

# 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

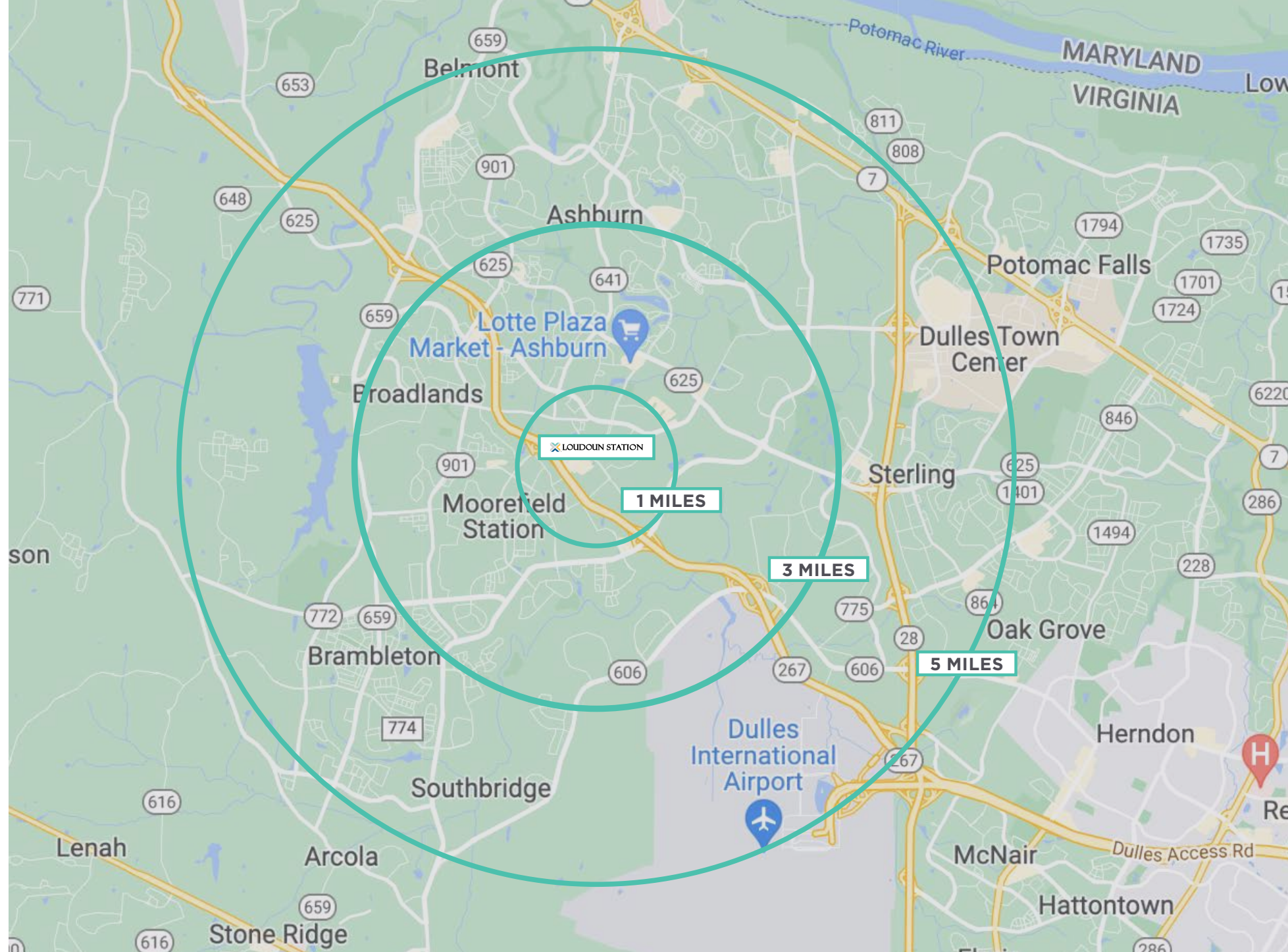
One seat Metro ride to DC



# LOCATION AND DEMOGRAPHICS

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

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

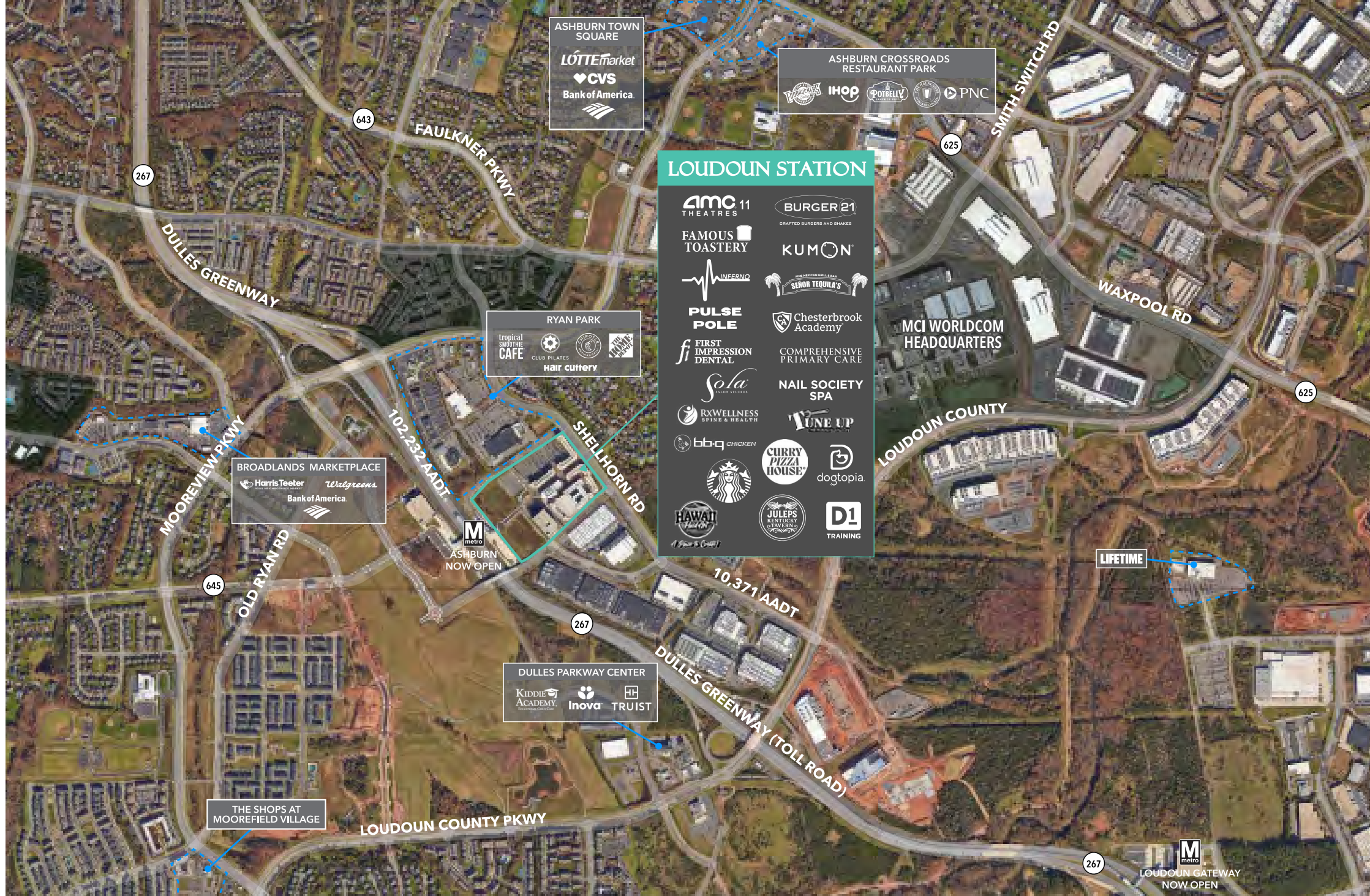


# LOUDOUN STATION SITE PLAN



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
AVAILABLE	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
Burger 21	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
AT LEASE	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



COMSTOCK



LOUDOUNSTATION.COM



# 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

# CONTACT

**JESSY TOOR**

jtoor@comstock.com  
703.230.1144

**PATRICIA SUTHERLAND**

psutherland@comstock.com  
703.230.1298

**TONY THUR**

tthur@willardretail.com  
240.762.6060 direct  
443.534.3204 mobile

**CHRIS WILKINSON**

cwilkinson@willardretail.com  
301.657.7330 direct  
760.702.5208 mobile

