

COMING SOON  

JOIN THESE RETAILERS:



- 1 mile away from Ashburn Metro Station.
- TGM Moorefield is a 3-story luxury apartment complex offering 413 residential units with first floor retail/service space.
- In the middle of Loudoun Counties major growth area with an average household income of \$223,263 (Esri, 2023) within a 3-mile radius.
- Gas station coming at the intersection of Loudoun County Pkwy. & Ryan Rd. along with additional retailers.

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

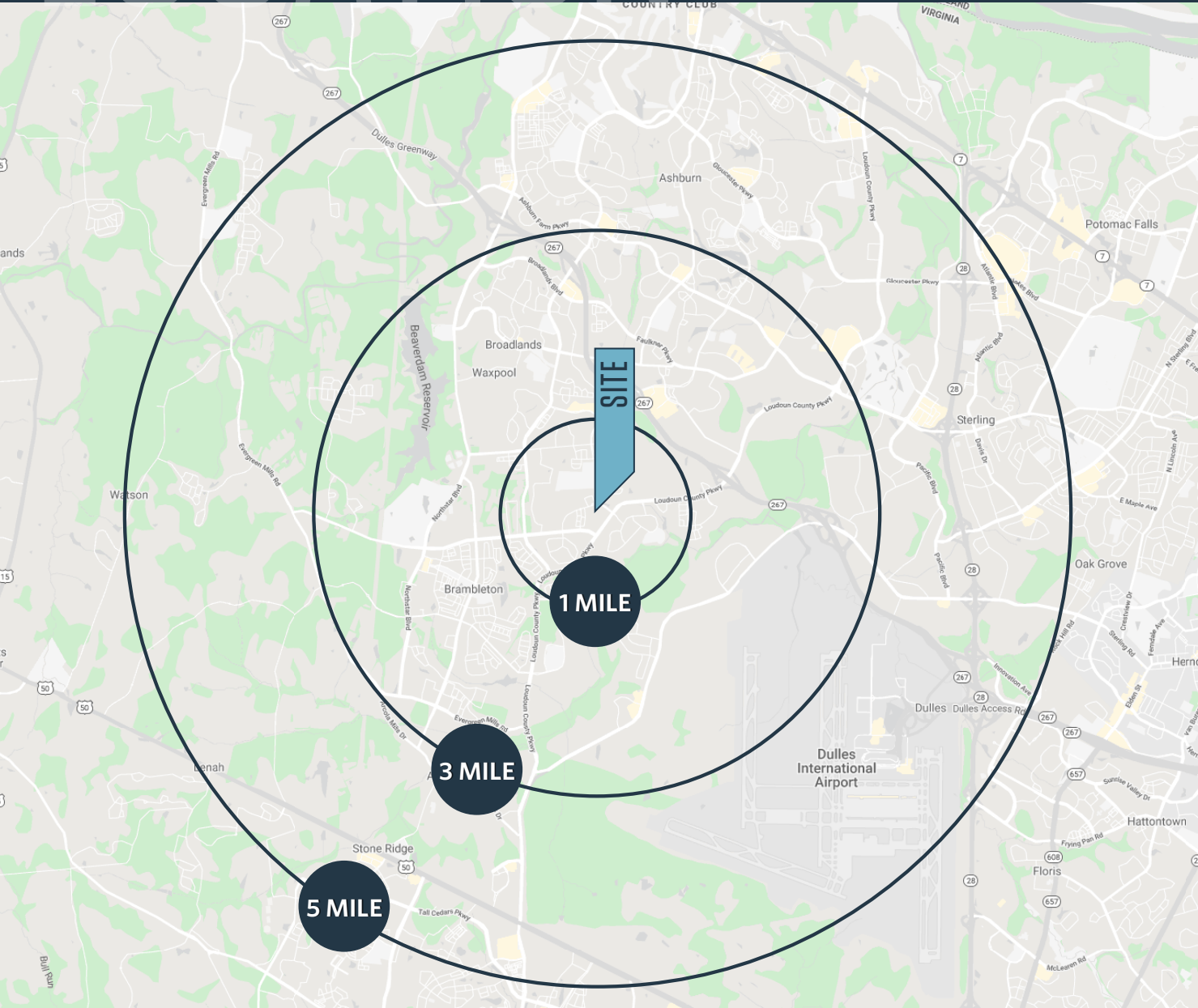
ALEX WILLNER

awillner@klnb.com | 703-268-2718

LOCATION

MOOREFIELD VILLAGE RETAIL

22621 & 22556 AMENDOLA TERRACE, ASHBURN, VA 20148, LOUDOUN COUNTY



DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
14,401	79,050	165,316
Daytime Population		
9,029	63,106	159,257
Households		
4519	25,840	56,103
Average HH Income		
\$221,444	\$223,263	\$206,912

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Mooreview Parkway	6,423 ADT
Ryan Road	2,616 ADT
Loudoun County Parkway	28,742 ADT

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SITE PLAN

MOOREFIELD VILLAGE RETAIL

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AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
SUITE 125 1,384 SF	\$29.00 PSF NNN	VANILLA SHELL (FORMER DRY CLEANER)	IMMEDIATE
SUITE 165 841 SF	\$36.00 PSF NNN	VANILLA SHELL (FORMER INSURANCE OFFICE)	IMMEDIATE
SUITE 153 2,493 SF	\$35.00 PSF NNN	VANILLA SHELL (CURRENT EDUCATION CENTER)	WITHIN 60 DAYS OF SIGNED LEASE (DISCREET LISTING)

*Est. NNN: \$9.56 PSF

AVAILABLE
 AT LEASE
 LEASED



FUTURE GAS STATION

FUTURE GAS STATION



FORMER
Harris Teeter
(SEPARATE OWNERSHIP)
52,205 SF

841 SF AVAILABLE
SUITE 165
CLICK HERE TO WATCH
A VIRTUAL TOUR

2,493 SF AVAILABLE
SUITE 153
DISCREET LISTING
CURRENTLY OCCUPIED BY
Academy4Enrichment
(THIS TENANT IS OPEN AND OPERATING;
PLEASE DO NOT DISTURB.)

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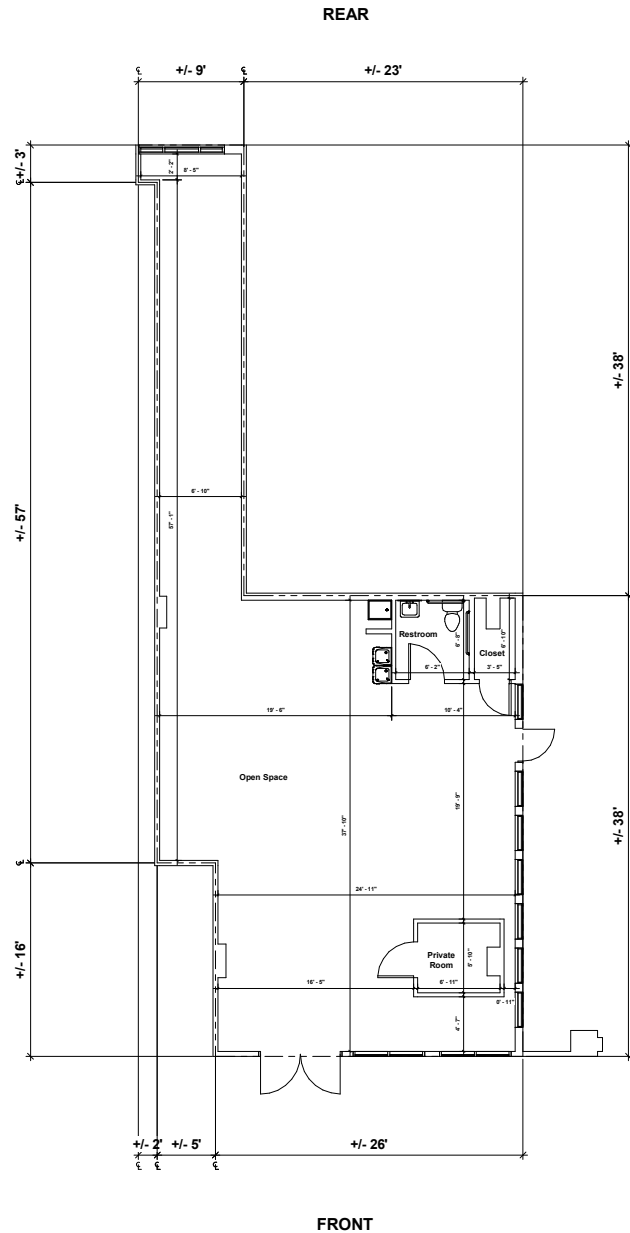
SPACE PLAN

MOOREFIELD VILLAGE RETAIL

22621 & 22556 AMENDOLA TERRACE, ASHBURN, VA 20148, LOUDOUN COUNTY

SUITE 125
1,384 SF

VIEW ID PLANS

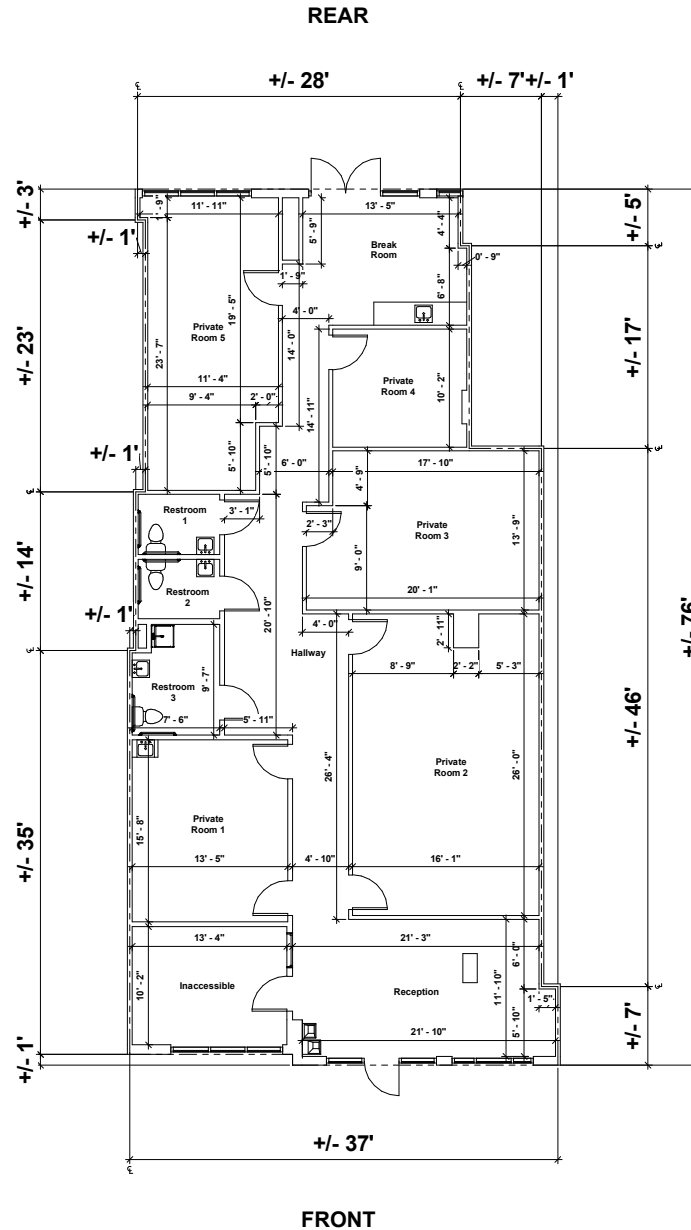


SPACE PLAN | MOOREFIELD VILLAGE RETAIL

22621 & 22556 AMENDOLA TERRACE, ASHBURN, VA 20148, LOUDOUN COUNTY

SUITE 153
2,500 SF

[VIEW ID PLANS](#)



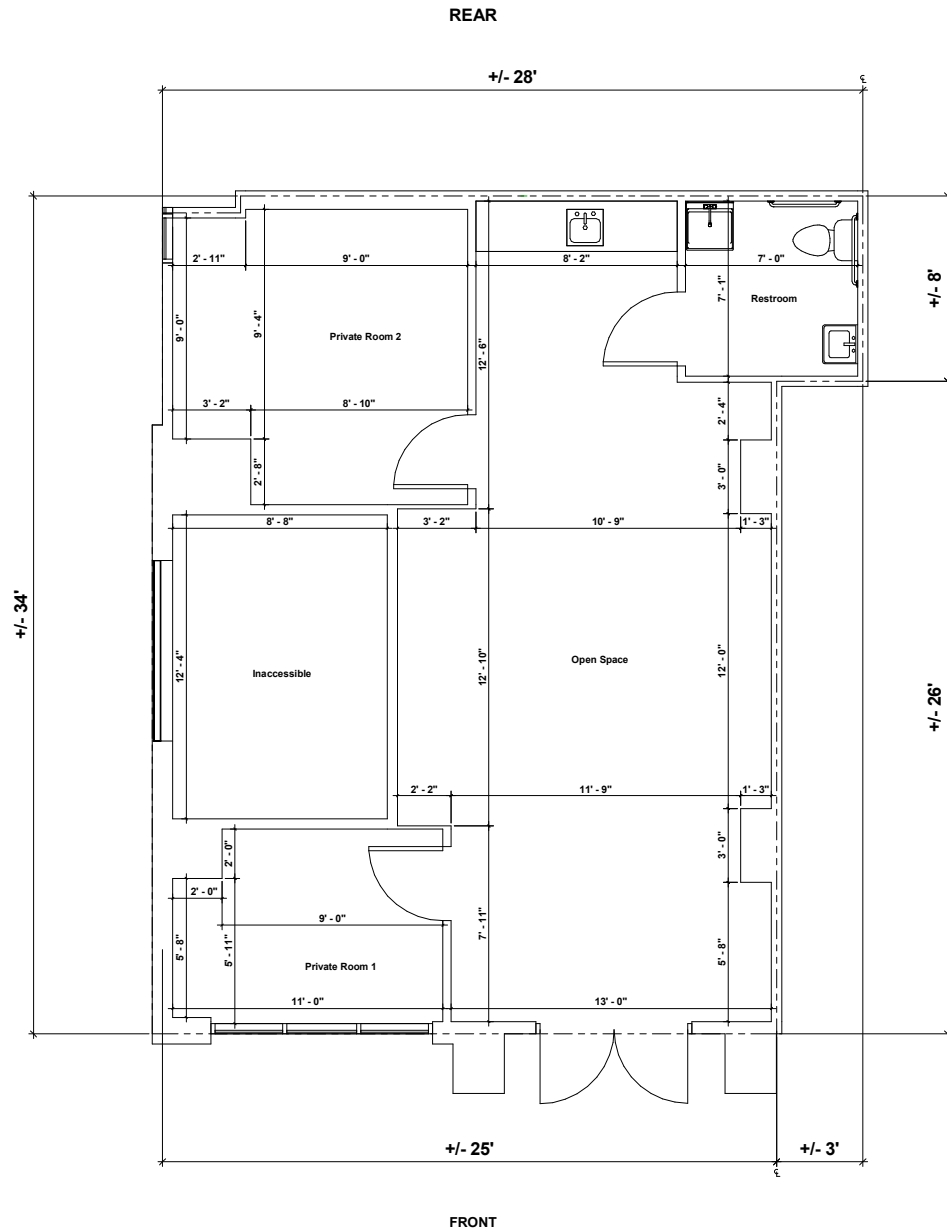
SPACE PLAN

MOOREFIELD VILLAGE RETAIL

22621 & 22556 AMENDOLA TERRACE, ASHBURN, VA 20148, LOUDOUN COUNTY

SUITE 165
881 SF

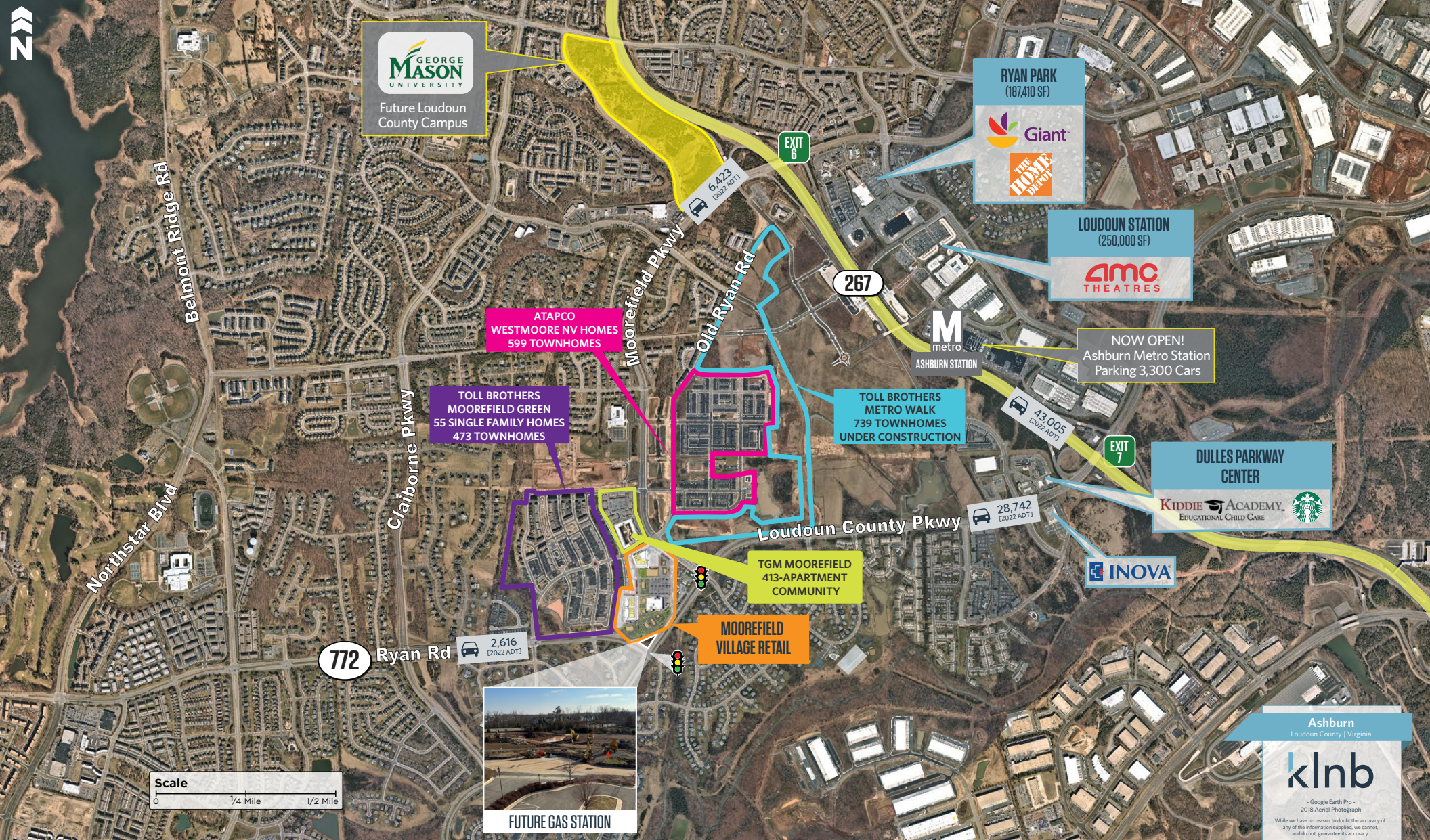
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CLOSE-UP

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Ashburn
Loudoun County | Virginia

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- Google Earth Pro -
2018 Aerial Photograph

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

AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

DALLON L. CHENEY

dcheney@klnb.com

703-268-2703

ALEX WILLNER

awillner@klnb.com

703-268-2718

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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klnb.com



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