

7,769 SF
AVAILABLE

NOW OPEN!
KIRANA PASAL
HIMALAYAN
GROCERY &
MEAT CO.

YOUR SIGN
HERE

JOIN THESE RETAILERS



RETAIL FOR LEASE

- Located in the heart of Ashburn with an average HH income of \$198,797 (2023) 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

ccheney@klnb.com | 703-268-2705

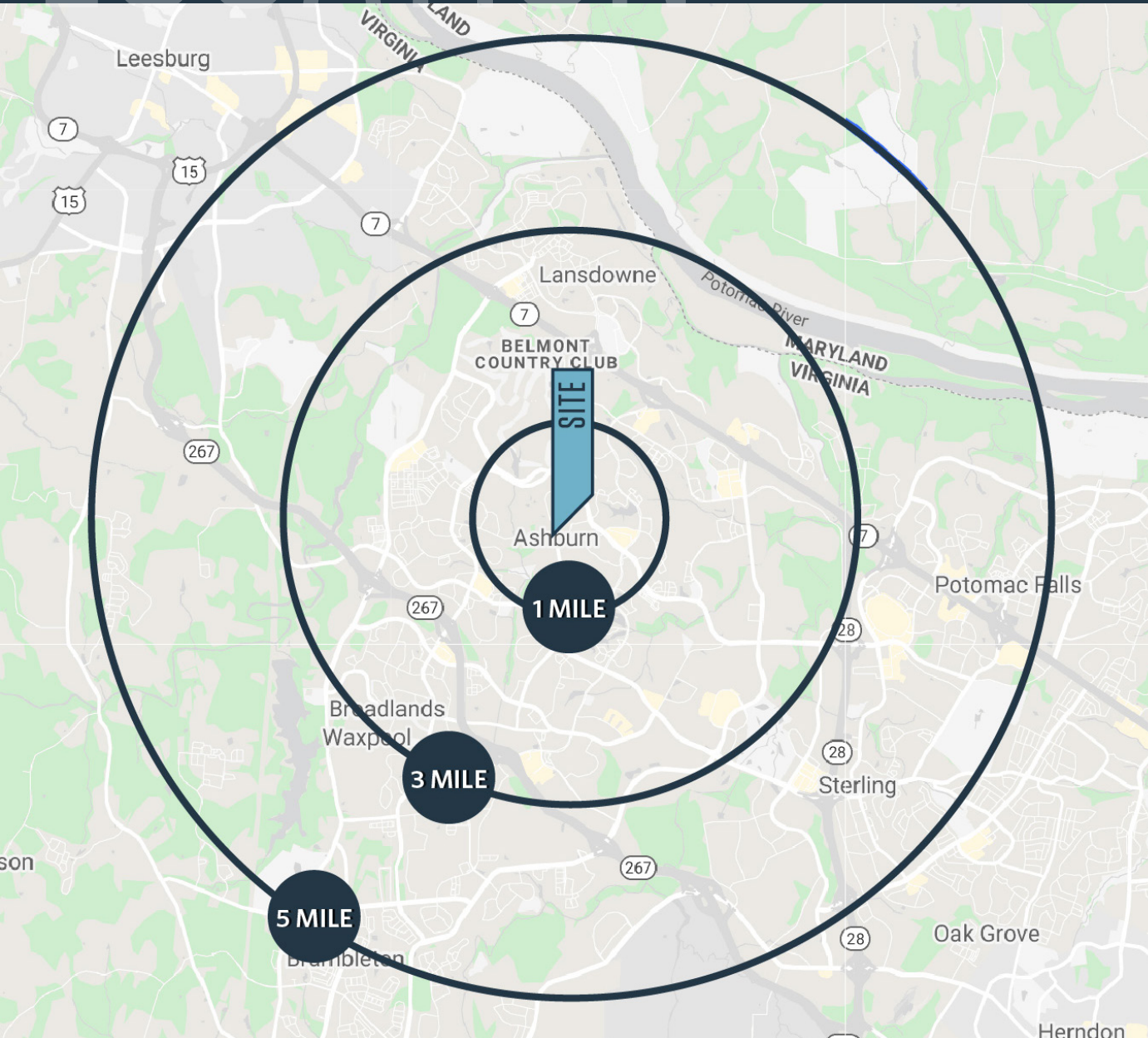
ALEX WILLNER

awillner@klnb.com | 703-268-2718

LOCATION

ASHBURN SQUARE

20630 ASHBURN RD, ASHBURN, VA 20147, LOUDOUN COUNTY



AVAILABLE SPACE:

SUITE	SIZE	RATE	CONDITION	DELIVERY
137	1,200 SF	NEGOTIABLE	VANILLA SHELL	IMMEDIATE
154	1,200 SF	NEGOTIABLE	VANILLA SHELL	IMMEDIATE
117-124	3,000 SF	NEGOTIABLE	VANILLA SHELL	IMMEDIATE
110	7,769 SF	NEGOTIABLE	VANILLA SHELL	IMMEDIATE

*Est NNN: \$8.50

DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
18,123	92,693	179,738
Daytime Population		
13,046	86,412	180,187
Households		
6,003	33,907	62,507
Average HH Income		
\$198,797	\$187,263	\$191,350
Median HH Income		
\$157,522	\$148,284	\$152,253

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Ashburn Rd.	6,598 ADT
Gloucester Pkwy	13,092 ADT

CRAIG CHENEY

ccheney@klnb.com | 703-268-2705

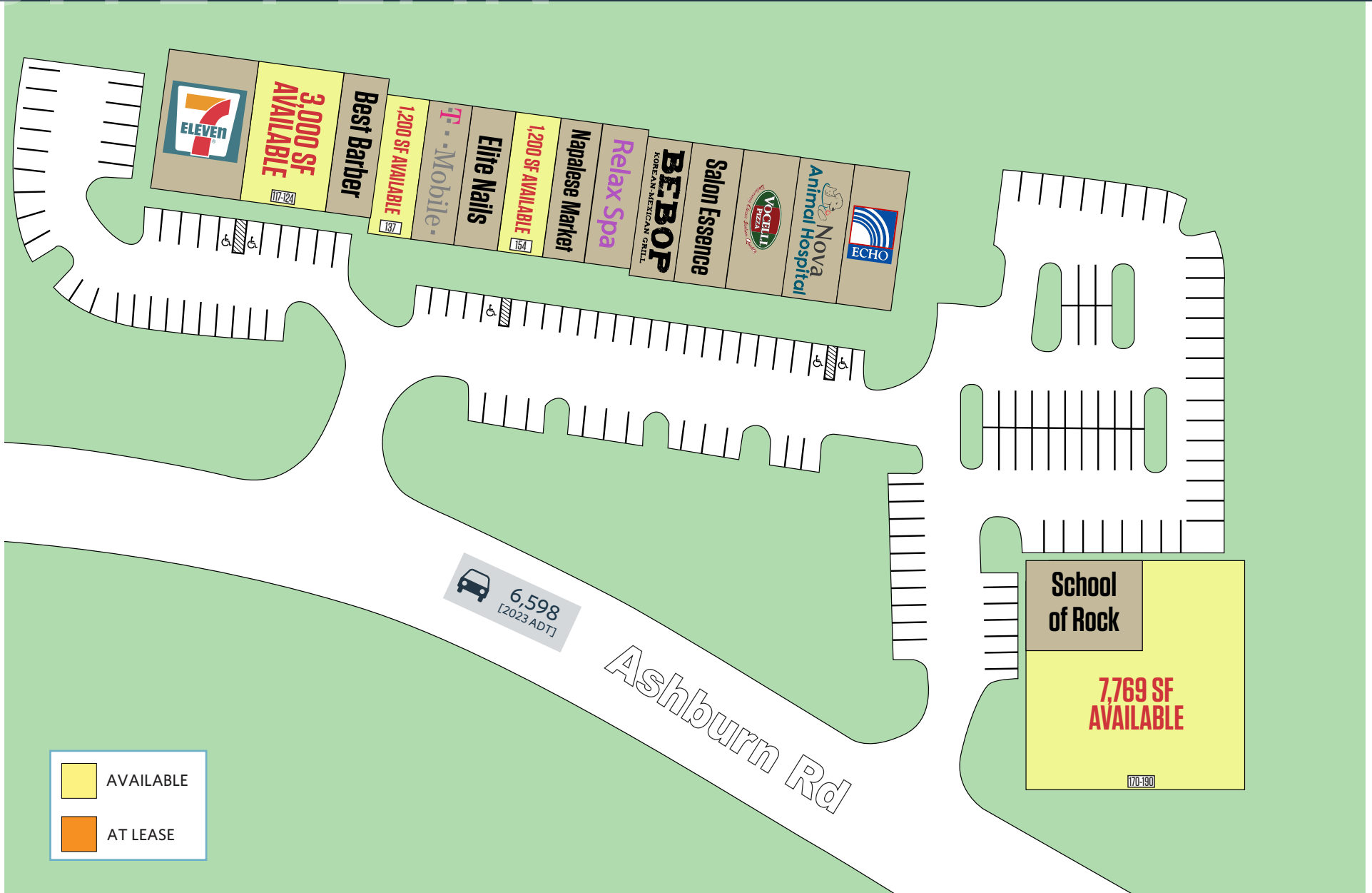
ALEX WILLNER

awillner@klnb.com | 703-268-2718



ASHBURN SQUARE

20630 ASHBURN RD, ASHBURN, VA 20147, LOUDOUN COUNTY



CRAIG CHENEY

ccheney@klnb.com | 703-268-2705

ALEX WILLNER

awillner@klnb.com | 703-268-2718

ASHBURN SQUARE

20630 ASHBURN RD, ASHBURN, VA 20147, LOUDOUN COUNTY



CRAIG CHENEY

ccheney@klnb.com | 703-268-2705

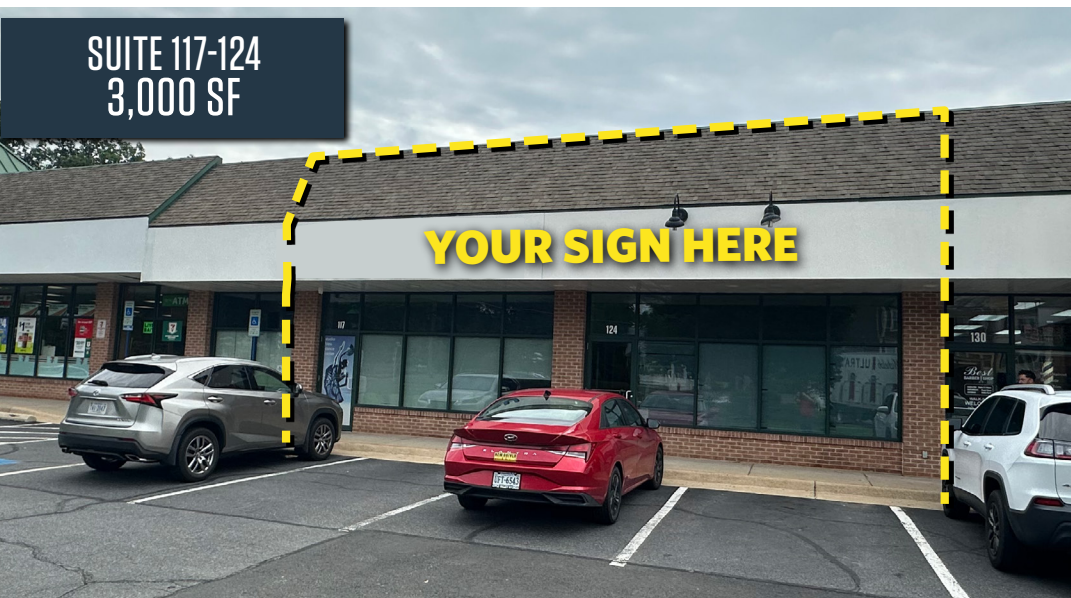
ALEX WILLNER

awillner@klnb.com | 703-268-2718

PHOTOS

ASHBURN SQUARE

20630 ASHBURN RD, ASHBURN, VA 20147, LOUDOUN COUNTY



CRAIG CHENEY

ccheney@klnb.com | 703-268-2705

ALEX WILLNER

awillner@klnb.com | 703-268-2718

klnb



ASHBURN SQUARE

20630 ASHBURN RD, ASHBURN, VA 20147, LOUDOUN COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

CRAIG CHENEY

ccheney@klnb.com | 703-268-2705

ALEX WILLNER

awillner@klnb.com | 703-268-2718

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.com/KLNBCRE

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.