



## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- The interchange at Rte 7 and Ashburn Village Blvd is now open.
- Loudoun County is the most affluent county in the U.S. with a median household income of \$135,842 (2018).
- Loudoun is the 5th fastest growing county in the U.S. with 84% growth since 2000 (U.S. Census Bureau).

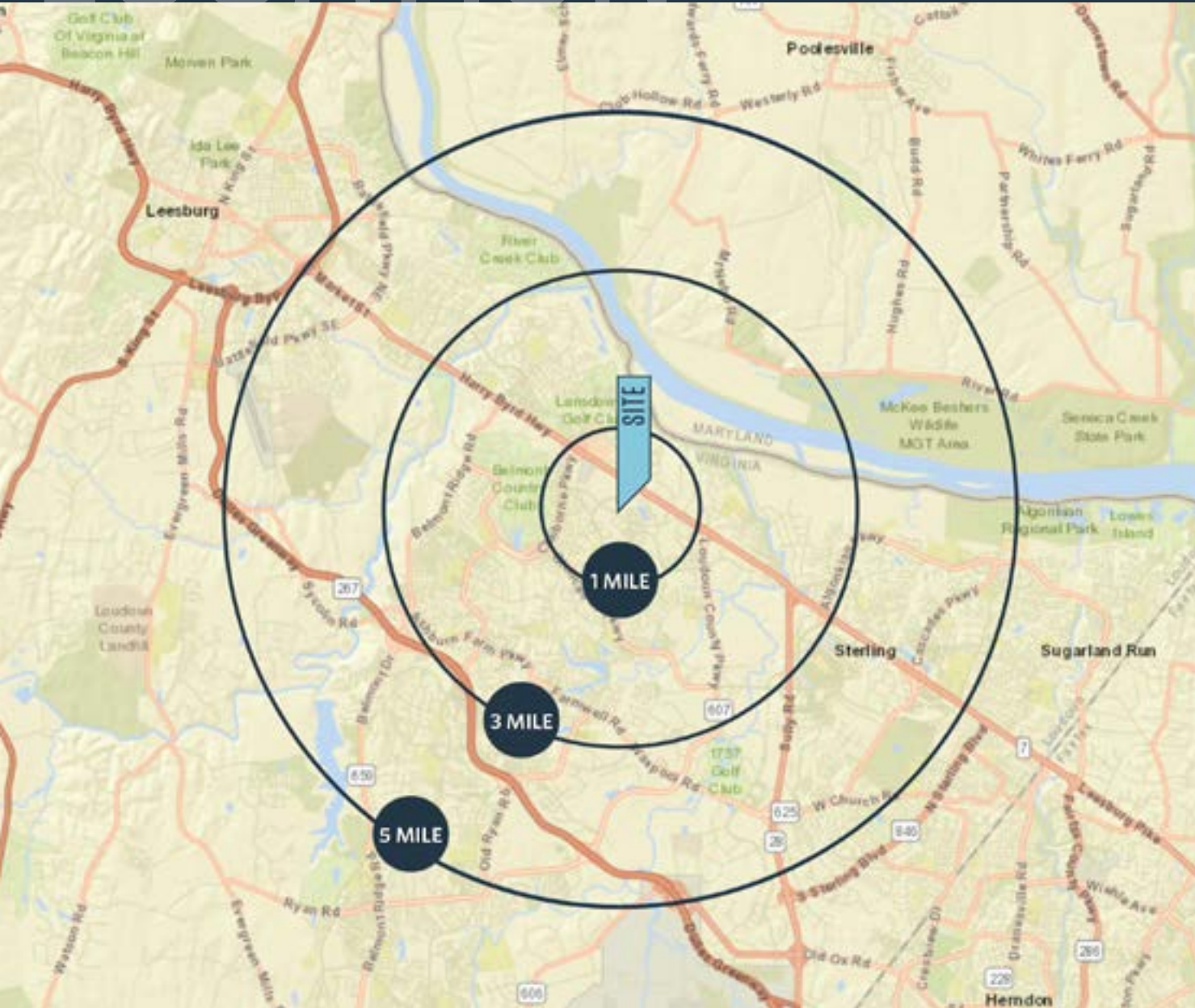
**CRAIG CHENEY**

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# LOCATION

# ASHBROOK COMMONS

20070 ASHBROOK COMMONS PLAZA, ASHBURN, VA 20147, LOUDOUN COUNTY



## AVAILABLE SPACE:

SIZE	RATE	CONDITION	DELIVERY
1,202 SF	\$42.00 PSF NNN	AS-IS VANILLA SHELL	IMMEDIATE
2,000 SF	\$42.00 PSF NNN	AS-IS	IMMEDIATE
2,535 SF	\$43.00 PSF NNN	AS-IS VANILLA SHELL	IMMEDIATE
912 SF	\$32.00 PSF NNN	VANILLA SHELL	IMMEDIATE

\*EST. NNN: \$8.02

## DEMOGRAPHICS | 2018:

	1-MILE	3-MILE	5-MILE
Population	9,331	73,912	158,077
Daytime Population	5,141	26,198	74,641
Households	3,391	26,963	54,978
Average HH Income	\$115,685	\$129,313	\$134,868

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2018:

Route 7	93,000 ADT
Ashburn Village Blvd	13,000 ADT

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# SITE PLAN

# ASHBROOK COMMONS

20070 ASHBROOK COMMONS PLAZA, ASHBURN, VA 20147, LOUDOUN COUNTY

## AVAILABLE SPACE

SIZE	RATE	CONDITION	TIMING
1,202 SF	\$42.00 PSF NNN*	"AS-IS" (VANILLA SHELL)	IMMEDIATE
2,000 SF	\$42.00 PSF NNN*	"AS-IS"	IMMEDIATE
2,535 SF	\$43.00 PSF NNN*	"AS-IS" (VANILLA SHELL)	IMMEDIATE
912 SF	\$32.00 PSF NNN*	"AS-IS" (VANILLA SHELL)	IMMEDIATE

\*EST. NNN: \$8.02 PSF



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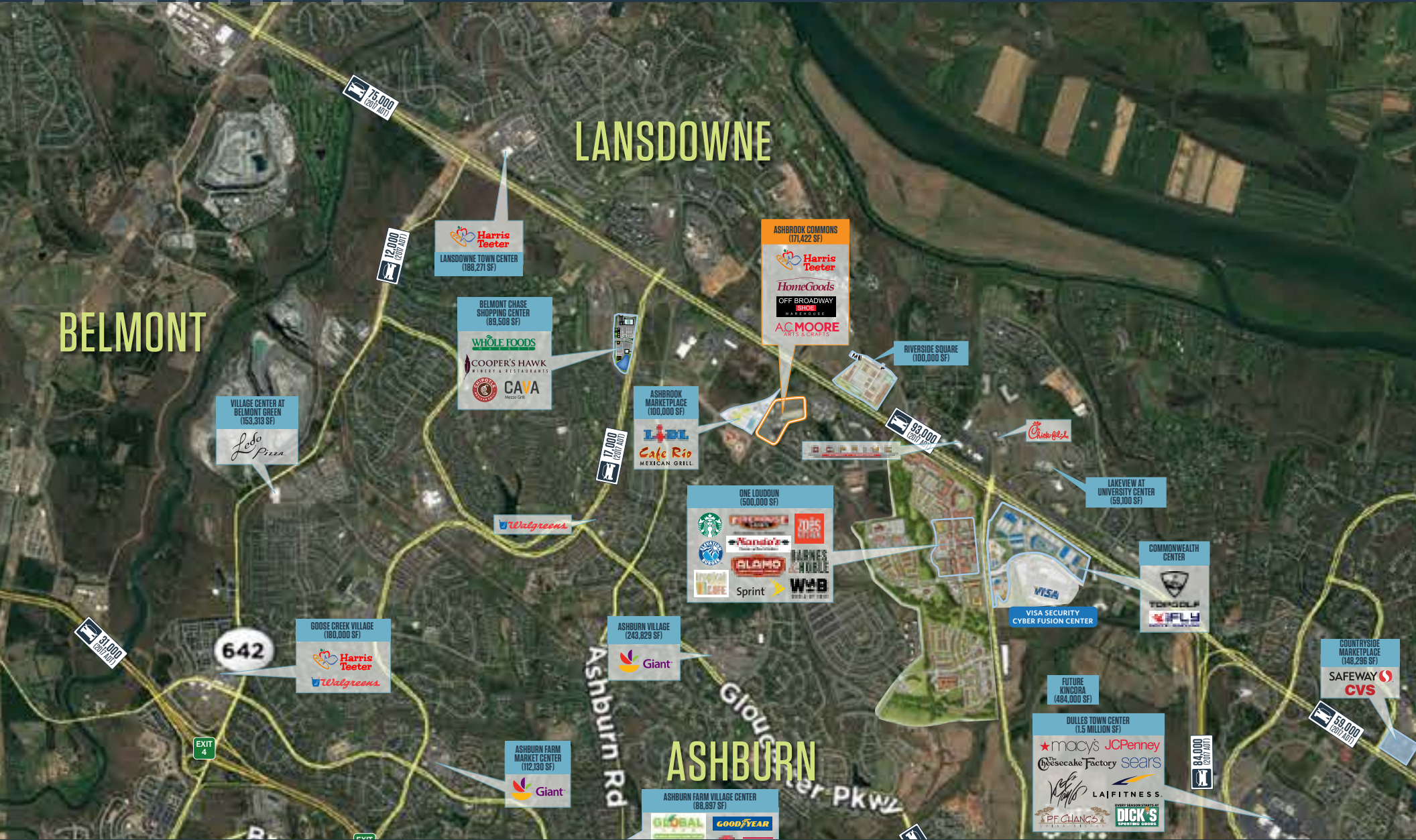




# AERIAL

# ASHBROOK COMMONS

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# PHOTOS

## ASHBROOK COMMONS

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klnb

## ASHBROOK COMMONS

20070 ASHBROOK COMMONS PLAZA, ASHBURN, VA 20147, LOUDOUN COUNTY

Suite 3114 - 2,535 SF



Suite 119 - 2,000 SF



Suite 1199 - 912 SF



Suite 1191 - 1,202 SF







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## FOR MORE INFORMATION, PLEASE CONTACT:

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