

VILLAGE CENTER AT ROUND HILL

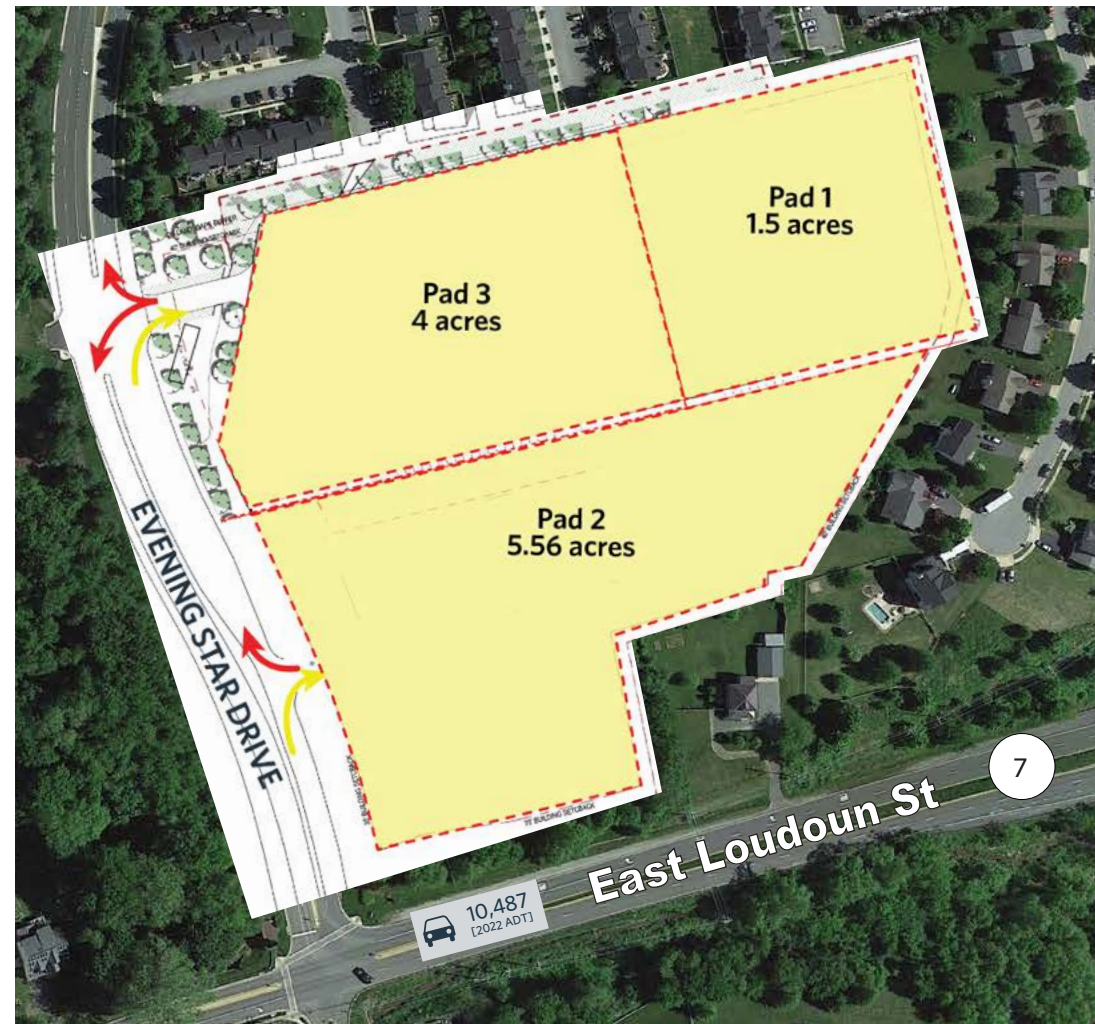


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EVENING STAR DR & E LOUDOUN ST | ROUND HILL, VA 20141 | LOUDOUN COUNTY

RETAIL FOR LEASE

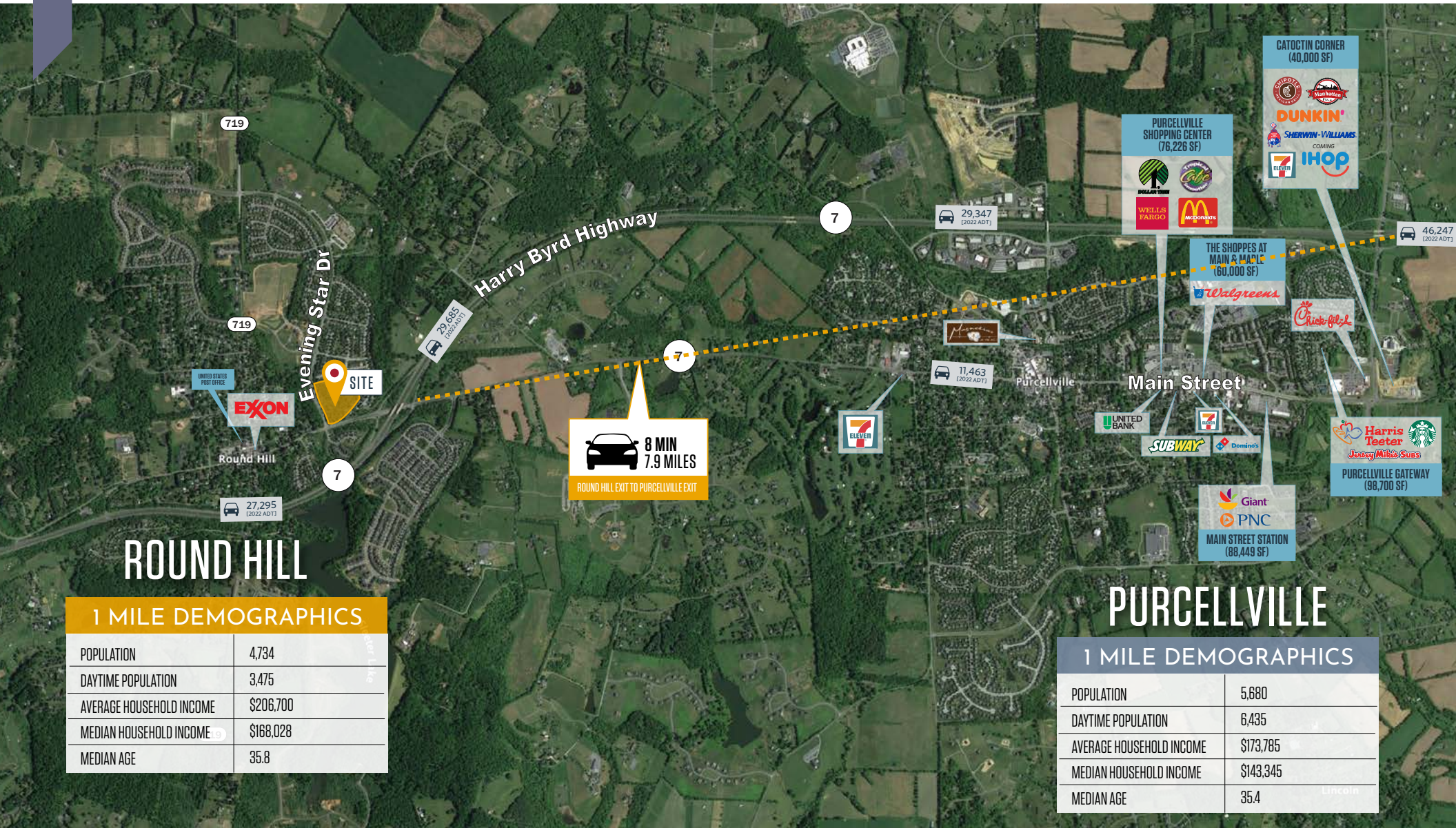
- Rare retail pad opportunities available in Round Hill, VA!
- The Round Hill trade area is just west of Purcellville and enjoys an average household income of \$206,700 per year within a 1 mile radius.
- Missing in the market are restaurants, day care, drug store, medical, and other retailers.
- Zoned PD-CC



CLOSE-UP AERIAL



DRIVE-TIME AERIAL



ROUND HILL

1 MILE DEMOGRAPHICS

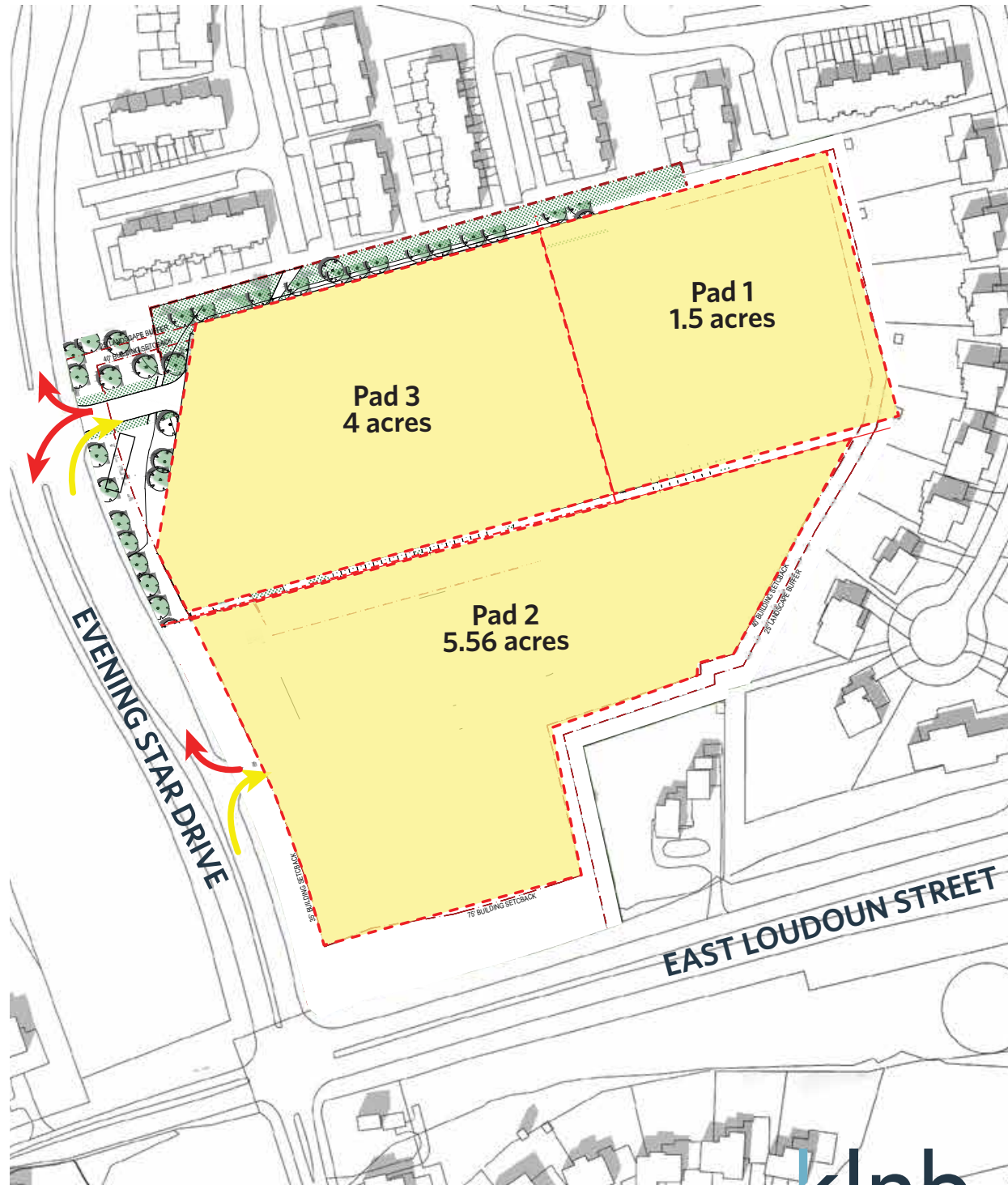
POPULATION	4,734
DAYTIME POPULATION	3,475
AVERAGE HOUSEHOLD INCOME	\$206,700
MEDIAN HOUSEHOLD INCOME	\$168,028
MEDIAN AGE	35.8

PURCELLVILLE

1 MILE DEMOGRAPHICS

POPULATION	5,680
DAYTIME POPULATION	6,435
AVERAGE HOUSEHOLD INCOME	\$173,785
MEDIAN HOUSEHOLD INCOME	\$143,345
MEDIAN AGE	35.4

SITE PLAN





VILLAGE CENTER AT ROUND HILL

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