



# MOOREFIELD VILLAGE RETAIL

22621 & 22556 AMENDOLA TERRACE, ASHBURN, VA 20148, LOUDOUN COUNTY



SUITE 153  
2,500 SF AVAILABLE

YOUR SIGN

JUST SIGNED!

Lemongrass Thai



VIEW ID PLANS

BUILDING H  
22621 AMENDOLA TERRACE

## JOIN THESE RETAILERS:



- 1 mile away from Ashburn Metro Station.
- TGM Moorefield is a 3-story luxury apartment complex offering 413 residential units with first floor retail/service space.
- In the middle of Loudoun Counties major growth area with an average household income of \$246,945 (Esri, 2025) within a 3-mile radius.
- Gas station coming at the intersection of Loudoun County Pkwy. & Ryan Rd. along with additional retailers.

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

ALEX WILLNER

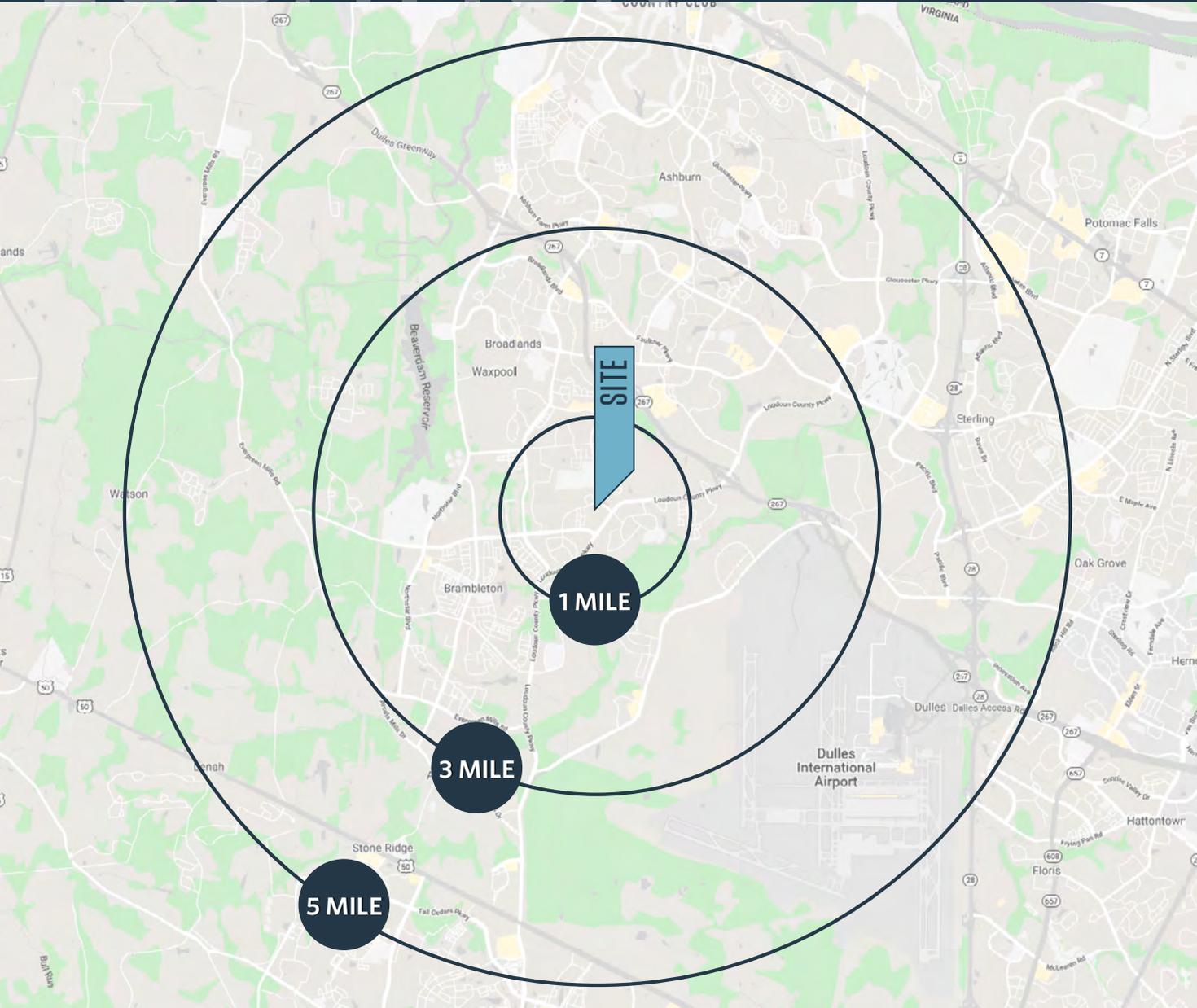
awillner@klnb.com | 703-268-2718

klnb.com

# LOCATION

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## DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
14,474	85,451	166,494
Daytime Population		
9,353	72,155	167,688
Households		
4,544	27,503	55,535
Average HH Income		
\$247,853	\$246,945	\$229,972

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

Mooreview Parkway	5,052 ADT
Ryan Road	12,835 ADT
Loudoun County Parkway	23,679 ADT

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# SITE PLAN

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## AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
SUITE 153 2,500 SF	\$35.00 PSF NNN	VANILLA SHELL (FORMER EDUCATION CENTER)	IMMEDIATE
*Est. NNN: \$9.56 PSF			

AVAILABLE
  AT LEASE
  LEASED



FUTURE GAS STATION

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

ALEX WILLNER

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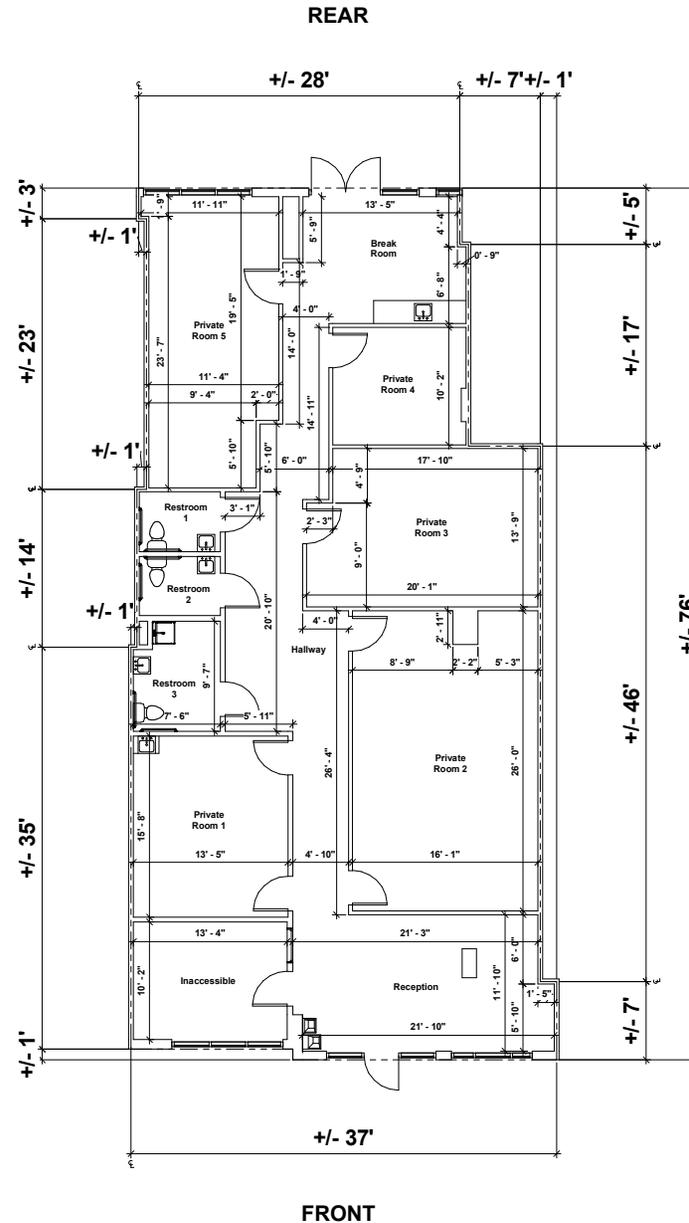
# SPACE PLAN

# MOOREFIELD VILLAGE RETAIL

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**SUITE 153**  
**2,500 SF**

**VIEW ID PLANS**



**DALLON L. CHENEY**

dcheney@klnb.com | 703-268-2703

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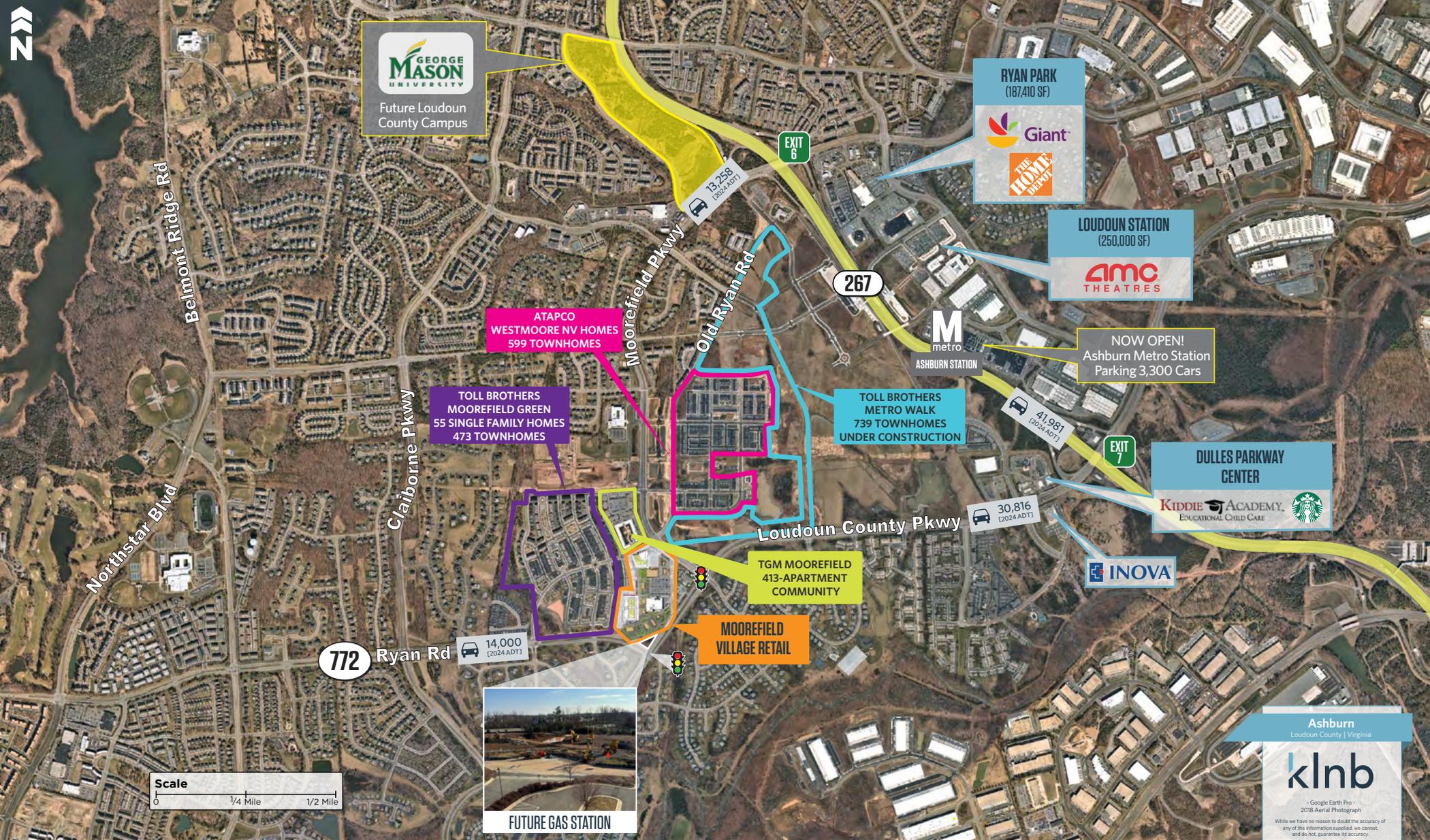
awillner@klnb.com | 703-268-2718



# CLOSE-UP

# MOOREFIELD VILLAGE RETAIL

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Ashburn  
Loudoun County | Virginia

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- Google Earth Pro -  
2018 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.





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## FOR MORE INFORMATION, PLEASE CONTACT:

### DALLON L. CHENEY

dcheney@klnb.com

703-268-2703

### ALEX WILLNER

awillner@klnb.com

703-268-2718

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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