

MILLER WALKER
RETAIL REAL ESTATE

**CORNER OF LOUDOUN COUNTY
PARKWAY AND EVERGREEN MILLS ROAD**
RETAIL AND RESTAURANT SPACES AVAILABLE
2,218 SF - 5,895 SF

**BRAM
QUARTER**

23710 SCHOOLER PLAZA
ASHBURN, VA



**BRAMBLETON
LOUDOUN COUNTY, VA**

WHY LOUDOUN COUNTY, VIRGINIA?

ECONOMIC FACTORS.....

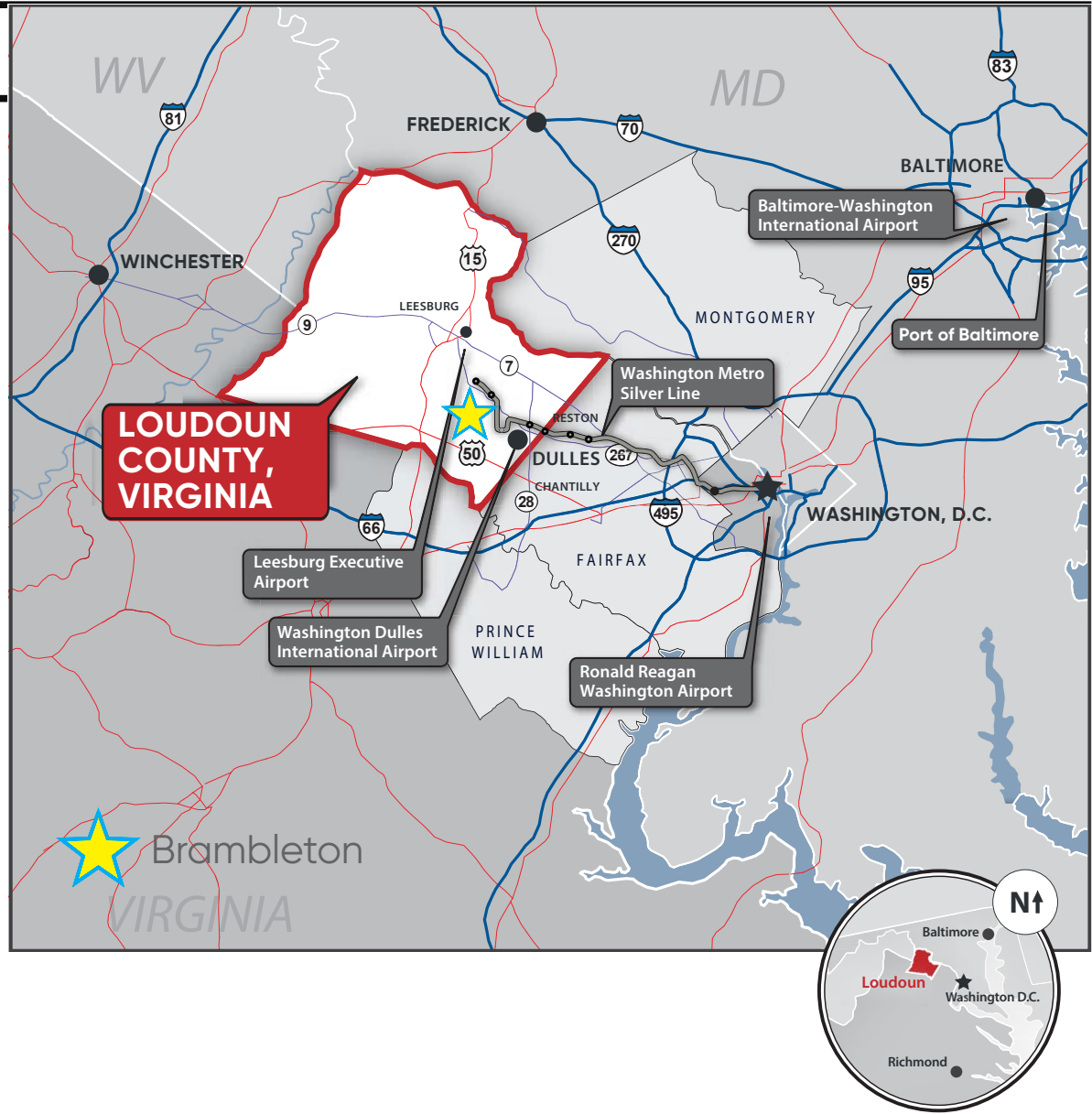
- Top U.S. Median Household Income
- Top Business Growth in Virginia
- Top Purchasing Power in Virginia

BUSINESS SUCCESS.....

- Most Wineries and Breweries in Virginia
- Top Data Center Market in the World
- More than 70% of the world's internet traffic passes through Loudoun County (Ashburn, VA) on a daily basis
- More than 900 federal government prime contractors call Loudoun County home
- Nearly \$100 million is invested each year in biomedical research through Howard Hughes Medical Institute's Janelia Research Campus in Loudoun

QUALITY OF LIFE FACTORS.....

- Fastest-Growing County in Virginia
- Healthiest County in Virginia
- Safest County in the National Capital Region
- Highest Home Broadband Access in Virginia



"Virginia's fastest growing county"
<https://www.nbc12.com>
"The Nation's wealthiest county"
<https://www.usnews.com>



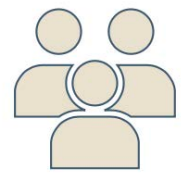
BRAMBLETON

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3 Mile Radius Demographics

DEMOGRAPHICS



\$199,720
2019 Average Household Income (Esri)



58,677
2019 Total Population (Esri)



14,646
2019 Total (NAICS11-99) Employees

ANNUAL HOUSEHOLD SPENDING



\$131,317
2021 Average Disposable Income (Esri)



\$2,690,959
2021 Total (SIC01-99) Sales (\$000)



\$4,493
Apparel & Services



\$8,190
Eating Out



\$10,915
Groceries

Corner of Loudoun County Parkway and Evergreen Mills Road

Brambleton, Virginia

M metro Phase 2 Metro Stations Are Now Open



- 135 Airline Gates
- 22.8M Annual Passengers (2017)
- 79 Nonstop US Destinations
- 47 Nonstop International Destinations



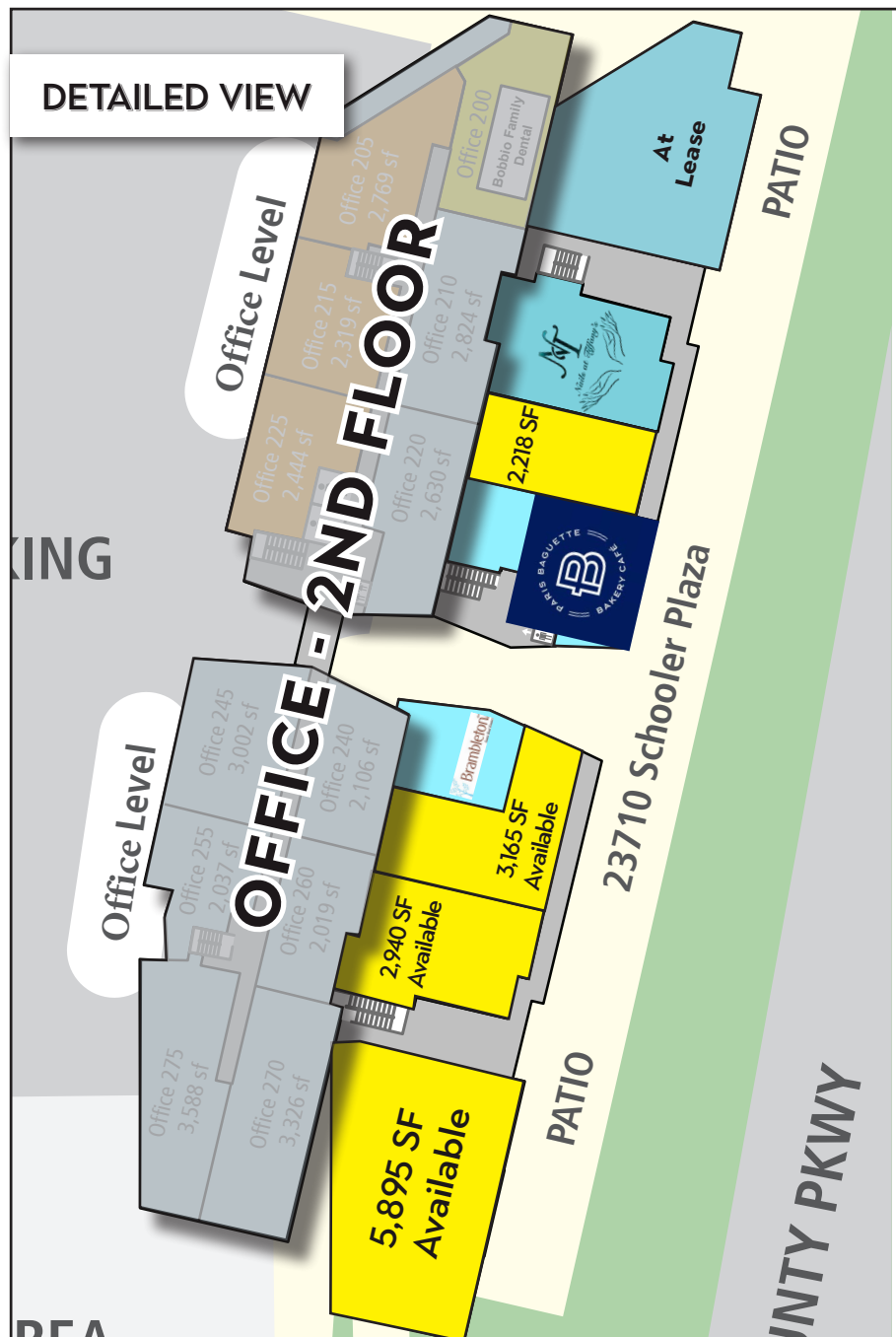
Corner of Loudoun County Parkway and Evergreen Mills Road

Brambleton, Virginia

SITE PLAN



DETAILED VIEW



**Corner of Loudoun County Parkway and
Evergreen Mills Road**
Brambleton, Virginia

MILLER WALKER
RETAIL REAL ESTATE



5,895 SF Restaurant Corner Available

PATIO

Corner of Loudoun County Parkway and Evergreen Mills Road

Brambleton, Virginia

MILLER WALKER
RETAIL REAL ESTATE

5,895 SF Corner Restaurant Space



**Corner of Loudoun County Parkway and
Evergreen Mills Road**
Brambleton, Virginia

MILLER WALKER
RETAIL REAL ESTATE



2,218 SF



At Lease Full Service Restaurant

Corner of Loudoun County Parkway and Evergreen Mills Road

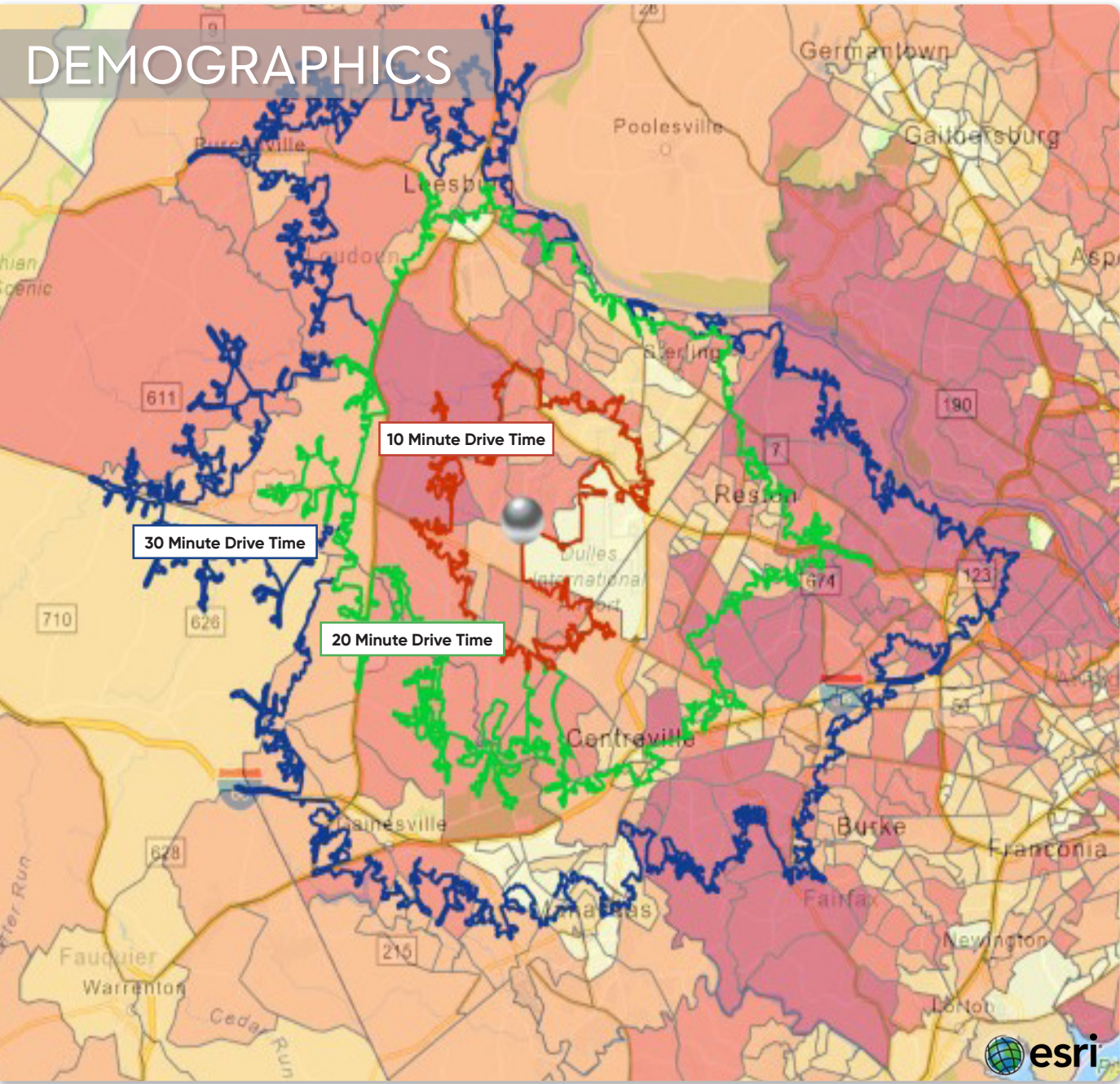
Brambleton, Virginia

MILLER WALKER
RETAIL REAL ESTATE



Corner of Loudoun County Parkway and Evergreen Mills Road

Brambleton, Virginia



DRIVE TIME	10 MIN DRIVE	20 MIN DRIVE	30 MIN DRIVE
2021 Daytime Population	110,390	574,814	1,062,553
2021 Resident Population	57,460	259,269	471,289
2021 Average Household Income	\$197,325	\$174,462	\$177,228

DISTANCE	1 MILE RING	3 MILE RING	5 MILE RING
2021 Daytime Population	10,605	56,412	148,184
2021 Resident Population	6,254	29,680	76,416
2021 Average Household Income	\$240,667	\$199,720	\$205,171

