



RETAIL PROPERTY FOR LEASE

ASHBURN TOWN SQUARE

43930 FARMWELL ROAD, ASHBURN, VA 20148





OFFERING SUMMARY

Available SF:	10,297 SF
Lease Rate:	Negotiable
Building Size:	76,756 SF

AVAILABLE SPACES	SF
11	10,297 SF

PROPERTY OVERVIEW

The 76,756 square foot grocery anchored, regional lifestyle center is located just three miles from the Washington Dulles International Airport. Anchored by Lotte Plaza and CVS, Ashburn Town Square boasts a diversified tenant roster to include popular dining choices, along with local and national specialty shops.

PROPERTY HIGHLIGHTS

- Loudoun County is one of the fastest growing and wealthiest counties in the United States.
- The average household income within a 5-mile radius is \$182,429.
- Employment in the county is expected to grow by more than 123% by 2030, mainly in the professional and business services.
- Minutes from major businesses like Verizon, Cisco Systems, Xerox and Raytheon

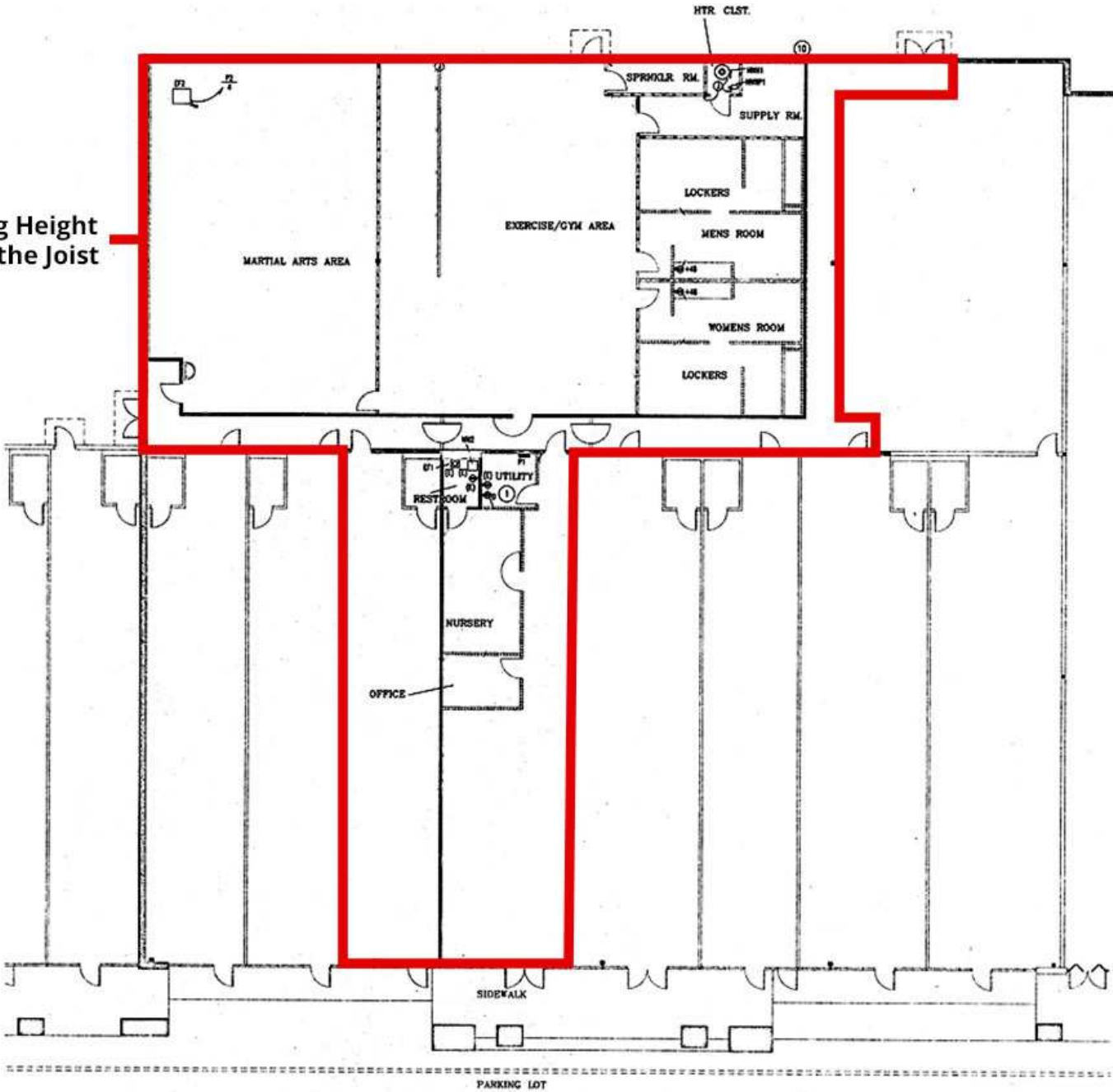
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FLOOR PLAN



Ceiling Height
19' to the Joist



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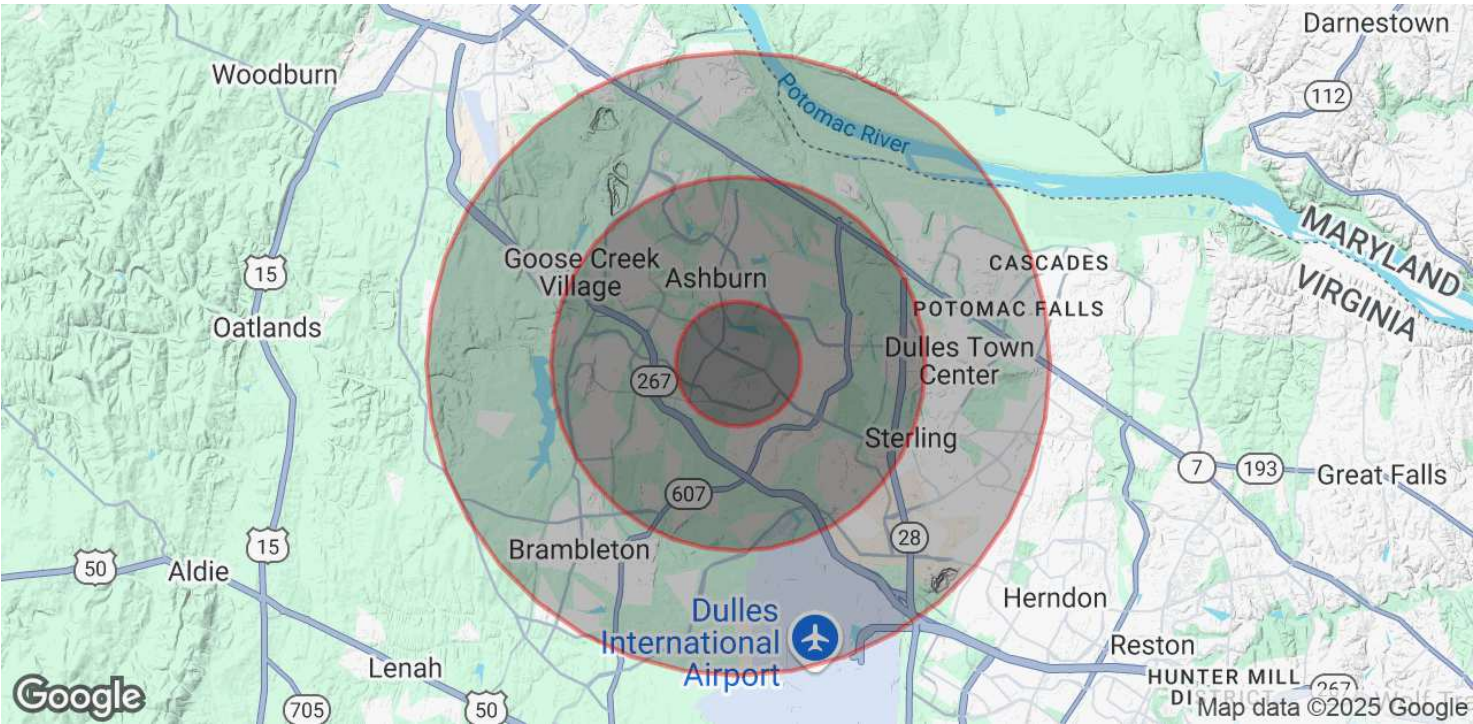
SITE PLAN



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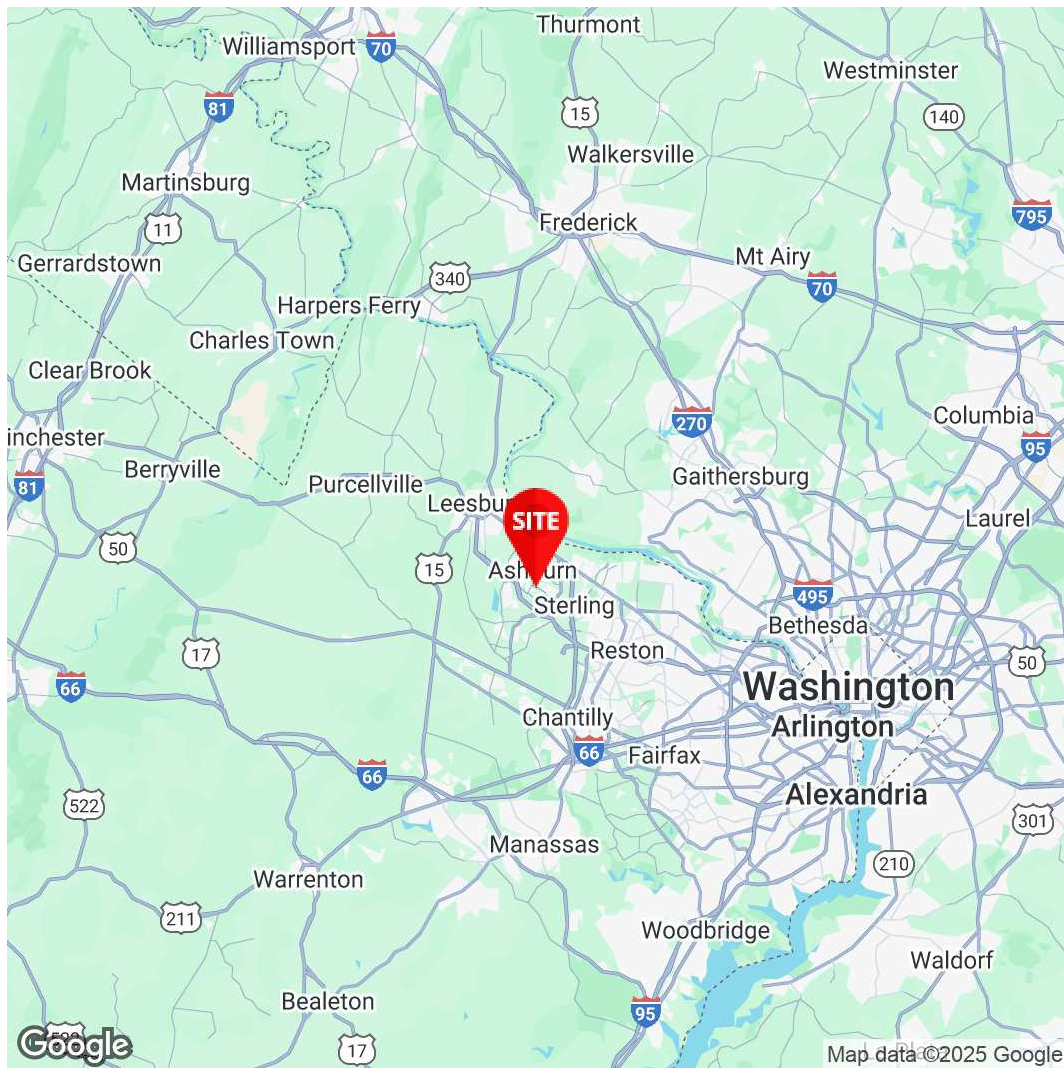
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,862	89,467	180,652
Average Age	33.7	33.6	34.0
Average Age (Male)	32.8	33.1	33.7
Average Age (Female)	34.4	34.0	34.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,462	30,280	61,228
# of Persons per HH	3.4	3.1	3.0
Average HH Income	\$190,978	\$188,338	\$182,429
Average House Value	\$576,473	\$574,477	\$615,700

2020 American Community Survey (ACS)



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