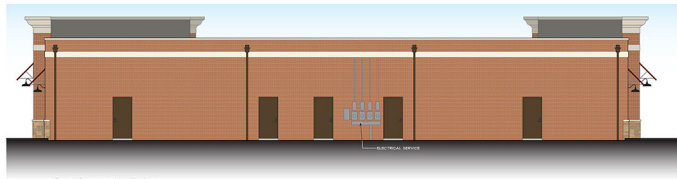


Braddock Road and Gum Spring Road To Be Delivered Late 2021

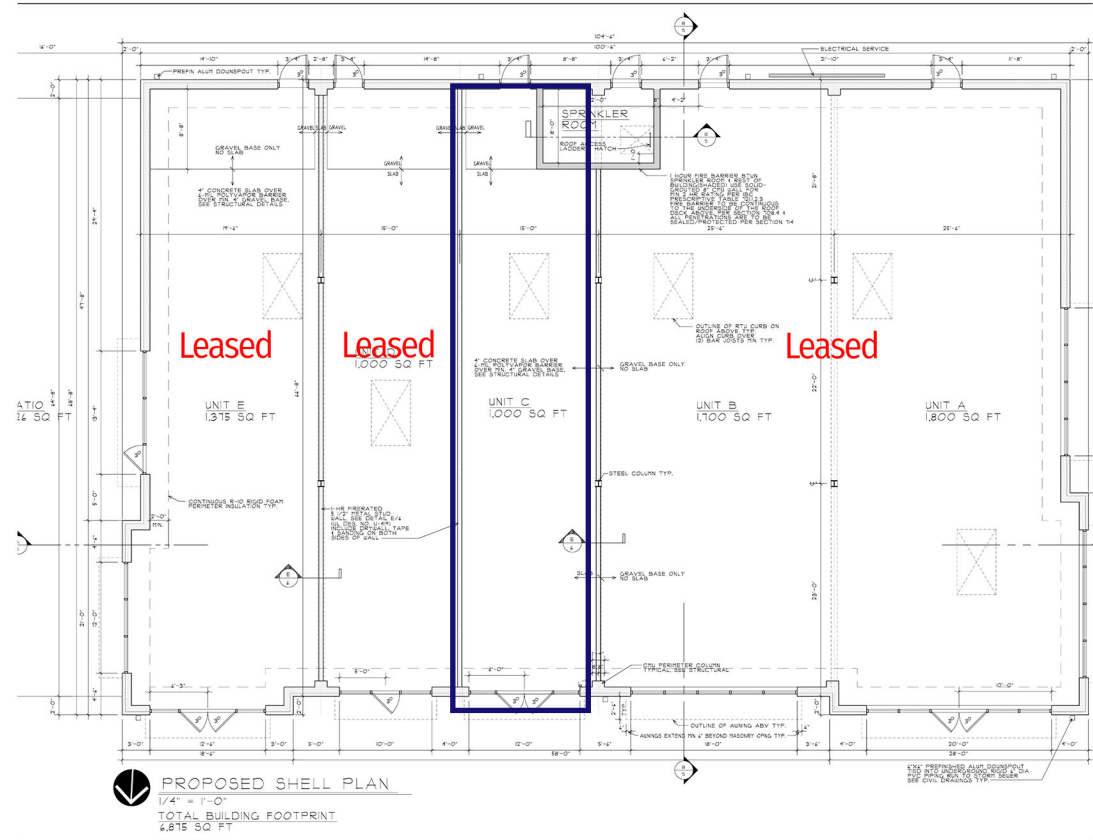
Retail Space
For Lease
1,000 SF | \$45 PSF NNN



FRONT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"



44081 Pipeline Plaza, Suite 325 | Ashburn, Virginia 20147
www.marathonrgi.com

Patty I. Brown, CCIM

President/Principal Broker

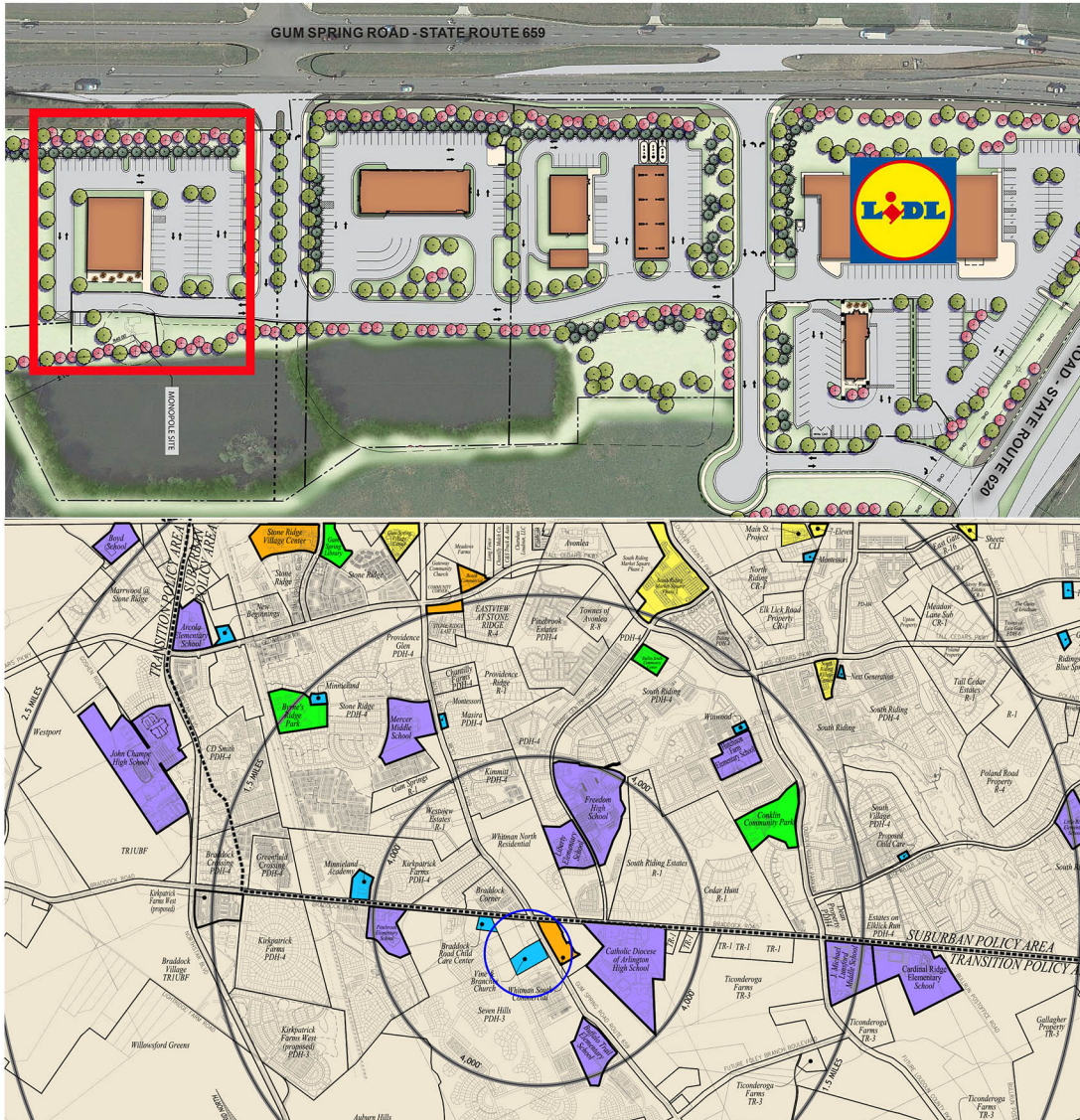
(703) 402-2433

pibrown@marathonrgi.com

Gum Spring Road & Braddock Road | Loudoun County, VA

To Be Delivered Late 2021

Retail Space
For Lease
1,000 SF | \$45 PSF NNN



About the Area:

The retail space is located on a 16-acre site that will feature over shopping, dining, and other uses. The development is conveniently located at the intersection of Gum Spring Road (VA Route 659) and Braddock Road in Loudoun County, Virginia. Great visibility, frontage and an easily accessible location along Braddock and Gum Spring Road makes this an ideal retail destination for local residents. Exciting anchors including national brands and regional merchants!

This is a limited opportunity for businesses due to the availability and will likely be leased quickly. This commercial development is surrounded by residential and school zoning, and will be anchored by a major brand grocery store.



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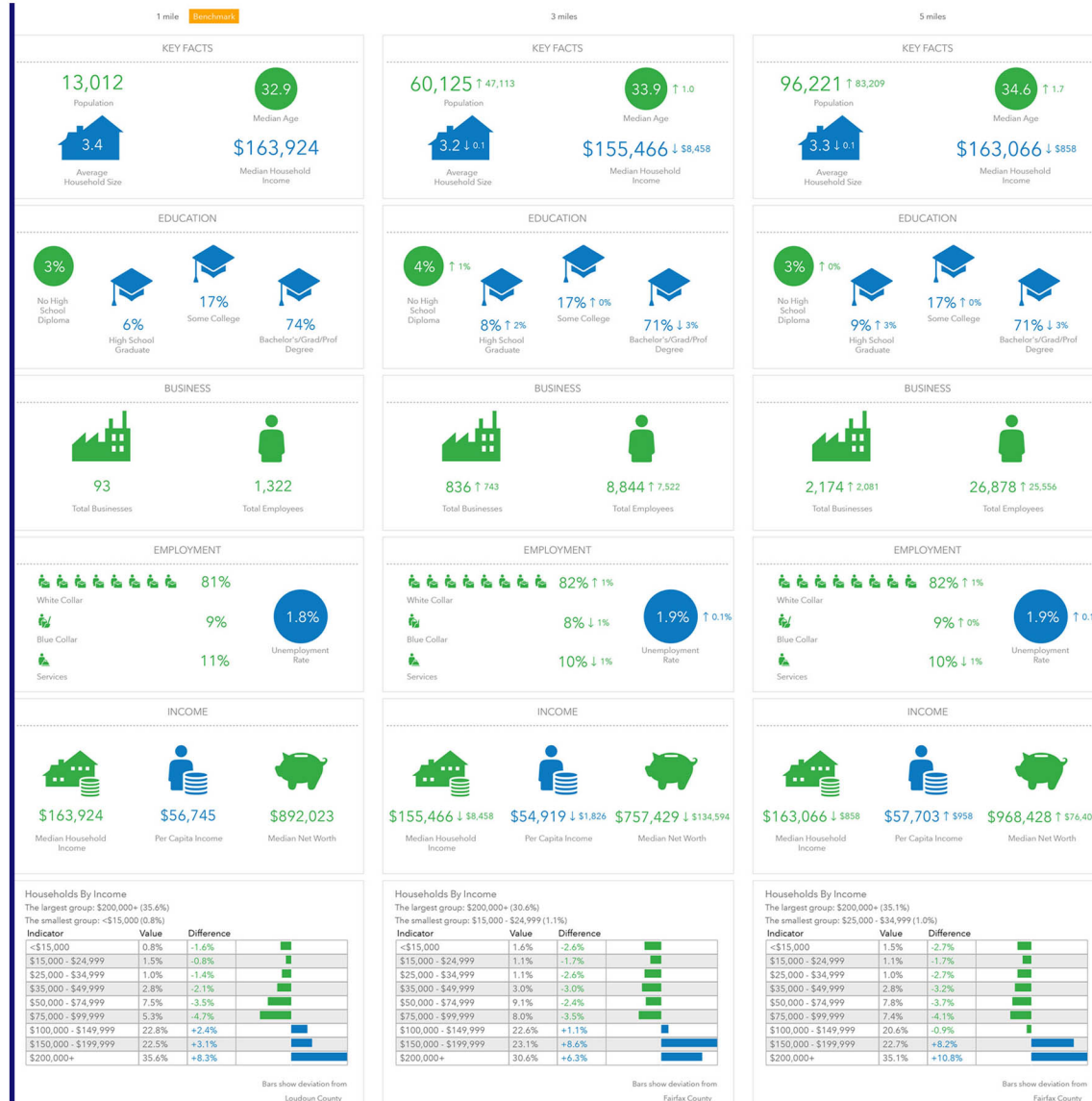
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Gum Spring Road & Braddock Road | Loudoun County, VA

To Be Delivered Late 2021

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5 miles

KEY FACTS

96,221

Population

34.6

Median Age

3.3

Average Household Size

\$163,066

Median Household Income

EDUCATION

3%

No High School Diploma

9%

High School Graduate

17%

Some College

71%

Bachelor's/Grad/Prof Degree

BUSINESS

2,174

Total Businesses

26,878

Total Employees

EMPLOYMENT

82%

White Collar

9%

Blue Collar

10%

Services

1.9%

Unemployment Rate

INCOME

\$163,066

Median Household Income

\$57,703

Per Capita Income

\$968,428

Median Net Worth

Households By Income

The largest group: \$200,000+ (35.1%)

The smallest group: \$25,000 - \$34,999 (1.0%)

Indicator	Value	Difference
<\$15,000	1.5%	-2.7%
\$15,000 - \$24,999	1.1%	-1.7%
\$25,000 - \$34,999	1.0%	-2.7%
\$35,000 - \$49,999	2.8%	-3.2%
\$50,000 - \$74,999	7.8%	-3.7%
\$75,000 - \$99,999	7.4%	-4.1%
\$100,000 - \$149,999	20.6%	-0.9%
\$150,000 - \$199,999	22.7%	+8.2%
\$200,000+	35.1%	+10.8%

Bars show deviation from Fairfax County



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