

Van Metre

BROADLANDS PROFESSIONAL CENTER

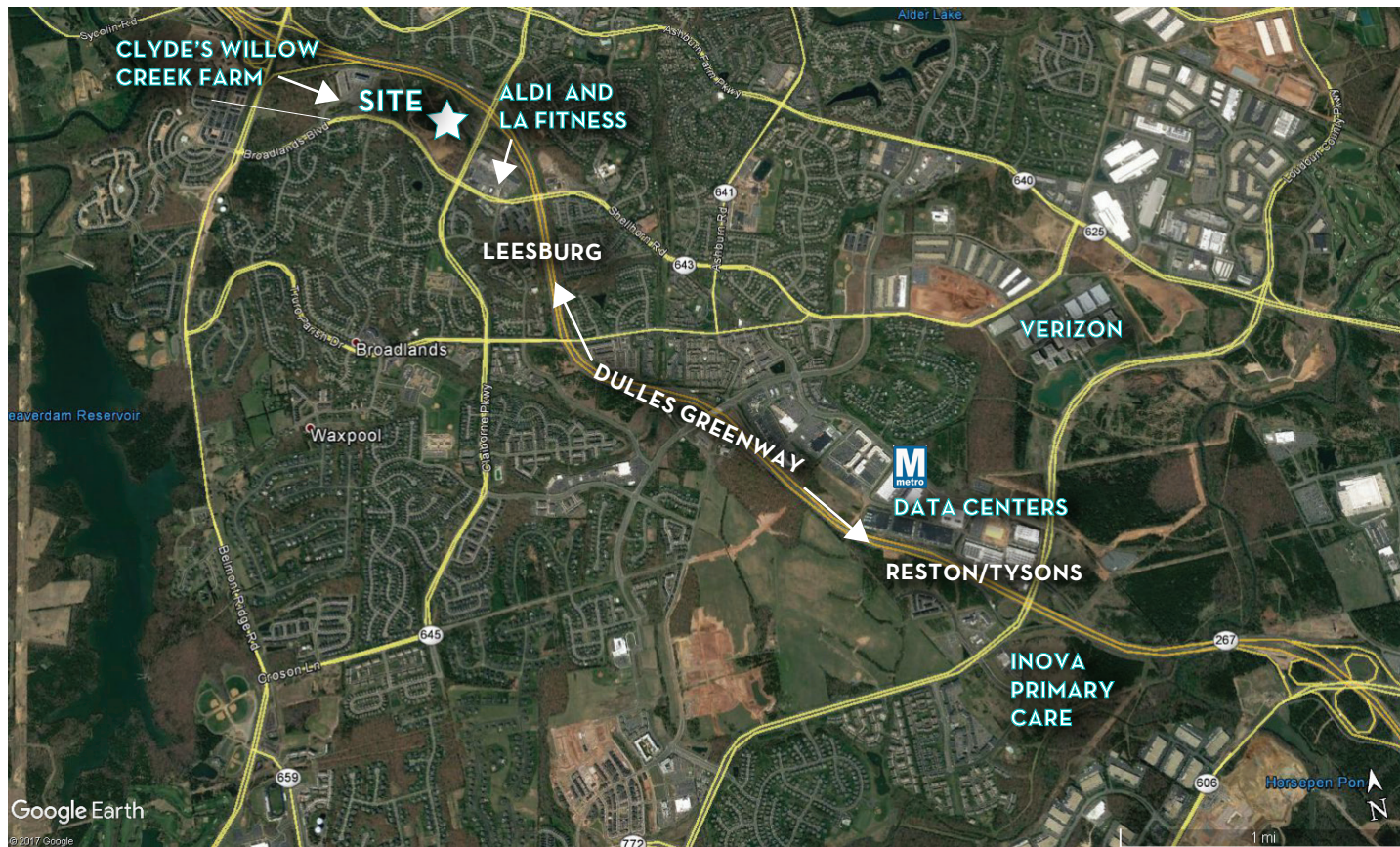
ASHBURN, VA

RENTAL SPACE AVAILABLE

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PROPERTY HIGHLIGHTS

Unique Location: 60 acres, zoned PD-OP, conveniently located at the Claiborne Parkway exit of the Dulles Greenway, adjacent to the 22,000 square foot Clyde's Willow Creek Farm restaurant. Property includes walking trails, wetlands, barns and a future Loudoun County Recreational Center.

Key Access & Visibility: Signalized intersection with right-in access off of Claiborne Parkway and full access off of Broadlands Boulevard, with monument signage opportunity.

Excellent Co-Tenancy: Existing Lidl grocery store, Royal Farms gas station, Van Metre Homes' offices and design center, and future professional offices and retail pad.

	1 mile	3 miles	5 miles
Population			
2019 Population	13,362	88,522	160,157
2024 Population	14,577	103,614	189,493
2019-2024 Annual Rate	1.76%	3.20%	3.42%
2019 Daytime Population	2,410	17,996	62,766
Households			
2019 Total Households	4,394	29,020	53,666
2024 Total Households	4,769	33,701	63,029
2019-2024 Annual Rate	1.65%	3.04%	3.27%
2019 Median Household Income	\$160,288	\$153,706	\$152,006

RENTAL SPACE AVAILABLE

Retail/restaurant pad site for lease.

Professional offices for lease on Broadlands Boulevard up to 20,000 square feet (Office B).

(34,000 2018 ADT)

Dulles Greenway Ramp

Van Metre Drive



Claiborne Parkway

(15,000 2018 ADT)

BROADLANDS VILLAGE CENTER
ALDI, LA FITNESS, STARBUCKS, AND BONEFISH GRILL

FUTURE LOUDOUN COUNTY RECREATION CENTER (115,000 SQ FT)

OFFICE F

OFFICE E

OFFICE D

ROYAL FARMS

CANOPY

PAD



Coopers Hawk Drive

OFFICE C

OFFICE B

Van Metre Homes

Great Egret Drive

White Pelican Drive

Broadlands Blvd. (6,600 2018 ADT)

CLYDE'S WILLOW CREEK FARM

BROADLANDS

Van Metre