

NEW REMARKABLE



LOCATION IS EVERYTHING

On-Site Metro

10,000+ Riders
Estimated Per Day

On-site bus transit facility

Garage Parking

Dulles Greenway Direct Access

Dulles International Airport

10 minute drive

Reston

15 minute drive

Washington DC

32 minute drive

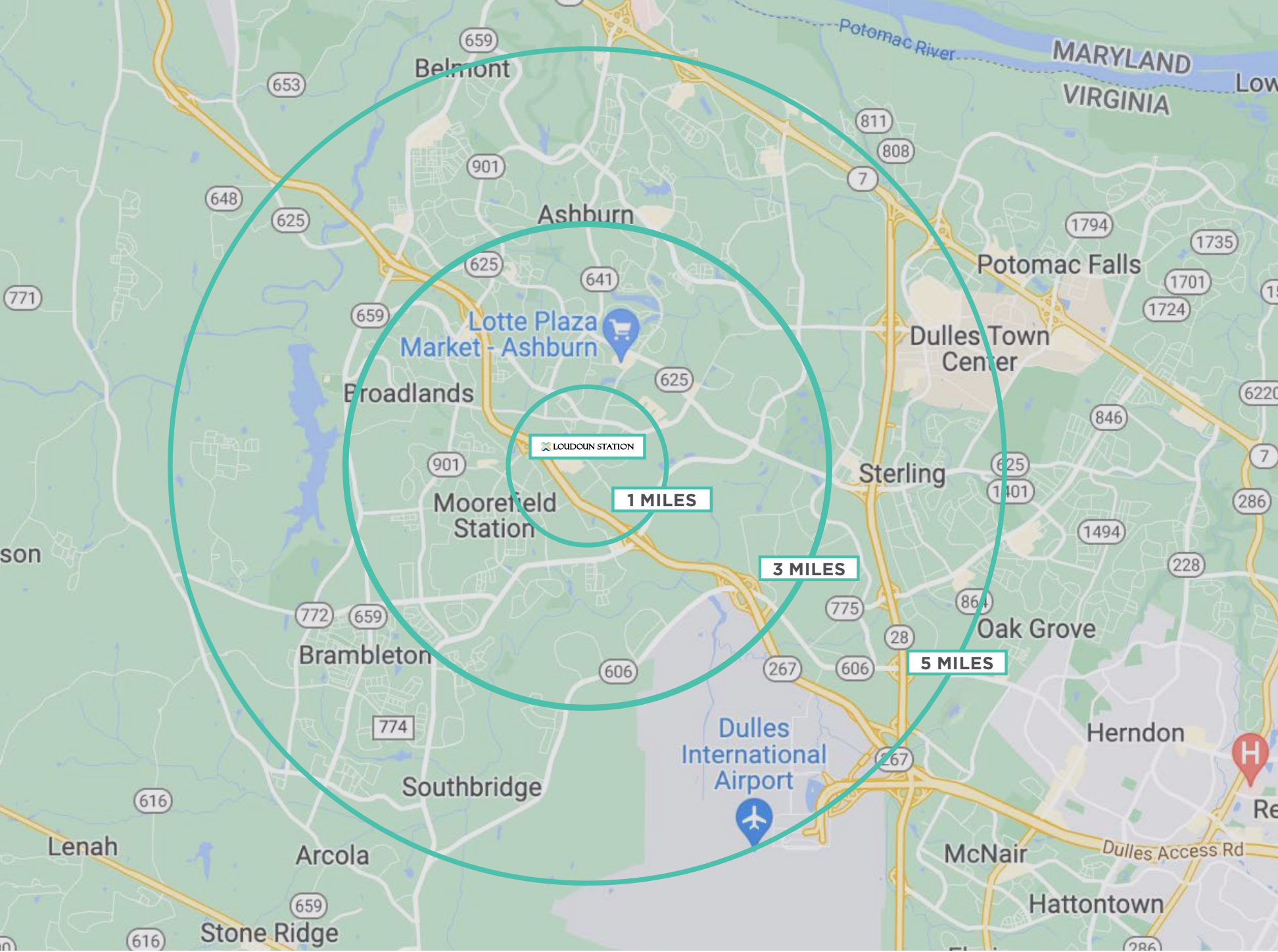
One seat Metro ride to DC



LOCATION AND DEMOGRAPHICS

1 MILES	3 MILES	5 MILES
POPULATION		
12,966	84,991	186,922
DAYTIME POPULATION		
9,736	82,280	199,938
HOUSEHOLDS		
4,799	28,992	64,019
AVERAGE HH INCOME		
\$184,741	\$223,464	\$212,374
MEDIAN HH INCOME		
\$150,185	\$193,274	\$179,518
MEDIAN AGE		
34	38	37

TRAFFIC COUNTS 2026
Dulles Toll Road: 44,000 AADT
Shellhorn Road: 10,000 AADT

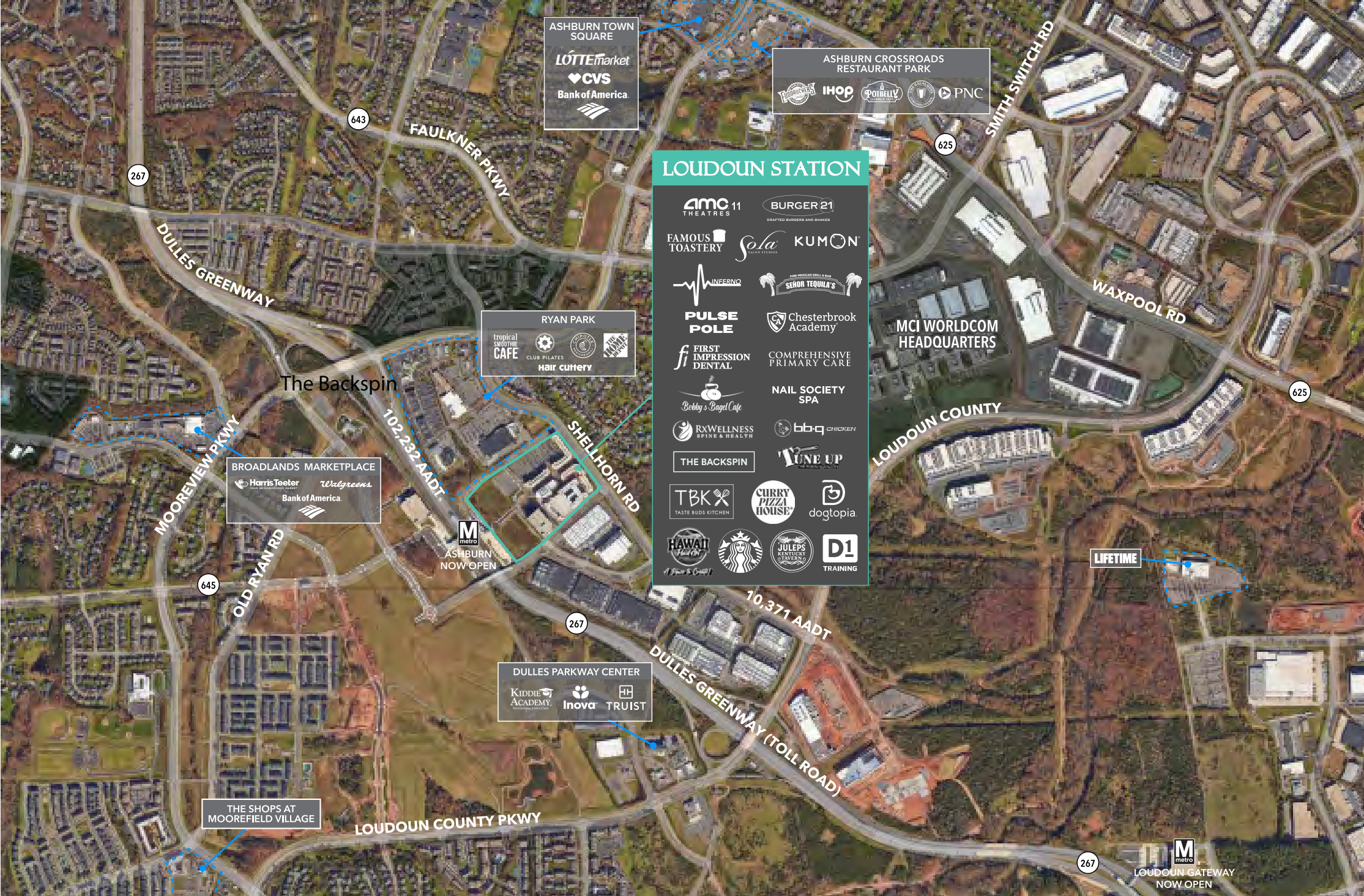




LOUDOUN STATION SITE PLAN

TENANT	BUILDING & SUITE	SIZE (SF)
Comprehensive Primary Care	A 160N	2,687
AVAILABLE	A 140N	1,825
D1 Training	A 120N	4,360
First Impression Dental	A 100N	2,323
Bobby's Bagel	A 175S	1,928
AVAILABLE	A 150S	1,571
TuneUp The Manly Salon	A 125S	1,459
Burger 21	A 100S	3,286
Famous Toastery	D 150N	4,619
RX Wellness Spine & Health	D 100N	2,585
Pulse Inferno	D 165S	3,524
Pulse Pole	D 180S	1,423
Senor Tequila's	D 100S	6,128
The Backspin	B100N	12,034
Kumon	B 100S	2,080
Nail Society Spa	B 140S	1,657
AVAILABLE	B 145S	1,398
bb.q Chicken	B 150S	3,005
Julep Kentucky Tavern	C 150	6,470
Hawaii Fluid Art	C 100	1,630
AMC Theatre		53,601
Dogtopia	E 100	5,610
AVAILABLE	E 110	6,381
Sola Salon Studios		6,364
Starbucks	F 100	1,877
Taste Buds Kitchen	F 110	2,662
Curry Pizza House	F 120	2,109
Chesterbrook Academy	Garage Retail	18,000

AREA
MAP





ASHBURN STATION

A growing residential hub anchored by the Silver Line Metro, surrounded by thousands of existing and planned housing units.

GRAMERCY DISTRICT

Moorefield Station

600-acre mixed-use development featuring 6,000+ homes, millions of square feet of commercial and office space, a 27-acre transit center, parks, and trails.

Metro Walk at Moorefield Station | Toll Brothers

A luxury condominium community of 182 condos with high-end finishes and premium amenities.

Avention Moorefield

A 425-unit, six-story apartment community by Avention Companies at 43601 Charitable Street.

MOOREFIELD AREA

Ashburn Station Village

A 224-unit residential community offering a mix of housing types, including affordable options, with bike paths, open space, and transit-supportive amenities.

Paragon Homes Townhomes (Proposed)

Paragon Homes Inc. recently filed for a rezoning to build up to 50 townhouses on nearly five acres near the station.

SILVER DISTRICT WEST

Silver District West (Planned)

A major mixed-use district delivering approximately 4,000 residential units and over 1 million square feet of office and retail space.

IT'S A
LIFESTYLE

Thriving lifestyle destination that appeals to everyone, from foodies to movie-lovers to dog walkers

Loudoun Station is an expanding, mixed-use, transit-oriented development

Surrounded by diverse dining and services

Home of Loudoun Economic Development Authority

Metro now open

Ample parking and on-site access to Metro's Silver line and major thoroughfares

District Park provides a central green and plaza, playground, splashpad and amphitheater

Community events





LOUDOUN STATION NEIGHBORHOOD

Loudoun Station Is the Only Transit-oriented, Mixed-Use Development in Loudoun County

A limited collection of exclusive residences, premier office buildings, exciting retail including national brands, District Park, ample parking, and an inspiring hotel. Loudoun Station is conveniently located at the terminus of Metro's Silver Line.

Currently, Loudoun Station has 690,000 square feet of mixed-use development completed. What makes Loudoun Station METRO + METROPOLITAN?

173,000 SF Restaurants, Shops,
and Retail

900+ Residential Units

517,000 SF Class A Office

3,900 Metro Garage Parking Spaces

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