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RETAIL FOR LEASE

- The interchange at Rte 7 and Ashburn Village Blvd is now open.
- Loudoun County is the most affluent county in the U.S. with a median household income of \$135,842 (2018).
- Loudoun is the 5th fastest growing county in the U.S. with 84% growth since 2000 (U.S. Census Bureau).

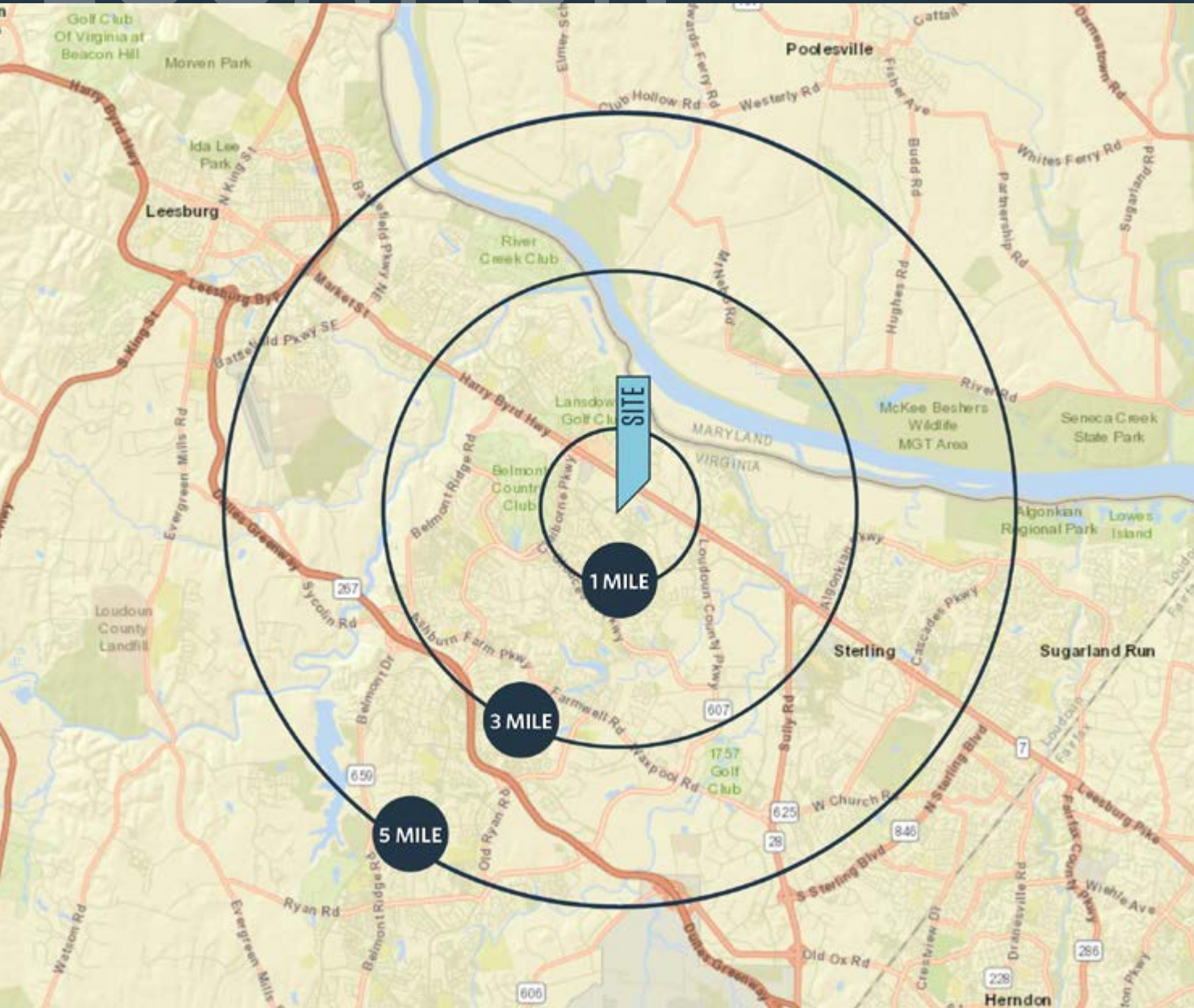
CRAIG CHENEY

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LOCATION

ASHBROOK COMMONS

20070 ASHBROOK COMMONS PLAZA, ASHBURN, VA 20147, LOUDOUN COUNTY



AVAILABLE SPACE:

SIZE	RATE	CONDITION	DELIVERY
1,202 SF	\$42.00 PSF NNN	AS-IS VANILLA SHELL	IMMEDIATE
2,000 SF	\$42.00 PSF NNN	AS-IS	IMMEDIATE
2,535 SF	\$43.00 PSF NNN	AS-IS VANILLA SHELL	IMMEDIATE
912 SF	\$32.00 PSF NNN	VANILLA SHELL	IMMEDIATE

*EST. NNN: \$8.02

DEMOGRAPHICS | 2017:

	1-MILE	3-MILE	5-MILE
Population	6,630	70,322	146,733
Daytime Population	5,019	18,532	73,481
Households	2,497	25,625	51,279
Average HH Income	\$131,913	\$148,845	\$153,038

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2017:

Route 7	93,000 ADT
Ashburn Village Blvd	12,000 ADT

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SITE PLAN

ASHBROOK COMMONS

2070 ASHBROOK COMMONS PLAZA, ASHBURN, VA 20147, LOUDOUN COUNTY

AVAILABLE SPACE

SIZE	RATE	CONDITION	TIMING
1,202 SF	\$42.00 PSF NNN*	"AS-IS" (VANILLA SHELL)	IMMEDIATE
2,000 SF	\$42.00 PSF NNN*	"AS-IS"	IMMEDIATE
2,535 SF	\$43.00 PSF NNN*	"AS-IS" (VANILLA SHELL)	IMMEDIATE
912 SF	\$32.00 PSF NNN*	"AS-IS" (VANILLA SHELL)	IMMEDIATE

*EST. NNN: \$8.02 PSF



OUTDOOR SEATING AVAILABLE



NEW INTERCHANGE AT RTE 7 & ASHBURN VILLAGE BLVD IS UNDER CONSTRUCTION AND WILL OPEN AUG. 2018.



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PHOTOS

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PHOTOS

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20070 ASHBROOK COMMONS PLAZA, ASHBURN, VA 20147, LOUDOUN COUNTY

Suite 3114 - 2,535 SF



Suite 119 - 2,000 SF



Suite 1199 - 912 SF



Suite 1191 - 1,202 SF



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FOR MORE INFORMATION, PLEASE CONTACT:

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