

LAKEVIEW AT UNIVERSITY CENTER

ASHBURN, VA

RAPPAPORT







LAKEVIEW AT UNIVERSITY CENTER

ASHBURN, VA

- Highly visible pad opportunities from Loudoun County Parkway and Route 7
- Located in wealthy, densely populated Loudoun County
- Adjacent to George Washington University Science and Technology Campus, existing 132-key Spring Hill Suites and over 200,000 SF of Class A office (with more coming)
- Conveniently located near One Loudoun Commonwealth Center and future Kincora developments

DEMOGRAPHICS 2019

	1 MILE	3 MILES	5 MILES
 POPULATION	8,136	69,331	174,757
 DAYTIME POPULATION	6,120	30,432	76,907
 HOUSEHOLD INCOME	\$114,183	\$156,767	\$161,721
 TRAFFIC COUNTS	93,000 on Harry Byrd Highway/Route 7		

AREA RETAILERS



LAKEVIEW AT UNIVERSITY CENTER ASHBURN, VA



LAKEVIEW AT UNIVERSITY CENTER

INOVA LOUDOUN
HOSPITAL



BELMONT CHASE

ASHBROOK COMMONS PLAZA

LOUDOUN COUNTY
PARKWAY EXTENSION
COMPLETION EXPECTED BY 2020

HARRY BYRD HIGHWAY 93,000 VPD



ASHBURN VILLAGE CENTER

ONE LOUDOUN

COMMONWEALTH CENTER DEVELOPMENT

XCAL SHOOTING SPORTS AND FITNESS COMING SOON

LAKEVIEW AT UNIVERSITY CENTER
ASHBURN, VA

SPRINGHILL SUITES®
BY MARRIOTT

BB&T

Chick-fil-A

TACO BELL

WALMART

LOUDOUN COUNTY PARKWAY EXTENSION
COMPLETION EXPECTED BY 2020

RETAIL PAD SITES FOR SALE

PAD 1

PAD 2

PAD 3

PAD 4

2.97 ACRES AVAILABLE

7 ACRES AVAILABLE

HARRY BYRD HIGHWAY 93,000 VPD

GEORGE WASHINGTON BOULEVARD

LOUDOUN COUNTY PARKWAY 15,000 VPD

COMMONWEALTH CENTER DEVELOPMENT

iFLY INDOOR SKIING

GW

TOPGOLF

XCAL SHOOTING SPORTS AND FITNESS
66,730 SF TOTAL
~17,000 SF INDOOR SHOOTING FACILITY
EXPECTED COMPLETION BY END OF 2019

ONE LOUDOUN

 SLAPFISH	 TFE	 Nando's
 ALAMO	 FIREHOUSE SUBS	 SportClips
 matchbox	 Eddie's Bruleys	 COPPERWOOD

SITE PLAN

LAKEVIEW AT UNIVERSITY CENTER | ASHBURN, VA

LOUDOUN COUNTY
PARKWAY EXTENSION
COMPLETION EXPECTED BY 2020

GEORGE WASHINGTON BOULEVARD

LOUDOUN COUNTY PARKWAY - 15,000 VPD

HARRY BYRD HIGHWAY / ROUTE 7 - 93,000 VPD

2.97 ACRES

7 ACRES

SPRINGHILL SUITES
132 ROOMS

6,000 SF

PAD 1

3,000 SF

PAD 2

10,000 SF

PAD 3

100,000 SF

9,500 SF

PAD 4

100,000 SF

D.C. PRIME
STEAKS & LOBSTERS



AVAILABLE
PAD

2,000 SF
RESTAURANT

8,100 SF
RESTAURANT

15,000 SF

20,000 -
40,000 SF
(TWO-STORY
FITNESS)

4,000 SF
GAM

11,400 SF
RETAIL

	AVAILABLE
	SOLD
	OFFICE
	HOTEL

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