

The Pavilion at Ashburn Station

43635 Greenway Corporate Drive, Ashburn VA 20147

Located at the Ashburn Station Metro Site!



THE SPACE

Location	43635 Greenway Corporate Drive, Ashburn, VA, 20147
County	Loudoun
Square Feet	30,000
Annual Rent PSF	\$25.00
Lease Type	NNN

HIGHLIGHTS

- #1 Location in Loudoun County, 500 ft From Ashburn Station Metro
- 30,000 SF Pavilion with Full Size Basketball Court, Volleyball, Offices, Classrooms, Etc.
- Fully Built-Out!
- Full Commercial Kitchen and Amenities



POPULATION

1 MILE	3 MILE	5 MILE
13,597	88,556	161,439



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$152,585	\$182,770	\$166,516



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
4,759	28,611	54,554



ST THERESA SCHOOL

BROAD RUN HIGH SCHOOL

641

640

643

DISCOVERY ELEMENTARY SCHOOL

640

Logos for Dollar Tree, Bonefish Grill, USPS, Wendy's, Starbucks, and ALDI.

Logos for Harris Teeter, Great Clips, UPS, TopKick, JOY, and Starbucks.

Logos for Red Robin and United Bank.

Logos for Subway and Kaiser Permanente.

Logos for Wells Fargo, Exxon, Buffalo Wing Factory, Advance Auto Parts, and Sunoco.

Logos for CVS, M&T Bank, Jiffy Lube, and KFC.

Logos for IHOP, SunTrust, PNC, and other services.

Logos for Ashburn Ice House, Anita's, Shell, and Navy Federal Credit Union.

Logos for Embassy Suites, Five Guys, and Homewood Suites.

Logos for Blend Coffee Bar, Rubino's Pizzeria, and other food services.

Logos for Taco Bell and McDonald's.

Logo for Kaiser Permanente.

643

Logo for Wells Fargo and Exxon.

625

Logo for Chipotle Mexican Grill.

Logos for Giant, LaVida massage, and Tanora.

Logo for The Home Depot.

Logo for Sakura Grill.

645

Logo for Walgreens.

BROADLANDS ASSOCIATION

Logo for Bank of America.

MOOREFIELD STATION ELEMENTARY SCHOOL

Ashburn Station Metro

THE PAVILION

SUBJECT PROPERTY

Logos for Title 21, AMC Famous Toastery, FVCbank, Kumon, and Black Finn.

Logos for Hilton Garden Inn, Aloft Hotels, Exxon, Uppy!, and Starbucks.

Logo for Domino's.

Logo for Allstate.

Logo for Harris Teeter.

772

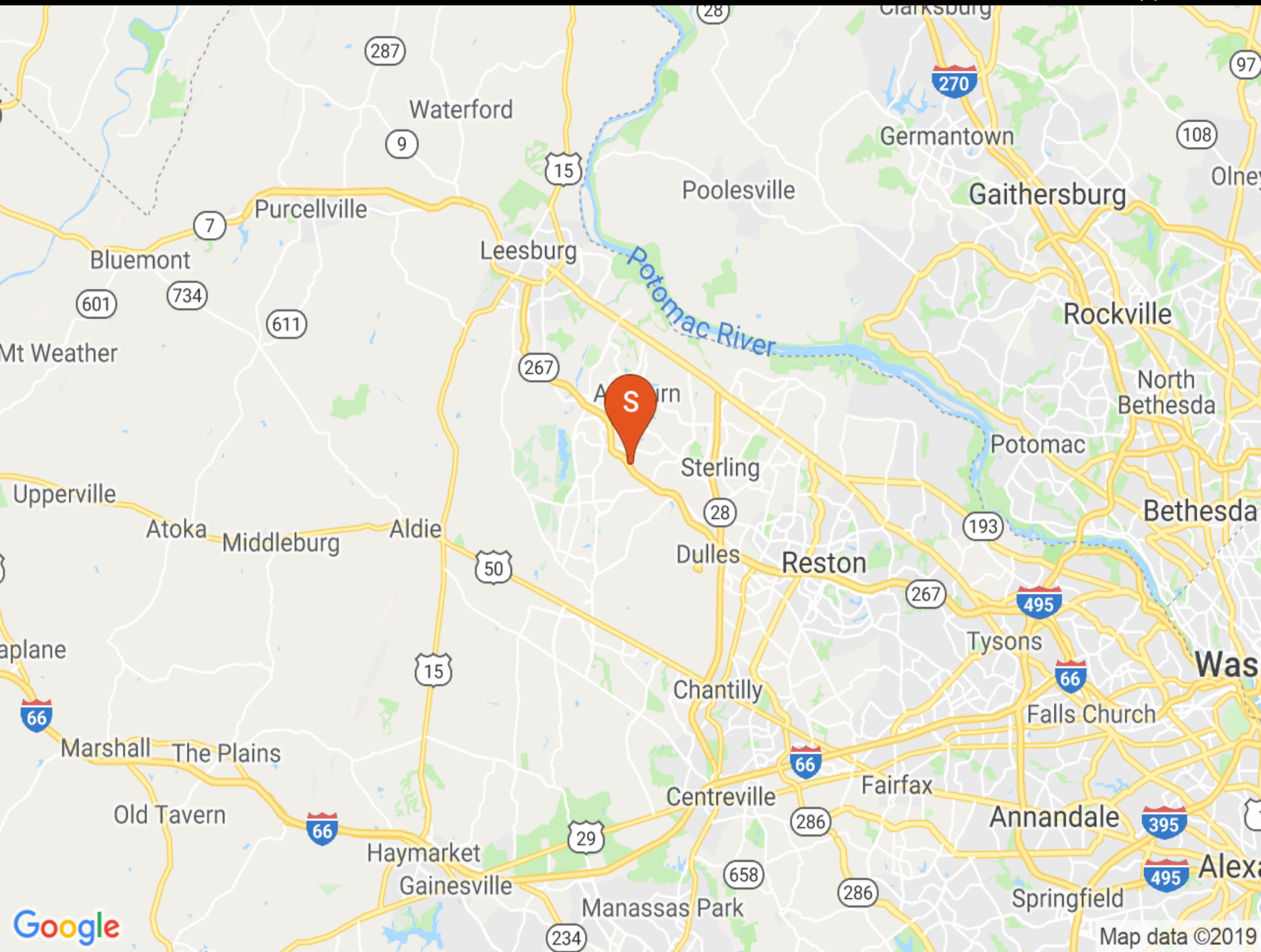
Logo for ExtraSpace Storage.

Logo for BB&T.

Logo for INOVA.

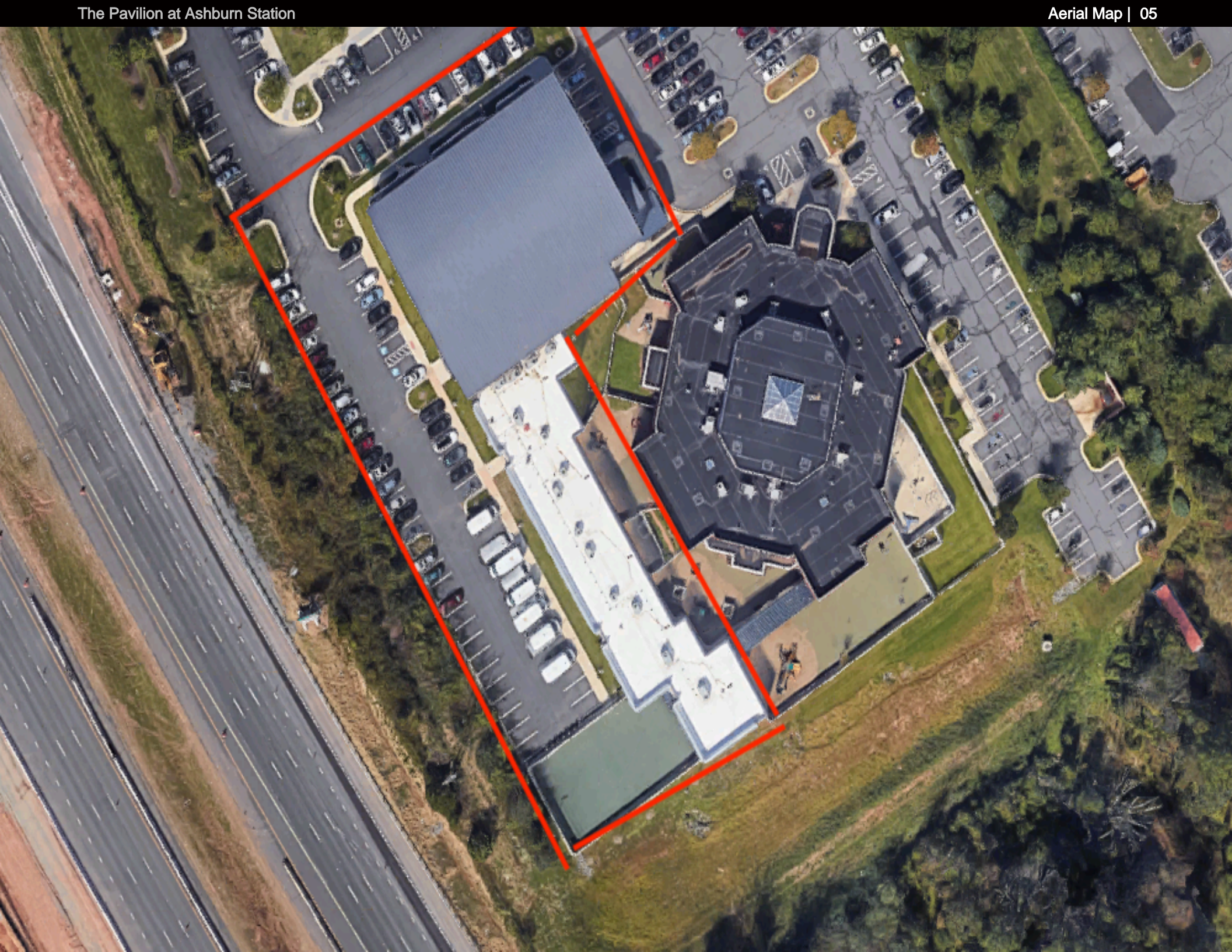
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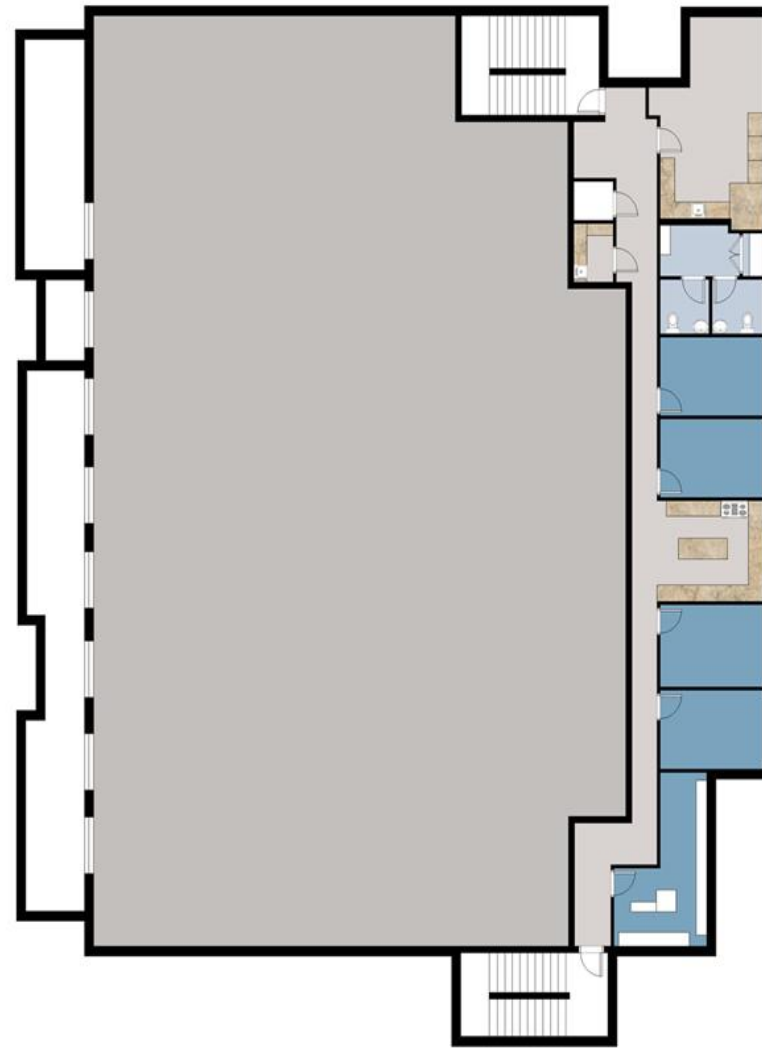




FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

43635 Greenway Corporate Drive, Ashburn, VA

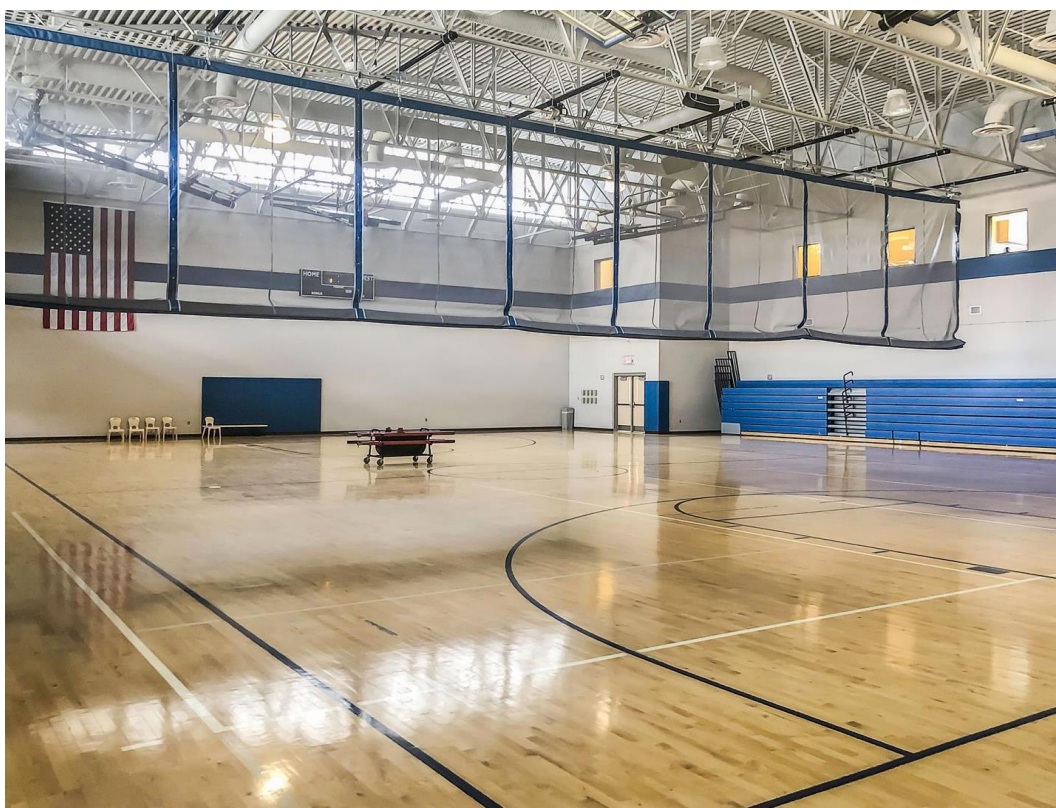


SECOND FLOOR PLAN

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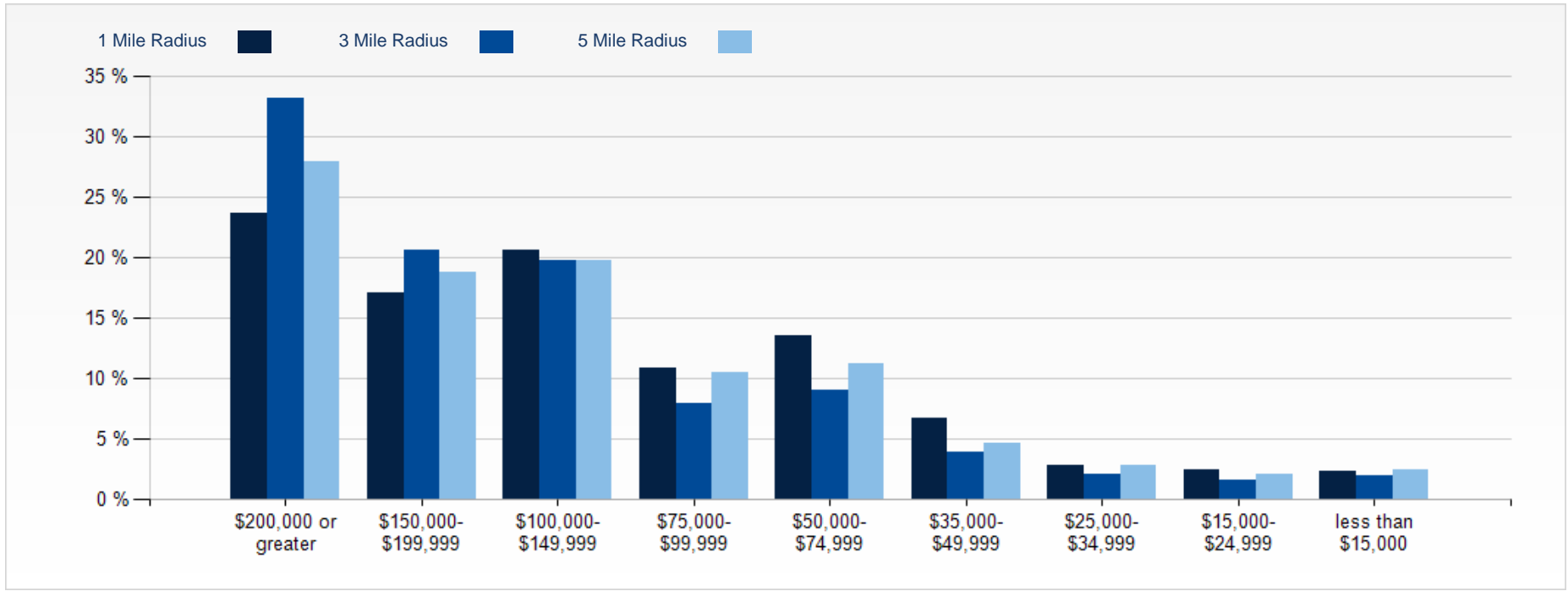


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,017	25,357	54,393
2010 Population	8,567	61,163	114,230
2019 Population	13,597	88,556	161,439
2024 Population	16,898	105,679	190,216
2019 African American	1,303	6,259	12,714
2019 American Indian	46	192	417
2019 Asian	4,532	26,752	42,193
2019 Hispanic	1,598	8,576	23,707
2019 White	6,542	48,465	88,809
2019 Other Race	484	2,488	9,058
2019 Multiracial	686	4,354	8,123
2019-2024: Population: Growth Rate	22.20 %	18.00 %	16.70 %

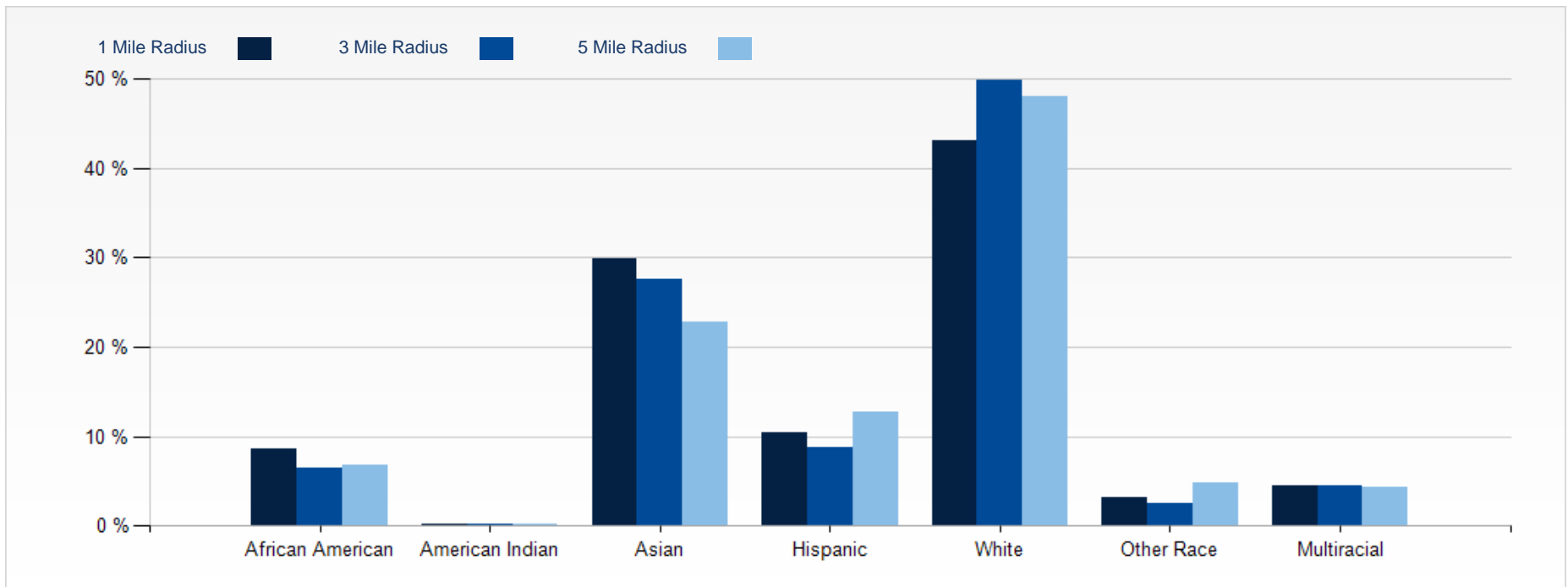
2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	110	548	1,308
\$15,000-\$24,999	116	455	1,092
\$25,000-\$34,999	130	595	1,494
\$35,000-\$49,999	321	1,120	2,527
\$50,000-\$74,999	646	2,594	6,140
\$75,000-\$99,999	516	2,260	5,732
\$100,000-\$149,999	982	5,645	10,767
\$150,000-\$199,999	814	5,890	10,240
\$200,000 or greater	1,124	9,504	15,252
Median HH Income	\$122,442	\$156,707	\$138,766
Average HH Income	\$152,585	\$182,770	\$166,516

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	719	8,495	19,834
2010 Total Households	2,967	20,191	39,188
2019 Total Households	4,759	28,611	54,554
2024 Total Households	5,897	33,864	63,756
2019 Average Household Size	2.86	3.10	2.96
2000 Owner Occupied Housing	615	7,216	15,474
2000 Renter Occupied Housing	53	1,055	3,744
2019 Owner Occupied Housing	2,727	22,599	41,309
2019 Renter Occupied Housing	2,031	6,013	13,245
2019 Vacant Housing	208	1,197	2,093
2019 Total Housing	4,967	29,808	56,647
2024 Owner Occupied Housing	3,262	26,818	48,924
2024 Renter Occupied Housing	2,635	7,046	14,832
2024 Vacant Housing	249	1,456	2,383
2024 Total Housing	6,146	35,320	66,139
2019-2024: Households: Growth Rate	21.90 %	17.15 %	15.85 %

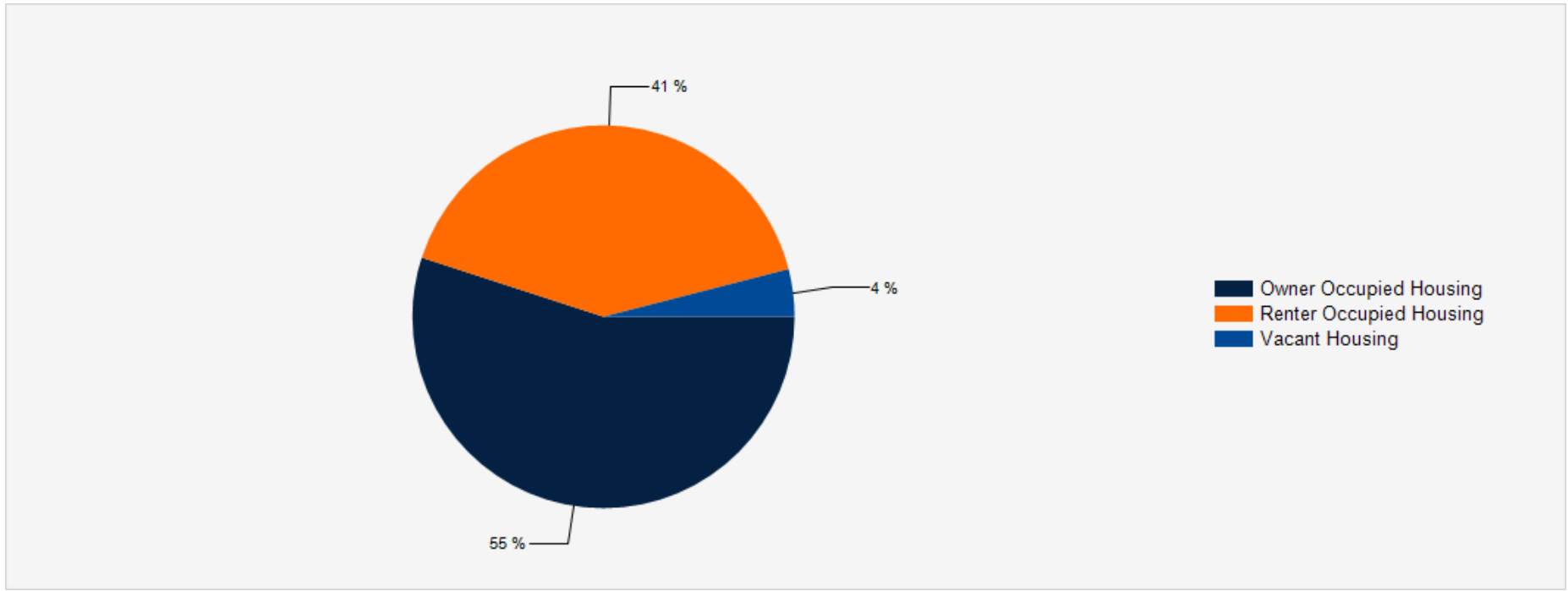
2019 Household Income



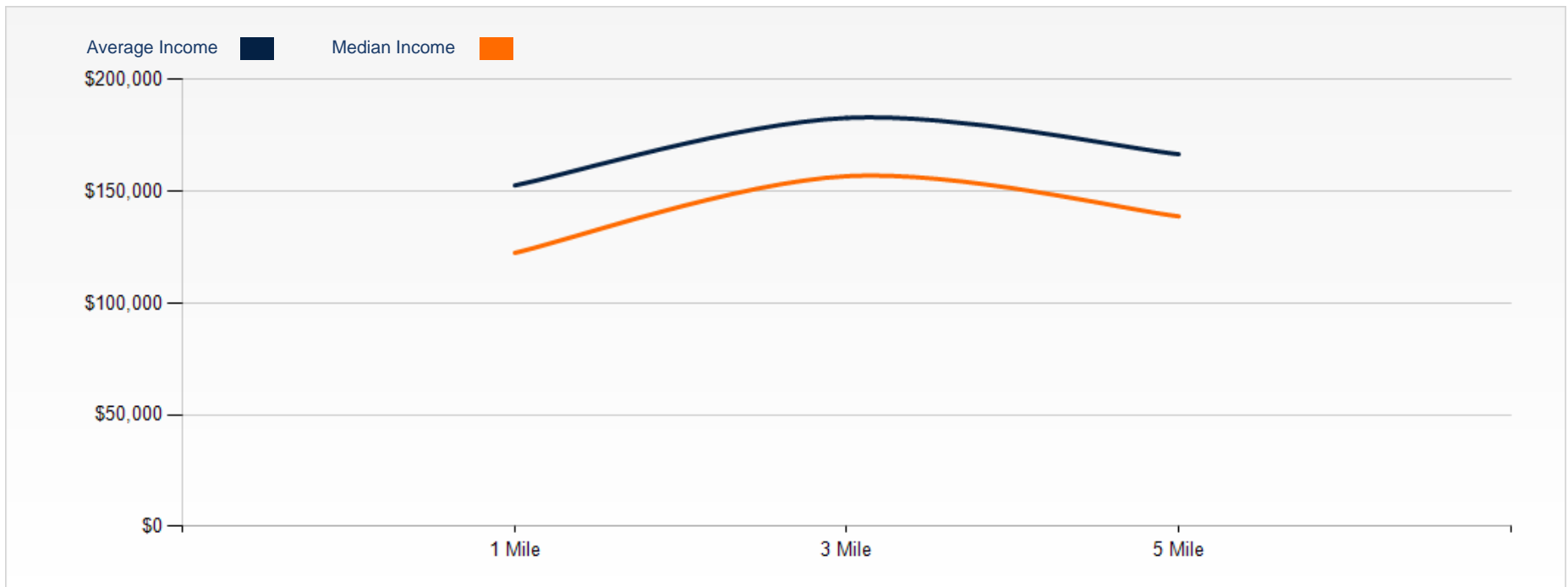
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



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