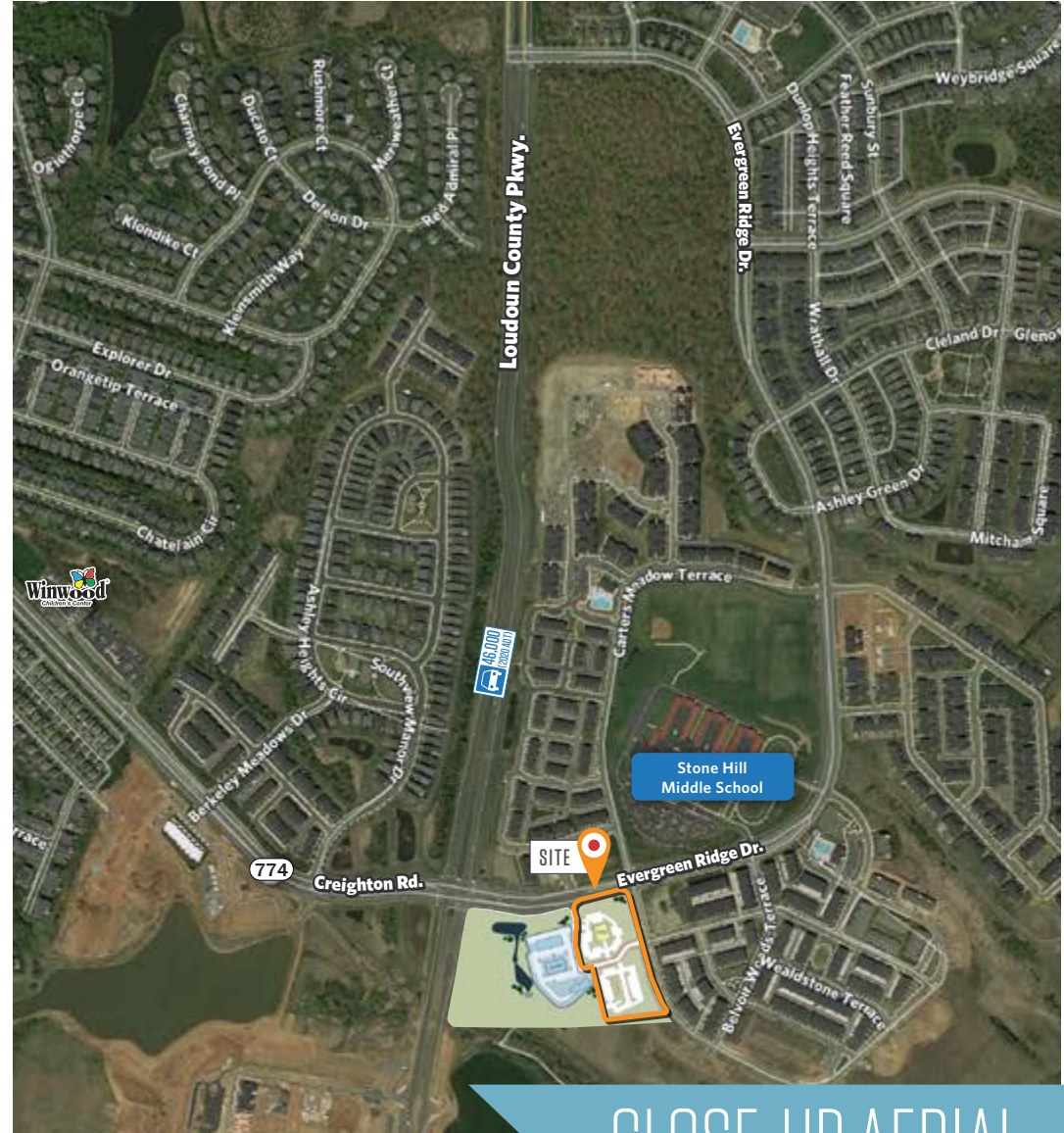
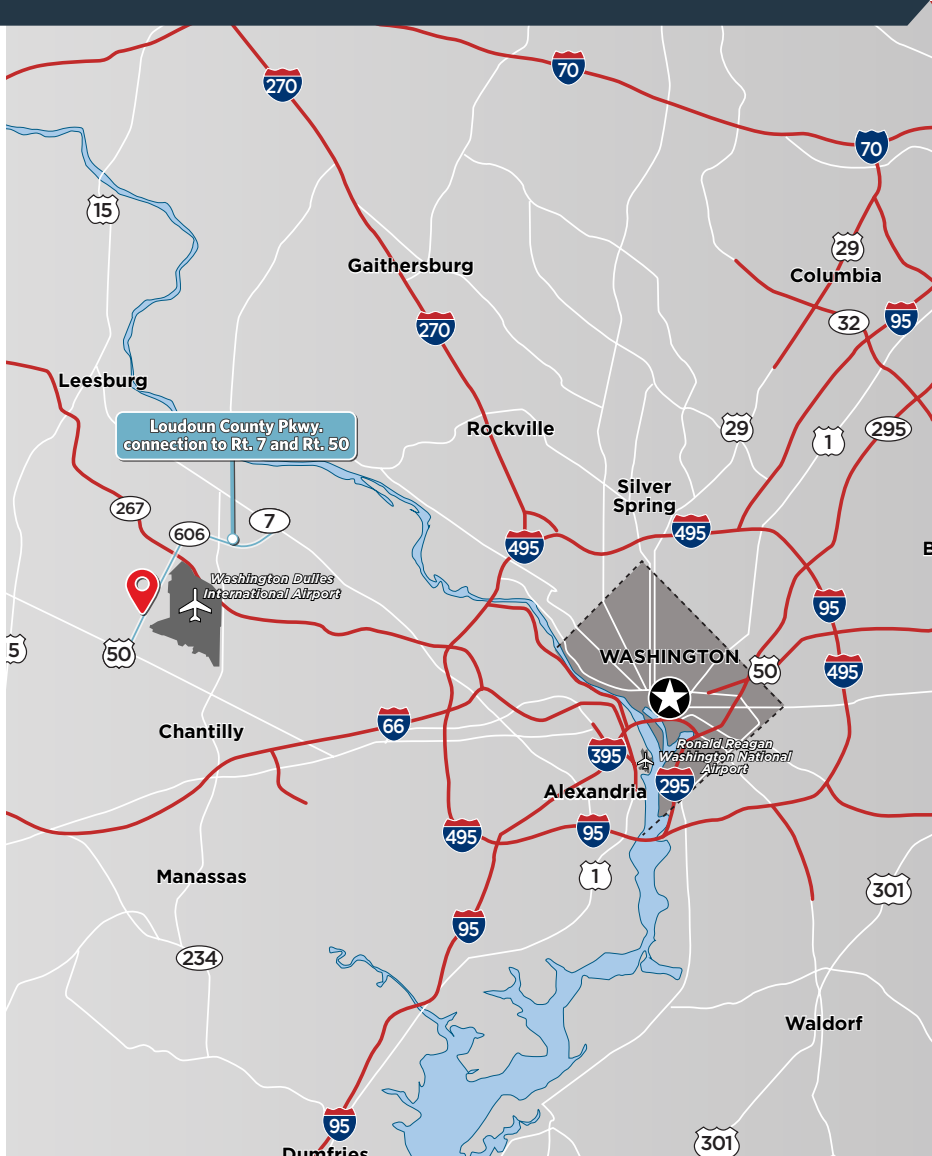
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CLOSE-UP AERIAL

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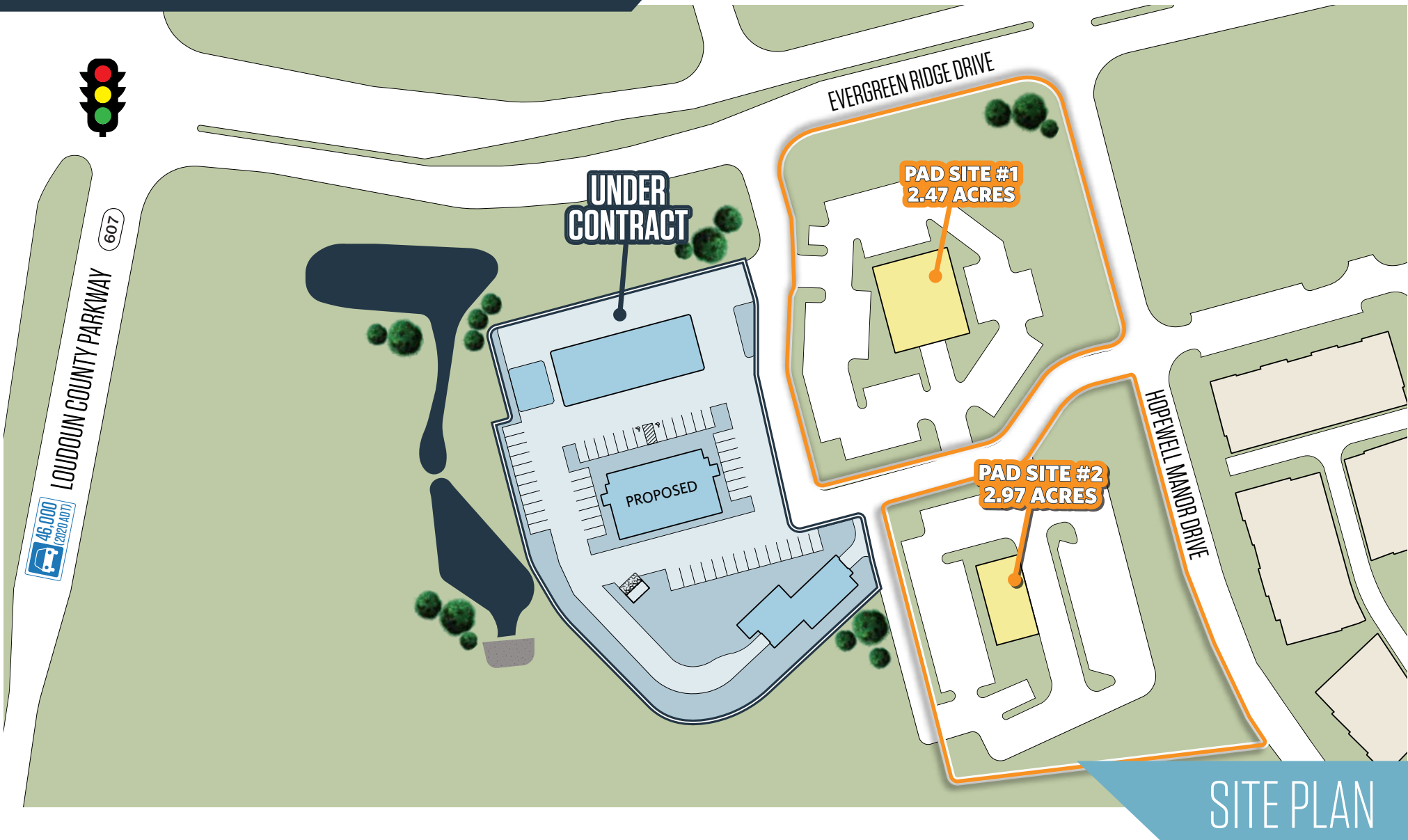
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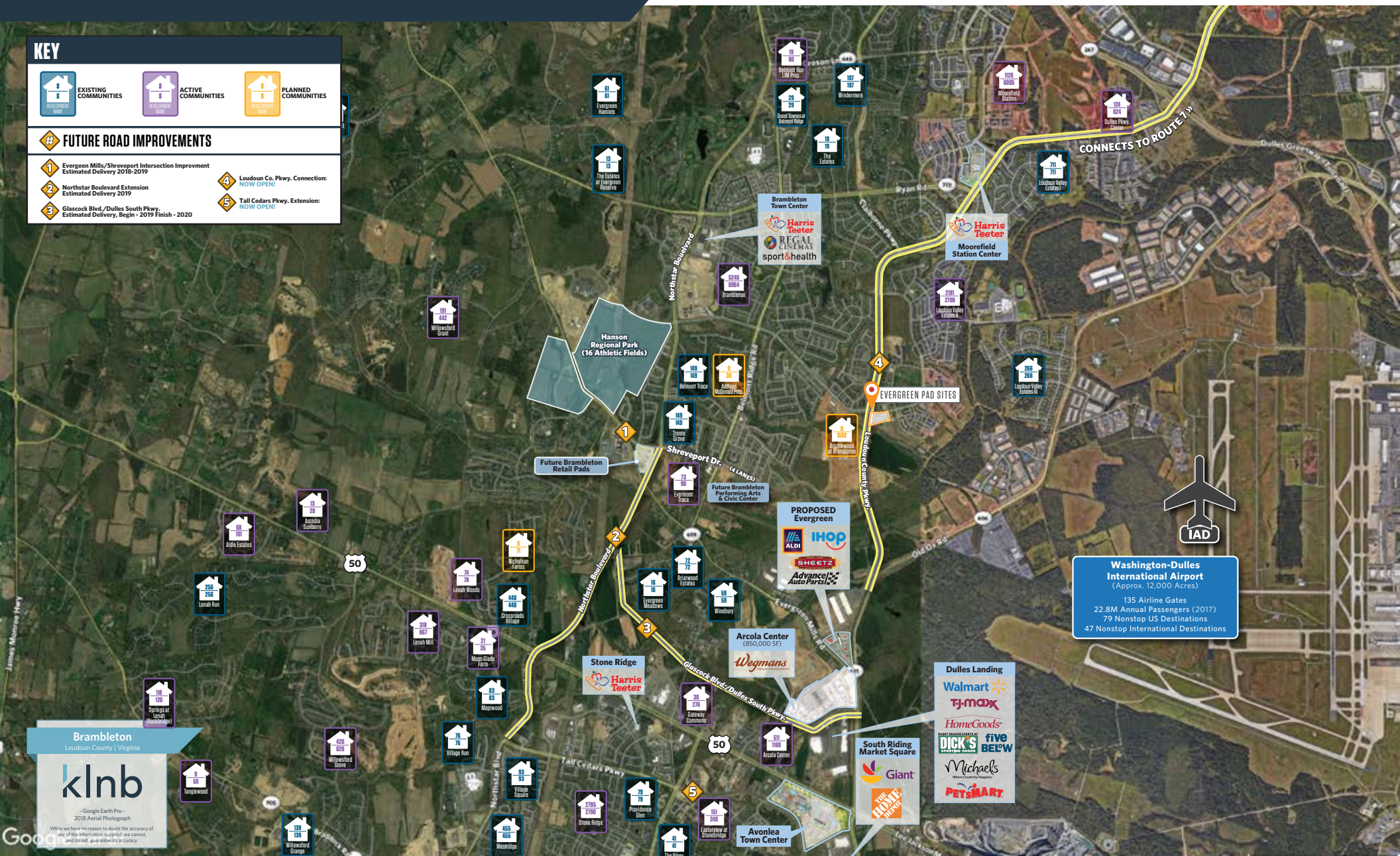
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KEY

EXISTING COMMUNITIES
 ACTIVE COMMUNITIES
 PLANNED COMMUNITIES

FUTURE ROAD IMPROVEMENTS

- Evergreen Mills/Shreveport Intersection Improvement
Estimated Delivery 2018-2019
- Northstar Boulevard Extension
Estimated Delivery 2019
- Glascock Blvd./Dulles South Pkwy.
Estimated Delivery: Begin - 2019 Finish - 2020
- Loudoun Co. Pkwy. Connection
NOW OPEN!
- Tall Cedars Pkwy. Extension
NOW OPEN!



Brambleton
Loudoun County | Virginia

klnb

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While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

Washington-Dulles International Airport
(Approx. 12,000 Acres)

135 Airline Gates
22.8M Annual Passengers (2017)
79 Nonstop US Destinations
47 Nonstop International Destinations

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CLICK TO VIEW PROPERTY WEBSITE

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